

Memorandum

MIAMI-DADE
COUNTY

Date: May 4, 2010
To: Honorable Chairman Dennis C. Moss
And Members, Board of County Commissioners
From: George M. Burgess
County Manager 
Subject: Governmental Facilities Hearing Application
GF09-10 No Place Like Home

Agenda Item No. 5(B)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the operation of the No Place Like Home Program on a parcel of land located on the south side of SW 152 Street between SW 121 and SW 124 Avenues, 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 General Services Administration and is recommended for approval.

LOCATION: SW 152 Street between SW 121 and SW 124 Avenues,
unincorporated Miami-Dade County

COMMISSION DISTRICT: 9

**COMMISSION DISTRICT
IMPACTED:** Countywide

FOLIO NUMBER: 30-5925-000-0035

SIZE: 39.45-acres

BACKGROUND: On April 27, 2006, the Board of County Commissioners (BCC) authorized the purchase of a 39.45-acre housing complex adjacent to Miami Metrozoo from the U.S. Coast Guard pursuant to Resolution No. 484-06. The property was purchased for the expansion of the Miami Metrozoo Entertainment Area; however, an interim use as temporary housing was introduced as a way to assist low and middle income families to reside in affordable housing while saving money for the purchase of a home.

On August 16, 2007, the County Manager submitted a report (File # 174397) to the BCC on the No Place Like Home temporary housing program, outlining the program concept, structure and operational mechanisms of the rent to own initiative.

ZONING: AU, Agricultural

JUSTIFICATION:

The No Place Like Home Program is designed to provide the opportunity for eligible low and middle income families to reside in affordable housing for 15-18 months while saving money to purchase their own house, townhome, or condominium. The underlying premise of the program is to provide a helping hand, so that the goal of homeownership can be attained by families whose income is stable, and within a range that affords them the opportunity to qualify for loans via the Housing Finance Authority. This program will target working families including teachers, health care workers, correction officers, social workers, police officers, and fire rescue personnel.

FACILITY DESCRIPTION:

The property consists of ninety-nine (99) three and four bedroom units, all constructed in 1976. Of the total units available it is anticipated that only seventy-three (73) of the units will be utilized immediately due to renovation costs. The housing units are a combination of free standing and attached clusters of three and four bedroom units. The clusters are of various configurations: duplexes (two attached units), quadplexes (four attached units) and sixplexes (six attached units).

The following is a description of the 73 units to be renovated:

- Five (5) single-family, detached four bedroom and two baths units comprising 1,960 sq. ft. each (ADA)
- Thirty-seven (37) three bedroom, 2.5 bath units in clusters of six comprising 1,246 sq. ft. each
- Twenty-four (24) four bedroom, 2 bath units in clusters of six comprising 1,400 sq. ft. each
- Three (3) four bedroom, 2.5 bath units in clusters of six comprising 1,400 sq. ft. each
- Four (4) three bedroom, 2 bath units in clusters of six comprising 1,246 sq. ft. each

DEVELOPMENT:

Of the seventy-three (73) units, sixty-eight (68) will be renovated according to the following schedule:

- April 2010 – June 2010 - select construction contractor
- May 2010 – July 2010 - site work (landscaping, fencing, utility work)
- July 2010 – August 2010 – repair 68 townhouses
 - Phase 1 – 18 completed by July 31, 2010
 - Phase 2 - 18 completed by August 31, 2010
 - Phase 3 – 32 completed by October 31, 2010
- July 2010 – September 2010 – ready for residents to move-in

The remaining five (5) units will be renovated to meet ADA requirements following the schedule below:

- May 2010 – Select architect to prepare construction drawings
- June 2010 – July 2010 construction drawings complete
- August 2010 – October 2010 obtain building permits
- November 2010 – December 2010 select contractor
- January 2011 – April 2011 complete renovations and obtain CO
- May 2011- ready for residents to move-in

FUNDING:

A Special Obligation Note in the amount of \$17.45 million was obtained for the acquisition and renovation of the property. Of the \$17.45 million, \$16 million was allocated for the purchase of the property and \$1.4 million allocated for the renovations. \$800,000 is estimated to be used for the 73 houses in Phase I.

By this application, the County is seeking the potential use of all ninety-nine (99) units on the site. The inclusion of the remaining twenty-six (26) units in the program will depend on the final cost of renovations once they are complete in Phase 1, any time constraints that may affect a second phase due to the planned future use of the property and the success of renting and operating the first phase of the program.

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.

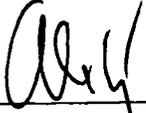
PUBLIC HEARING:

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 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.

Honorable Chairman Dennis C. Moss and Members,
Board of County Commissioners
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MONITOR: Gilberto Blanco, Principal Planner

DELEGATED AUTHORITY: This resolution authorizes the operation of the No Place
Like Home Program.



Assistant County Manager

Memorandum



Date: May 4, 2010

To: George M. Burgess
County Manager

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF09-10 No Place Like Home

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the operation of the No Place Like Home Program on a parcel of land located on SW 152 Street between SW 121 and 124 Avenues, 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 General Services Administration 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 operation of the No Place Like Home Program.

BACKGROUND

On April 27, 2006, the Board of County Commissioners (BCC) authorized the purchase of a 39.45-acre housing complex adjacent to Miami Metrozoo from the U.S. Coast Guard pursuant to Resolution No. 484-06. The property was purchased for the expansion of the Miami Metrozoo Entertainment Area; however, an interim use as temporary housing was introduced as a way to assist low and middle income families to reside in affordable housing while saving money for the purchase of a home.

On August 16, 2007, the County Manager submitted a report (File # 174397) to the BCC on the No Place Like Home temporary housing program, outlining the program concept, structure and operational mechanisms of the rent to own initiative. Since that time the project has been updated as described in detail below.

PROJECT DESCRIPTION

The property consists of ninety-nine (99) three and four bedroom units, all constructed in 1976. Of the total units available it is anticipated that seventy-three (73) of the units will be available for the first phase. Sixty-eight (68) of the seventy-three (73) units were identified as the largest group of units that could be renovated in the shortest time frame. The remaining five (5) units were identified for complete renovation to allow for occupancy by those needing ADA accommodations. By this application, the County is seeking the potential use of all ninety-nine (99) units on the site. The inclusion of the remaining twenty-six (26) units in the program will depend on the final cost of renovations once they are

complete in Phase 1, any time constraints that may affect a second phase due to the planned future use of the property and the success of renting and operating the first phase of the program.

The housing units in the complex are a combination of free standing and attached clusters of three and four bedroom units. The clusters are of various configurations: duplexes (two attached units), quadplexes (four attached units) and sixplexes (six attached units).

The following is a description of the 73 units to be renovated:

- Five (5) single-family, detached four bedroom, two bath units comprising 1,960 sq. ft. each (ADA)
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The No Place Like Home Program is designed to be a transitional housing program by providing a bridge to affordable home ownership for participating families. The program is projected to run between 18 – 36 months, serving an estimated 73-146 families, based on two eighteen month consecutive cycles.

The No Place Like Home Program will be administered by the Community Action Agency (CAA). Proposed program staff will consist of two social workers that will be housed on-site and responsible for conducting participant screening and participant selection based on lottery ranking. The social workers will also be responsible for providing case management services including assisting families with other collateral social services needs as appropriate, such as child care, school transfers, transportation, etc. Oversight of the social workers will be provided by an existing CAA supervisory employee that will be responsible for coordination of all the program components to ensure maximum utilization of this opportunity for low and moderate income families.

In lieu of regular rental payments, program fees will be collected from families, and not more than 60 percent of these fees will be utilized for facility operating expenses. Fees in excess of operating expenses, estimated to be 40 percent, will be placed into an interest bearing Program Savings Account and applied toward a down payment on a family home at the end of the family's program savings cycle.

The Program Savings Account will be managed through the CAA Fiscal Management Division. Upon approval from the program supervisor, the unit will ensure disbursement of the monies held in the Program Savings Account on behalf of the designated participant, to the approved lender for the purchase of a home.

The program supervisor will coordinate with the Fiscal Management unit to ensure the appropriate and efficient transfer of funds and the provision of associated collateral services during the critical period when the family is transitioning out of the temporary housing program.

It is projected that the program will have the ability to process a minimum of 146 families, in two (2) cycles within a 36-month period.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The residential portion of the property—the project area—is designated “Low-Medium Density Residential” (6-13 DU/Ac) and the remainder of the property is designated “Institutions, Utilities and Communications” on the Adopted 2015-2025 Land Use Plan (LUP) map. 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. The “Institutions, Utilities and Communications” designation provides for the full range of institutions, utility and communications facilities, offices, and integrated business areas less than five (5) acres in size. Land may also be developed for a use and density comparable to, and compatible with, the surrounding development.

The temporary housing project, based on the number of existing residential units, would have a density of 2.5 DU/Ac, which is lower than the minimum 6-13 DU/Ac provided for the land use designation. However, the CDMP indicates that all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) the use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Staff has found the project compatible with surrounding uses and as such is deemed to be consistent with the CDMP.

EXISTING LAND USE PATTERN

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU, Agricultural

Low-Medium Density Residential 6-13 dua
Institutions, Utilities and Communications

NORTH: RU-3M/ RU-4L; apartments

Low-Medium Density Residential 6-13 dua
Medium Density Residential 13-25 dua
Business and Office

BU-2; gas stations

<u>SOUTH:</u>	AU, Miami Metrozoo Coast Guard Facility	Metrozoo Entertainment Area, Park & Recreation Institutions, Utilities and Communications
<u>EAST:</u>	AU, Coast Guard Facility	Institutions, Utilities and Communications
<u>WEST:</u>	AU, Metrozoo and vacant	Metrozoo Entertainment Area Low-Medium Density Residential 6-13 dua

STAFF RECOMMENDATIONS

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

- As submitted, this application is **consistent** with the adopted 2015-2025 Comprehensive Development Master Plan (CDMP). Regarding the established and planned density, consisting of the existing 99-unit Coast Guard housing units and the proposed renovation of 73 of the aforementioned units for use in the proposed program, staff is of the opinion, that as planned, this community 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, and MetroZoo Entertainment Area, there is a large community of low-medium density residential (up to 13 dua) and medium-density residential (up to 25 dua) designated properties to the north of the subject parcel, currently zoned RU-3M, Minimum Apartment House District, and RU-4L, Limited Apartment House District. The resulting 2.5 DU/Ac density of the existing 99-unit development and the proposed renovation of the 73 units for temporary housing, is substantially lower than the minimum 6-13 DU/Ac indicated by the Land Use Plan map, and as such inconsistent with the CDMP. However, staff notes that all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida. The project, consisting of the renovation of an existing residential development is **compatible** with the multi-family developments to the north, and is not negatively impacted by the less intensive park and institutional developments that are located to the south, east and west of the subject property. As proposed, staff is of the opinion that the request is **compatible** with the surrounding area and **consistent** with the CDMP.

CONDITIONS:

1. That all landscaping to be provided on site be in accordance with Chapter 18A (Landscape Code).
2. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.

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 2010 Transportation Improvement Program (TIP), nor in the 2030 Long Range Transportation Plan (LRTP).
- The Metropolitan Planning Organization (MPO) has a Transportation Study for the SW 152 Street Corridor, from SW 162 Avenue to US-1. Please contact Jesus, Guerra, MPO, at (305) 375-4507, 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 has no objection to this project. A plat is not required.

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

SERVICE IMPACT/DEMAND

- A. Based on development information, this project is expected to generate approximately **26** fire rescue calls annually. The estimated number of alarms results in a minimal 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 2009, the average travel time to the vicinity of the proposed development was **5:23 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene with 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
43	13390 SW 152 Street	Rescue, Aerial	7
53	11600 SW Turnpike Hwy	Rescue, Squad	5
52	12105 Quail Roost Dr	Rescue, Tanker, Battalion	8
4	9201 SW 152 St	Rescue, Engine, Battalion	8

SITE PLAN REVIEW

The Fire Engineering & Water Supply Bureau has reviewed and approved the site plan entitled "Miami Housing Unit Location Plan U.S. Coast Guard Facilities," as prepared by General Services Administration, dated 4/22/97.

On February 10, 2010, the Miami-Dade Fire Rescue Department (MDFR) conducted an inspection of the residential complex. It was determined that emergency vehicles are able to pass through the existing guard gate and travel adequately throughout the complex.

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 786-331-4544.

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

If there is no change in use or no new construction, M-DWASD has no objection with this application; however be advised that if in the future new construction or subdivision is planned water and sewer extensions improvements maybe required. Besides that please be advised that there are water and/or sewer mains within the property, either in existing dedicated right of way 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 order to close and vacate an easement, please contact Odalys Bello at (786)268-5268 or e-mail her at obello@miamidade.gov for more information. In case of right of ways to be closed and vacated within the property, mains shall be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed. Easements, either existing or proposed shall be shown on plat.

General Notes

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

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.

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 parcel is near several County-designated Natural Forest Community (NFC) and/or EEL (Environmentally Endangered Lands) properties. NFC/EEL properties are

subject to Natural Forest Community regulations as per Section 24-49 of the Code. The EEL Ordinance for preservation and management consistent with the purposes set forth in Section 24-50 of the Code also. The County has a vested interest in maintaining NFC/EEL area as natural preserves. Development on parcels near NFC/EEL properties must avoid adverse impacts to the preserves associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage, erosion, alterations to hydrology and other activities such as those currently proposed by the applicant. Also, the eastern most portion of the subject site contains pine rockland habitat that is not County-designated but harbors many of the same rare plant species found within the NFC/EEL areas. In order to avoid damage to NFC/EEL property and/or any remnant pine rockland areas, an erect barrier shall be placed along the edge of these areas prior to commencing any work. Also, in order to avoid causing damage to plants and substrate, heavy machinery should not be parked along side the road or inside the NFC/EEL property and/or any remnant pine rockland areas. The adjacent NFC/EEL properties are pine rocklands and will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor of the EEL preserves. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape code, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants. In order to protect the rare and endangered species contained in the eastern most portion of the site, DERM's Natural Resources Planning Section recommends that this area be preserved and managed in accordance with techniques utilized by the Natural Area Management (NAM) Division of the Miami-Dade County Park and Recreation Department. Finally, the subject property contains prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24.49.9 of the Code all prohibited trees are exempt from permitting and must be removed from the site prior to development.

Tree Preservation

The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24.49.2 and 24.49.4 of the Code.

The applicant is required to comply with the above permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

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

George M. Burgess
County Manager
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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 GF09-10

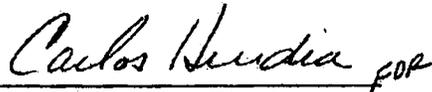
GENERAL SERVICES ADMINISTRATION
NO PLACE LIKE HOME



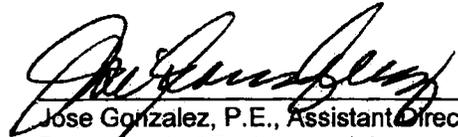
Esther Calas, Director
Public Works Department



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



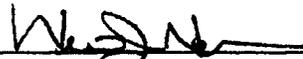
Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department



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



MEMORANDUM
(Revised)

TO: Honorable Chairman Dennis C. Moss **DATE:** May 4, 2010
and Members, Board of County Commissioners

FROM: R. A. Cuevas, Jr. **SUBJECT:** Agenda Item No. 5(B)
County Attorney 

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
Veto _____
Override _____

Agenda Item No. 5(B)

5-4-10

RESOLUTION NO. _____

RESOLUTION APPROVING THE OPERATION OF THE NO PLACE LIKE HOME PROGRAM ON A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF SW 152 STREET BETWEEN SW 121 AND SW 124 AVENUES, 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 this Board hereby finds that the operation of the No Place Like Home Program on a parcel of land located on the south side of SW 152 Street between SW 121 and SW 124 Avenues, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for a temporary affordable transitional housing program for 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 4th day of May, 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 County Attorney as
to form and legal sufficiency.

CAC

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 4th day of May 2010 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: NO PLACE LIKE HOME
Number: GF09-10
Applicant: MIAMI-DADE GENERAL SERVICES ADMINISTRATION
Location: SW 152 Street between SW 121 and SW 124 Avenues,
incorporated Miami-Dade County
Size: 39.45-acres
Request: Approval for the operation of the No Place Like Home Program, a temporary housing program, located on County owned property which is a former Coast Guard housing facility acquired for the Metrozoo Entertainment Area.

Legal Description: FOLIO: 30-5925-000-0035
Being a portion of the North 1/2 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run South 2°06'52" East along the East line of the Northwest 1/4 of said South for 35.00 feet to the Point of Beginning; thence run South 87°29'25" West along a line parallel with and 35.00 South of as measures at right angles to the North line of the Northwest 1/4 of said Section 25 for 970.00 feet; thence run South 2°06'52" East parallel with the aforementioned East line of the Northwest 1/4 of said Section 25 for 1400.00 feet; thence run North 87°29'25" East along a line parallel with the aforementioned North line of the Northwest 1/4 of said Section 25 for 970.00 feet to a point on the next described line; thence run 600.00 feet; thence run North 87°33'11" East parallel with the North line of the Northeast 1/4 of said Section 25 for 1196.85 feet; thence run North 2°06'52" West parallel with the West line of the Northeast 1/4 of said Section 25 for 800.00 feet to a point on the next described line; thence run South 87°33'11" West along a line parallel with and 35.00 feet South of as measured at right angles to the aforementioned North line of the Northeast 1/4 of said Section 25, for 1196.85 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida, and containing 53.16 acres more or less.

LESS AND EXCEPT THE FOLLOWING

(Exchange Parcel)

A portion of the Northeast one-quarter (NE1/4) of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida more particularly described as follows:

Commence at the Northwest corner of the Northeast one-quarter of said Section 25; thence run North 87°32'44" E, along the North line of said Northeast one-quarter, a distance of 767.44 feet; Thence S 20°17'16" E, perpendicular and at right angles to the last described course for a distance of 35.00 feet to the point of beginning;

Thence S 00°27'16" E, a distance of 455.55 feet; Thence South 87°32'44" W, a distance of 511.94 feet; Thence N 06°44'38"W, a distance of 456.55 feet; Thence North 87°32'44" E, along a line 35 feet south of and parallel with the said north line of the Northeast one-quarter of Section 25, a distance of 561.99 feet to the point of beginning. Containing 244,468.31 square feet (5.61 acres) more or less.

LESS EXCEPT THE FOLLOWING
(COMMSTA RETAINED PARCEL)

A portion of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida, being particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section; thence run North 87 degrees 33 minutes 11 seconds East, along the North line of said Section 25, for 767.40 feet; thence South 02 degrees 26 minutes 49 seconds East for 35.00 feet to a point on a line 35.00 feet south of and parallel with, as measured at right angles to, said North line of Section 25, and the Point of Beginning of the following described parcel of land; thence run South 00 degrees 26 minutes 49 seconds East for 800.49 feet; thence North 87 degrees 33 minutes 11 seconds East for 452.54 feet; thence North 02 degrees 06 minutes 52 seconds West for 800.01 feet; thence South 87 degrees 33 minutes 11 second West, along a line 35.00 feet South of and parallel with, as measured at right angles to the said North line of Section 25, for 429.95 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida. Containing 352.715 square feet (8.097 acres) more or less.

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 (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT "A"

MIAMI-DADE COUNTY GENERAL SERVICES ADMINISTRATION

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