MEMORANDUM Agenda Item No. 5(E)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: October 4, 2011

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

SUBJECT: Resolution approving the Gran Via Site plan for a mixed-use development consisting of County owned affordable elderly housing units, ancillary retail and a Miami-Dade Transit Park and Ride facility located on the Southwest corner of SW 8 Street (Tamiami Trail) and SW 127 Avenue

The accompanying resolution was prepared by the Department of Planning and Zoning and placed on the agenda at the request of Prime Sponsor Chairman Joe A. Martinez.

R. A. Cuevas, Jr.
County Attorney

RAC/up

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Memorandum

MIAMI-DADE COUNTY

Date: October 4, 2011

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Governmental Facilities Hearing Application
GF10-03 Gran Via Affordable Elderly Housing, Ancillary Retail and Miami-Dade Transit Park and Ride Facility

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RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution that would approve the Gran Via Site Plan for County owned affordable elderly housing units, ancillary retail and a Miami-Dade Transit Park and Ride facility, located on the southwest corner of SW 8 Street (Tamiami Trail) and SW 127 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. The related zoning application (Z11-040) which requested the deletion of a declaration of restrictive covenant requiring the subject property to be developed with fifty-four (54) low-income elderly housing units and a park and ride was approved on September 7, 2011, by the Community Zoning Appeals Board 10 pursuant to Resolution No. 10-14-11; thereby allowing for the construction, erection and operation of Gran Via, a mixed-use development. 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:	Southwest corner of SW 8 Street (Tamiami Trail) and SW 127 Avenue, unincorporated Miami-Dade County
COMMISSION DISTRICT:	11
COMMISSION DISTRICT IMPACTED:	11
FOLIO NUMBER:	30-4902-000-0062
SIZE:	Approximately 2.23-acres
BACKGROUND:	In July 2001, Miami-Dade Transit (MDT) and Miami-Dade Park and Recreation entered into an interdepartmental Memorandum of Agreement for MDT to acquire the subject property. Pursuant to Resolution No. 160-02, the Board of County Commissioners authorized the erection, construction and operation of a 105-space Miami-Dade Transit Park and

Ride facility on the subject property. In addition to the 105-space park and ride, the submitted plans also depicted a rest lounge and restrooms for Metrobus drivers and optional parking area to accommodate an additional 62 parking spaces.

Subsequently, MDT entered into an agreement with the Miami-Dade Housing Agency (MDHA) to develop the site with both low-income elderly housing and a park and ride facility. Resolution No. 701-04 approved by the Board of County Commissioners authorized the erection, construction and operation of the Miami-Dade Transit parking garage on the west portion of the site and further authorized the execution and recording of a declaration of restrictive covenants to provide for the development of elderly housing subject to zoning approval. The revised park and ride plan provided for a four level parking structure for the exclusive use of transit patrons. The plan also included four bus bays with bus shelters to be constructed on SW 8th Street.

In 2004, the Miami-Dade County Community Zoning Appeals Board (CZAB) 10 granted the approval of a district boundary change from GU to RU-4L and accepted the proffered declaration of restrictions limiting the development of the subject property to a maximum of fifty-four (54) low-income elderly residential units and a park and ride facility pursuant to Resolution No. CZAB10-41-04.

On September 7, 2011, pursuant to Resolution No. CZAB10-14-11, the CZAB 10 approved the request to delete the declaration of restrictive covenant, requiring the subject property be developed with fifty-four (54) low-income elderly residential units and a park and ride facility.

ZONING: RU-4L, Limited Apartment House

JUSTIFICATION: The proposed facility is being processed as a Government Facility application because it will provide County owned affordable elderly housing units and a MDT park and ride facility that are greatly needed within Commission District 11.

FACILITY DESCRIPTION: The proposed development will consist of a 5-story, 90,000 square foot building containing 104 housing units for the elderly, 55 assigned parking spaces, 3,400 sq. ft. of ancillary retail space with 11 dedicated parking spaces, 1,467 sq. ft. multi-purpose room, and laundry facilities on each floor. The average residential unit size will be 650 sq. ft. In addition to the housing and ancillary retail

components, a park and ride area with nine (9) parking spaces for users of Miami-Dade Transit will be provided adjoining a landscaped plaza flanking the intersection of SW 8 Street (Tamiami Trail) and SW 127 Avenue.

DEVELOPMENT: This project will be developed in one phase. It is anticipated construction will begin February 2012 and conclude February 2013.

FUNDING: This project has been identified as GOB Project No. 249 and funding is as follows:
BBC GOB Series 2008B - $1,000.00
BBC GOB Series 2008B-1 - $8,000.00
BBC GOB Series 2010B - $600,000.00
BBC GOB Future Series Base Funds – $9.983 million
Total Project Funding - $10.592 million

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 8, 2010.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction, erection 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, erection and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

MONITOR: Gilberto Blanco, Supervisor

DELEGATED AUTHORITY: The attached resolution would approve the Gran Via Site Plan for a mixed-use development consisting of affordable elderly housing units, ancillary retail and a Miami-Dade Transit park and ride facility.

Jack Osterholt
Deputy Mayor

Memorandum

MIAMI-DADE COUNTY

Date: October 4, 2011

To: Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF10-03 Gran Via Affordable Elderly Housing, Ancillary Retail and Miami-Dade Transit Park and Ride Facility

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RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution for the Gran Via Site Plan for a mixed-use development consisting of County owned affordable elderly housing units with ancillary retail and a Miami-Dade Transit park and ride facility located on the southwest corner of SW 8 Street (Tamiami Trail) 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 General Services Administration. 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 site plan for the County owned Gran Via affordable elderly housing including ancillary retail and a Miami-Dade Transit park and ride facility.

BACKGROUND

In July 2001, Miami-Dade Transit (MDT) and Miami-Dade Park and Recreation entered into an interdepartmental Memorandum of Agreement for MDT to acquire the subject property.

Pursuant to Resolution No. 160-02, the Board of County Commissioners authorized the erection, construction and operation of a 105-space Miami-Dade Transit Park and Ride facility on the subject property. In addition to the 105-space park and ride facility, the submitted plans also depicted a rest lounge and restrooms for Metrobus drivers and optional parking area to accommodate an additional 62 parking spaces.

Subsequently, MDT entered into an agreement with the Miami-Dade Housing Agency (MDHA) to develop the site with both low-income elderly housing and a park and ride facility. Resolution No. 701-04 approved by the Board of County Commissioners authorized the erection, construction and operation of the Miami-Dade Transit parking garage on the west portion of the site and further authorized the execution and recording of a declaration of restrictive covenants to provide for the development of elderly housing subject to zoning approval. The revised park and ride facility plan provided for a four level parking structure for the exclusive use of transit patrons. The plan also included four bus bays with bus shelters to be constructed on SW 8th Street.

In 2004, the Miami-Dade County Community Zoning Appeals Board (CZAB) 10 granted the approval of a district boundary change from GU to RU-4L and accepted a proffered declaration of restrictions limiting the development of the subject property to a maximum of fifty-four (54) low-income elderly residential units and a park and ride facility pursuant to Resolution No. CZAB10-41-04.

On September 7, 2011, pursuant to Resolution No. CZAB10-14-11, the CZAB 10 approved the request to delete the declaration of restrictive covenant, requiring the subject property be developed with fifty-four (54) low-income elderly residential units and a park and ride facility.

PROJECT DESCRIPTION

The proposed development will consist of a 5-story, 90,000 square foot building containing 104 housing units for the elderly, 55 assigned parking spaces, 3,400 sq. ft. of ancillary retail space with 11 dedicated parking spaces, 1,467 sq. ft. multi-purpose room, and laundry facilities on each floor. The average residential unit size will be 650 sq. ft. In addition, a park and ride area with nine (9) parking spaces for users of Miami-Dade Transit will be provided adjoining a landscaped plaza flanking the intersection of SW 8 Street (Tamiami Trail) and SW 127 Avenue.

IMPACT OF FACILITY ON SURROUNDING LAND USE

To lessen the visual impact of the proposed development on the properties to the south, the applicant will install a metal screen on the south side of the proposed garage with landscaping and intensively landscape the south and west property lines with a greenbelt consisting of tightly planted trees and shrubs. An additional buffer along the south property line will be the 20 foot service drive that provides vehicle and fire truck access into the development. The parking garage will also have landscaped metal screens on the north side of the building to lessen the visual impact generated by said garage on pedestrians and vehicles passing through SW 8th Street. Any potential traffic impacts produced by the proposal should be minimal as the service drive provides access to park and ride spaces, the garage, drop-off area for residents adjoining the building's entrance, and a fire truck roundabout which are all internal to the site.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The subject property is designated "Business and Office" on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. The land use designations of the surrounding properties are Business and Office to the south, east and west and to the north Estate Density Residential (1.0 – 2.5 DU/ac). The Business and Office designation permits residential uses, and mixing of residential use with commercial, office and hotels provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.

Further, the proposed County owned development will be a vertically oriented mixed-use building. The CDMP Land Use Element Mixed-Use Development text indicates, mixed-use development allows a mix of compatible uses in a high quality pedestrian-oriented street

environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or in the same block (horizontal). The CDMP further defines vertical mixed-use development as the vertical integration of primary uses, with business and office uses located on the ground floor and residential and/or office uses on the upper floors. These mixed-use projects shall contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 75 percent of the total floor area (Land Use Element, pg. I-45).

The CDMP further indicates that vertical mixed-use development may be allowed within the Urban Development Boundary (UDB) in areas designated Residential Communities, with the exception of Estate Density and Low Density; Business and Office; and Office/Residential, provided that these areas are located in: (Land Use Element, pg. I-45)

2. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map

Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio (Land Use Element, pg. I-45).

Mixed-Use Developments Located within:	**Floor Area Ratio Range**	**Maximum Residential Density (dwelling units)**
Major Corridors	from 1.0 to 1.5	36
Neighborhood Activity Nodes	from 0.75 to 1.0	18

EXISTING LAND USE PATTERN

Subject Property	**CDMP Land Use Designation**
RU-4L; vacant property	Business and Office

Surrounding Properties

NORTH:	GU; fire rescue station and park	Estate Density Residential, 1-2.5 dua
SOUTH:	EU-1; mobile home park	Business and Office
EAST:	BU-2; retail	Business and Office
WEST:	EU-1; mobile home park	Business and Office

STAFF RECOMMENDATIONS

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

The Department of Planning and Zoning recommends approval of this application. The proposed facility will increase the number of affordable elderly housing units in Commission District 11. In addition to the housing units, ancillary retail services, dedicated park and ride parking spaces and a bus shelter will be available on site for residents and other Miami-Dade Transit patrons.

The CDMP Land Use Element text allows residential development on sites designated for business and office provided the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas. Further, the Mixed-Use Development text of the CDMP also allows for residential uses in the business and office categories provided the residential development is vertically mixed with other land uses such as retail and is compatible with the adjoining community. Up to a maximum of 36 units per acre is permitted for mixed-use development on parcels located along Major Roadways designated by the Land Use Plan map; however, the residential component must be at least 20 percent of the total floor area but no more than 75 percent of the total floor area.

Staff notes, the proposed development fronts SW 8th Street and SW 127th Avenue, two Major roadways designated by the Land Use Plan map and is mixed-use consisting of an 104-unit elderly housing component, 3,230 sq. ft. of ancillary retail and a park and ride facility. The residential component makes up a total of 67,744 sq. ft. of area, which is approximately 70 percent of the 2.23 parcel acreage square footage where a maximum of 75 percent residential build-out is permitted by the Mixed-Use Development text.

The development provides multiple uses in a narrow and irregular shaped parcel. Due to the constraints of the narrow parcel, uses are integrated in a vertically compact building with ancillary retail and a park and ride facility on the ground floor and each of the 104, approximately 650 sq. ft. residential units accommodated on 4 floors above. The vertically integrated building program, rather than a horizontally sprawled project, allows for the accommodation of more open space on the east and west sides of the building. In particular, the east landscape plaza can be used for outdoor dining if restaurants or

bakeries are housed in the ground floor ancillary retail space, or the space serve some of the passive recreational needs of the building's inhabitants or general public.

The elderly residential units atop the garage are placed in close proximity to SW 8th Street, setback 127 feet from the east property line, setback 121 feet from the west property line and 55 feet from the south property line. To the west and south of the subject property are communities containing areas where residences are prevalent. The area to the south of the property, in staff's opinion, would be the most visually impacted by the proposal. In this regard, a landscaped greenbelt fitted with tightly planted trees and shrubs and service drive is proposed between the south property lines and the building to buffer the project from those residences located to the south and west. Further, the garage wall facing the south property line is treated with a landscaped metal screen that conceals the garage from the residential community while increasing the landscaping on the project. The residential portion atop the garage is setback an additional 18 feet from the south property line than the garage floor. The additional setback area provides an additional buffer between the residential units and the properties to the south.

Tamiami Trail (SW 8th Street) and SW 127th Avenue are two highly trafficked corridors, containing a large amount of capacity for vehicular and pedestrian traffic. Tamiami Trail (SW 8th Street) is 114' wide and SW 127th Avenue is 80' wide and in staff's opinion, the scale of the proposed 5-story building is in harmony and compatible with the highly trafficked corridors. Staff is of the opinion, that the intensity and scale of the proposed development is compatible with the scale of such corridors.

The proposed development with its mix of uses, open space allocation, frontage on two major corridors, setbacks, and landscape buffers is deemed by staff to be **compatible** with the surrounding community and as such, **consistent** with the Business and Office and mixed-use development text of the CDMP. The proposal's modern architectural style will set a precedent for good building design for this community and act as a focal point at this location in Commission District 11.

The CDMP allowable density calculation used to determine the number of units for the property is based on gross acreage of the property. The residential unit calculation is based on the approximately 0.9 acres of adjacent rights-of-way area plus the 2.23 acre site multiplied by 36 units per acre as indicated in the vertical mixed-use provisions of the CDMP. The maximum number of units permitted by the CDMP is 112, as such, the proposed number of housing units is **consistent** with the CDMP as the 104 units requested by the applicant is lower than what is allowed by the CDMP density calculation.

CONDITIONS:

1. That the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Gran Via Elderly Affordable Housing, prepared by Miami-Dade County General Services Administration, Design and Construction Services Division, dated December 8, 2010 consisting of one sheet.

2. That all landscaping to be provided on site be in accordance with Chapter 18A (The Landscape Code) in addition to the plant material proposed for the

development for buffering on the south and west sides of the project as shown on the site plan submitted for hearing.

3. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.

4. That the applicant, coordinate with the Office of Americans with Disabilities Act Coordination and other permit agencies to address all accessibility requirements.

5. 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 of the Code of Miami-Dade County.

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 Division** has reviewed the application and provides the following comments:

- Currently, PWD has no proposed roadway project adjacent to the subject site in the 2011 Transportation Improvement Plan (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).

- Please be advised that SW 8 Street (SR90), from Krome Avenue (SR997) to Brickell Avenue (SR5/US1), is part of the State Highway System. Contact Ali Al-Said, P.E., Florida Department of Transportation (FDOT), at (305) 470-5367, for more information regarding permitting requirements.

- Please be advised that a PWD permit will be required for this project. Please contact the PWD Permit Section, at (305) 375-2142 for more information.

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

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

- The subject property was created prior to January 1, 1958 as per Final Judgment recorded in Book 133 Page 5 and Book 2223 Page 79 and therefore a plat is not required.

The **Fire Rescue Department** has reviewed the application and provides the following comments:

Service Impact/Demand

- Based on development information, this project is expected to generate approximately **30** fire and rescue calls annually. The estimated number of alarms results in a minimal impact to existing fire and rescue service.

- A suspected fire within this project would be designed as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts 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 2010, the average travel time to the vicinity of the proposed development was **5:00 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.

The stations responding to a fire alarm will be:

Station	Address	Equipment	Staff
58	12700 SW 6 Street	Rescue, Engine	7
29	351 SW 107 Avenue	Rescue, Aerial, Squad	9
61	15155 SW 10 Street	Engine, Brush Fire Vehicle	6
47	9361 SW 24 Street	Rescue, Engine	7

Site Plan Review

The Fire Engineering & Water Supply Bureau has reviewed and approved the revised site plan entitled "Gran Via Elderly Affordable Housing", as prepared by Miami-Dade County General Services Administration, dated December 8, 2010.

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:

Water

Connect to any of the existing thirty (30)-inch and/or sixteen (16)-inch water mains in SW 8 Street and/or SW 127 Avenue, respectively. Any public water main extension within the property shall be twelve(12)-inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s).

Sewer
Connect to an existing eight (8)-in gravity sewer in theoretical SW 8 Terrace and theoretical SW 128 Avenue and extend the same northerly in theoretical SW 128 Avenue to a point close to the center of the cul-de-sac at the end of theoretical SW 128 Avenue, thence easterly as necessary to provide service to the property. In addition the developer must replace both the existing eight (8)-in gravity sewer in SW 10 Street and SW 131 Avenue located between manholes 1 and 2 according to the Sewer Atlas U-14 and the existing eight (8)-in gravity sewer running between Manhole 1 and Pump Station 650 with a twelve (12)-in gravity sewer. This replacement work must be performed in accordance to M-DWASD rules and regulations and the developer is responsible for obtaining access to the gravity sewer system.

Otherwise a Private Pump Station is needed as long as all legal requirements are met. Connect to an existing twenty four (24)-in Force Main in SW 8 Street.

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 zoning districts.

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.

For questions, please contact Maria Capote at (786)268-5329.

The **General Services Administration Design and Construction Services Division** is the applicant.

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 permit from the DERM Water Control Section is required for the construction and operation of any management system on the project site. This permit shall be obtained prior to platting and/or site development, or Public Works approval of paving and drainage plans, shall also comply with applicable CDMP and State criteria.

Drainage system shall be designed to comply with the level of flood protection corresponding to the 5-years/1-day storm event, as a minimum. In addition, runoff corresponding to the 25-years/3-days storm event shall be also retained on-site.
Minimum lot elevation and lowest floor elevation criteria must be applied in accordance with requirements of Section 11C of the Code. In addition, project site must be graded in such a way that runoff cannot be routed toward adjacent properties and/or public right of way.

The applicant is advised to contact DERM's Water Control Section for further and/or more detailed information regarding permitting procedures and requirements applicable to this proposed development.

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 (800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
According to the boundary survey submitted with this application entitled "Gran Via Residential Building Elderly Housing – Tree Removal Plan West", sheet L1.01, dated October 28, 2010 and prepared by Manuel Alonso, the property contains tree resources. 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 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 tree 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 permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement records for the subject property.

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 development 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 GF10-03

MIAMI-DADE GENERAL SERVICES DEPARTMENT
GRAN VIA

Esther Calas, Director
Public Works Department

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

Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

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

for Maria T. Gaote
Sergio Garcia, Plans Review Manager
Plans Review Section
Water and Sewer Department

Wendi J. Norris, Director
General Services Administration

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: October 4, 2011

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**

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Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(E)
10-4-11

RESOLUTION NO. _____

RESOLUTION APPROVING THE GRAN VIA SITE PLAN FOR A MIXED-USE DEVELOPMENT CONSISTING OF COUNTY OWNED AFFORDABLE ELDERY HOUSING UNITS, ANCILLARY RETAIL AND A MIAMI-DADE TRANSIT PARK AND RIDE FACILITY LOCATED ON THE SOUTHWEST CORNER OF SW 8 STREET (TAMIAMI TRAIL) AND SW 127 AVENUE, USING FUNDS FROM THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM LISTED AS PROJECT NO. 249, 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 memorandums by requiring adherence to the conditions of approval, copies of which are 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 and declares that the Gran Via Site Plan for the erection, construction and operation of affordable elderly housing units, ancillary retail and a Miami-Dade Transit park and ride facility on a vacant parcel of land located on the southwest corner of SW 8 Street (Tamiami Trail) and SW 127 Avenue, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Miami-Dade County, Florida and in so finding, has considered, among other

factors, the types of function involved, the public need therefore, the land use patterns in the area, and the nature of the impact on the surrounding properties.

Section 2. The related zoning application (Z11-040) which requested the deletion of a declaration of restrictive covenant requiring the subject property to be developed with fifty-four (54) low-income elderly housing units and a park and ride facility was approved on September 7, 2011 by Community Zoning Appeals Board 10 pursuant to Resolution No. CZAB10-14-11; thereby allowing for the construction, erection and operation of Gran Via, a mixed-use development.

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:

Joe A. Martinez, Chairman
Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of October, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Craig H. Coller

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 4th day of October 2011 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:	GRAN VIA
Number:	GF10-03
Applicant:	MIAMI-DADE GENERAL SERVICES ADMINISTRATION
Location:	Southwest corner of SW 8 Street(Tamiami Trail) and SW 127 Avenue, incorporated Miami-Dade County
Size:	Approximately 2.23-acres
Request:	Approval of the government facilities plan for the erection, construction and operation of Gran Via, a mixed-use elderly housing, ancillary retail and park and ride facility.
Legal Description:	FOLIO: 30-4902-000-0062

A portion of the SE 1/4 of the SE 1/4 of Section 2, Township 54 South, Range 39 East, Miami-Dade County, Florida; more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of said Section 2: thence N01°29'52"W along the east line of said SE 1/4 a distance of 678.55'; thence S88°03'30"W, a distance of 40' feet to the intersection with the westerly right of way line of Southwest 127th Avenue (as per O.R.B. 14976, Page 2758), being the Point of beginning of the hereinafter described parcel of land; thence continue S87°43'55"W, along the South line of the NE 1/4, SE 1/4, SE 1/4; Section 2, a distance of 622.78' feet to the intersection with the west line of said NE 1/4, SE 1/4, SE 1/4; thence N01°27'37"W, along said west line of said NE 1/4, SE 1/4, SE 1/4, a distance of 168.35' feet to the intersection with the southerly right of way line of Southwest 8th Street (S.R. 90, also U.S. 41 TAMIAMI TRAIL); thence N89°43'30"E along said southerly right of way line of Southwest 8th Street, a distance of 598.29' feet to the point of tangency of a curve to the right having its elements a central angle of 88°46'38", a radius of 25' feet, a chord distance of 34.98' feet, and a chord bearing of S45°53'11"E; thence southeasterly along the arc of said curve to the right, a distance of 38.74' feet to the point of tangency in the intersection with the westerly right of way line of said Southwest 127th Avenue; thence S01°29'52"E, along said westerly right of way line a distance of 122.21' feet to the point of beginning. Having 2.23 acres more or less.

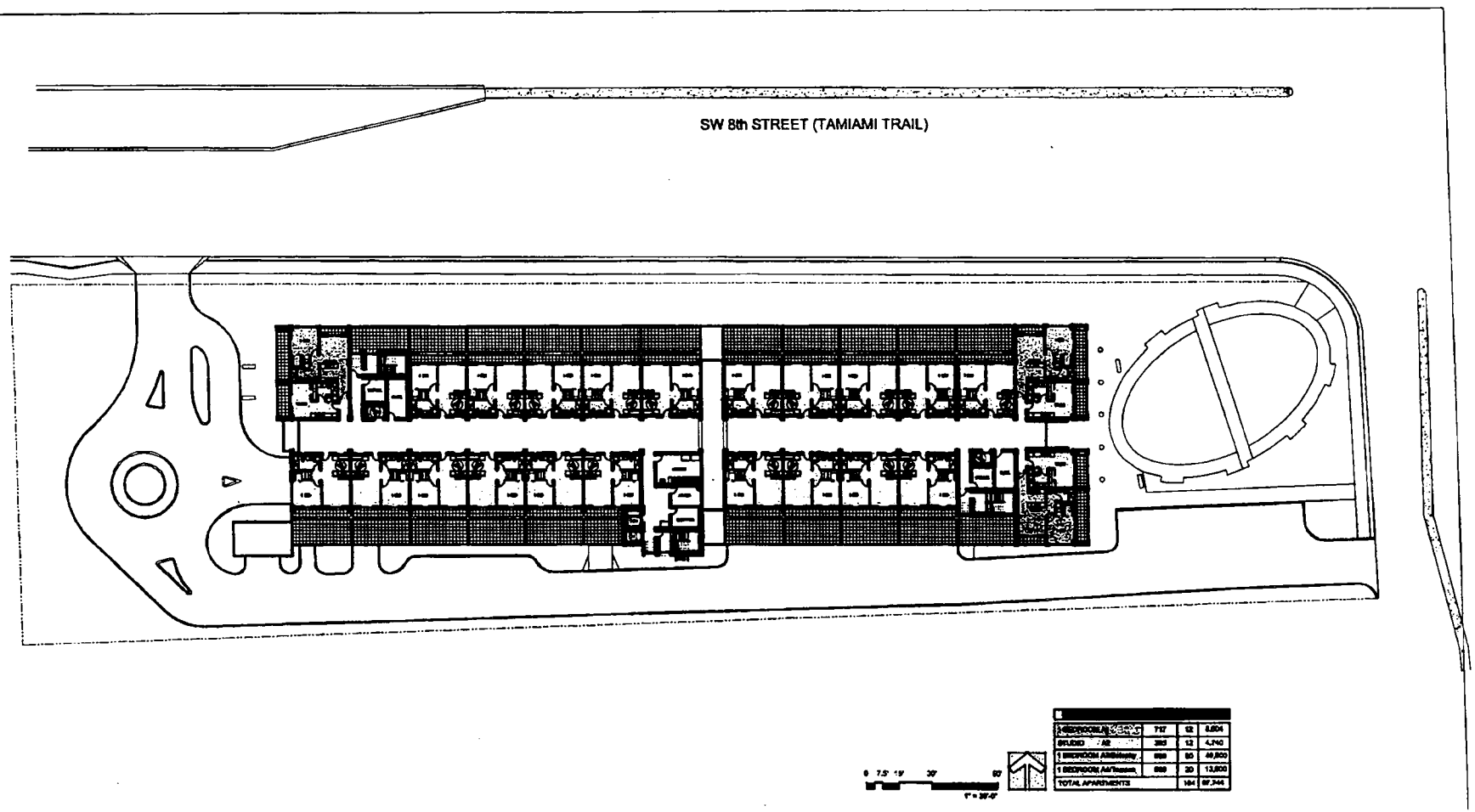
OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF PLANNING AND ZONING, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT "A"

GRAN VIA AFFORDABLE ELDERY HOUSING

Legal Description

A portion of the SE 1/4 of the SE 1/4 of Section 2, Township 54 South, Range 39 East, Miami-Dade County, Florida; more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of said Section 2: thence N01°29'52"W along the east line of said SE 1/4 a distance of 678.55'; thence S88°03'30"W, a distance of 40' feet to the intersection with the westerly right of way line of Southwest 127th Avenue (as per O.R.B. 14976, Page 2758), being the Point of beginning of the hereinafter described parcel of land; thence continue S87°43'55"W, along the South line of the NE 1/4, SE 1/4, SE 1/4; Section 2, a distance of 622.78' feet to the intersection with the west line of said NE 1/4, SE 1/4, SE 1/4; thence N01°27'37"W, along said west line of said NE 1/4, SE 1/4, SE 1/4, a distance of 168.35' feet to the intersection with the southerly right of way line of Southwest 8th Street (S.R. 90, also U.S. 41 TAMIAMI TRAIL); thence N89°43'30"E along said southerly right of way line of Southwest 8th Street, a distance of 598.29' feet to the point of tangency of a curve to the right having its elements a central angle of 88°46'38", a radius of 25' feet, a chord distance of 34.98' feet, and a chord bearing of S45°53'11"E; thence southeasterly along the arc of said curve to the right, a distance of 38.74' feet to the point of tangency in the intersection with the westerly right of way line of said Southwest 127th Avenue; thence S01°29'52"E, along said westerly right of way line a distance of 122.21' feet to the point of beginning. Having 2.23 acres more or less.



1 APARTMENTS TYP

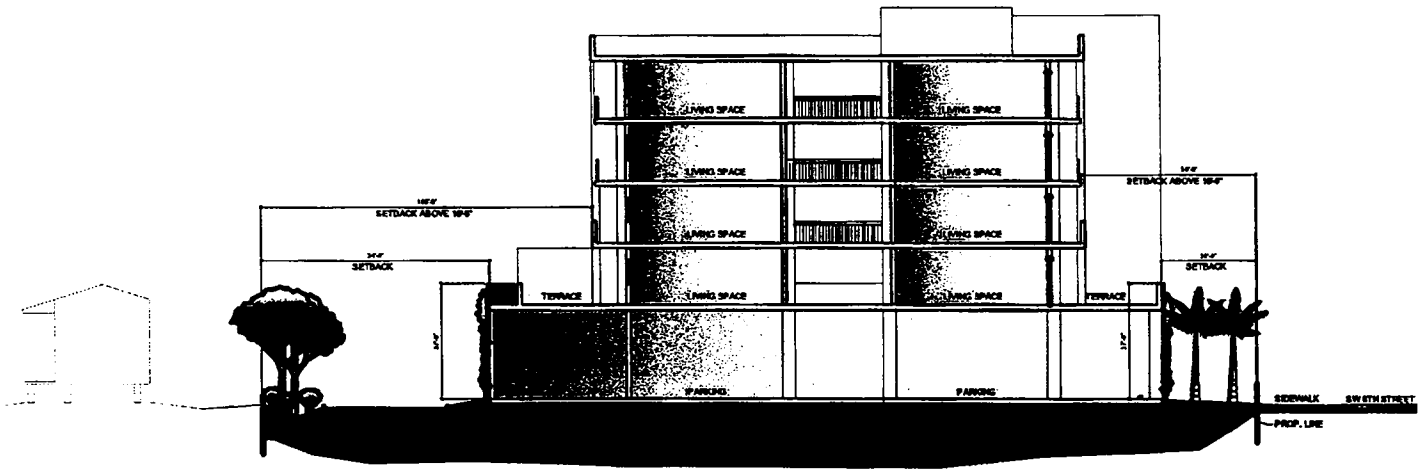
GRAN VIA

Elderly Affordable Housing

SW 8TH STREET & SW 127TH AVENUE

MIAMI-DADE COUNTY

General Services Administration
Design and Construction
Services Division



1 BUILDING SECTION

GRAN VIA

Elderly Affordable Housing

SW 8TH STREET & SW 127TH AVENUE

MIAMI-DADE COUNTY

General Services Administration
Design and Construction
Services Division

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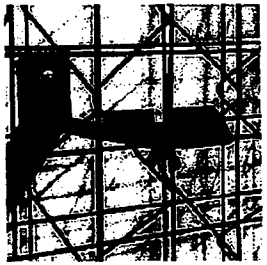
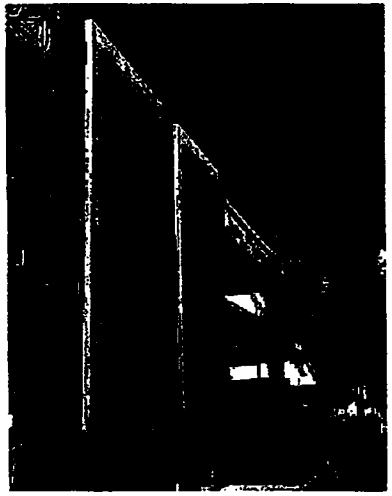
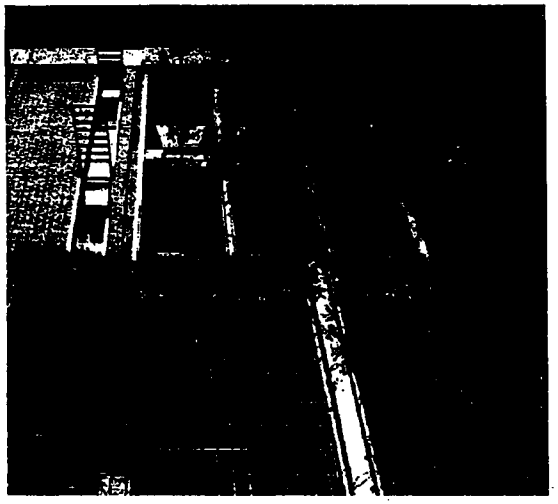


GREEN SCREEN DETAIL

GREEN SCREEN MODULE



GREEN SCREEN INSTALLED



GREEN SCREEN INSTALLED

1 SITE DETAILS
NOT TO SCALE

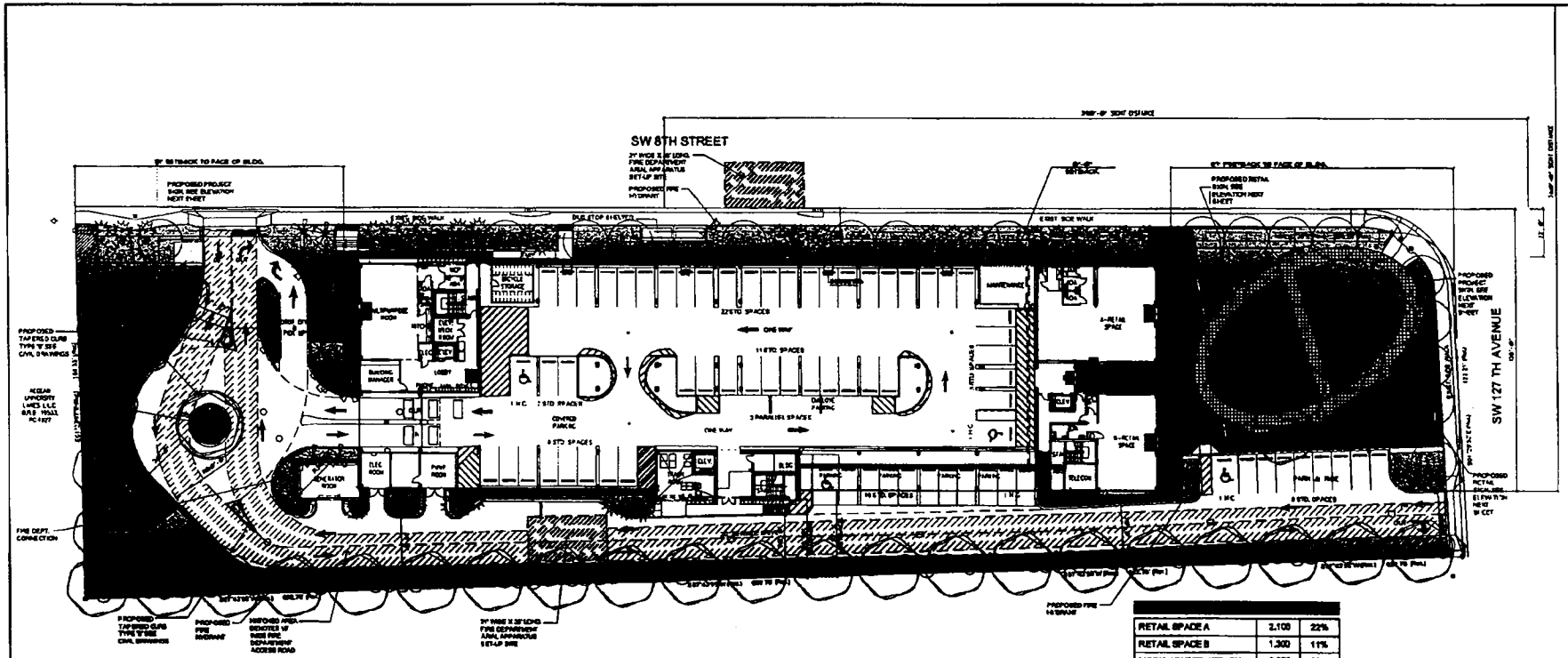
GRAN VIA

Elderly Affordable Housing

SW 8TH STREET & SW 127TH AVENUE

MIAMI-DADE COUNTY

General Services Administration
Design and Construction
Services Division



BUSINESS RETAIL	3,230 SF
RESIDENTIAL APARTMENTS	67,744 SF
ASSEMBLY MULTIPURPOSE	1,467 SF
TOTAL	72,441 SF

RETAIL SPACE A	2,100		22%
RETAIL SPACE B	1,300		11%
MECH. / ELECT. / TRASH	3,070		28%
ACCESSORY USE A/C	4,364		39%
TOTAL 1ST FLOOR	10,834		100%

RETAIL	3,400 SF	1/250 SF	12
APARTMENTS	104	.5 x UNIT	52
PARK AND RIDE	9		9
TOTAL			73

1 SITE PLAN

GRAN VIA

Elderly Affordable Housing

SW 8TH STREET & SW 127TH AVENUE

MIAMI-DADE COUNTY

General Services Administration
Design and Construction
Services Division

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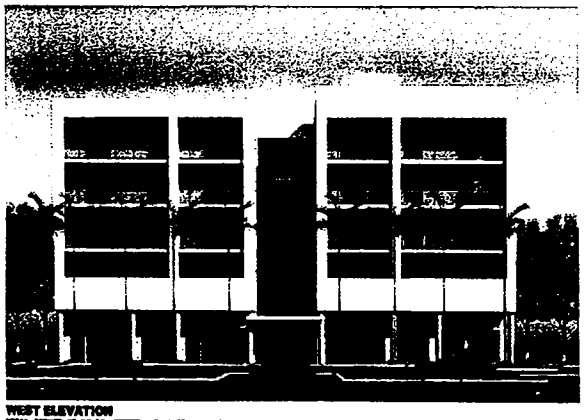
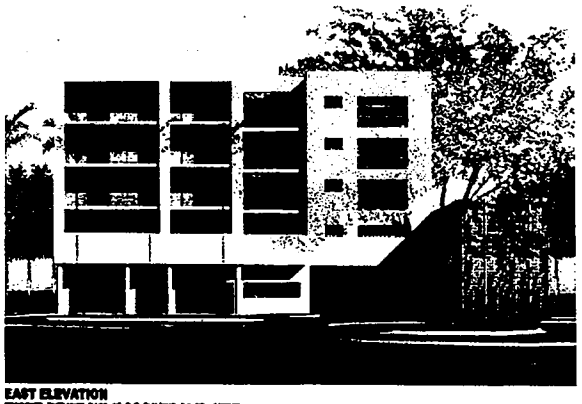
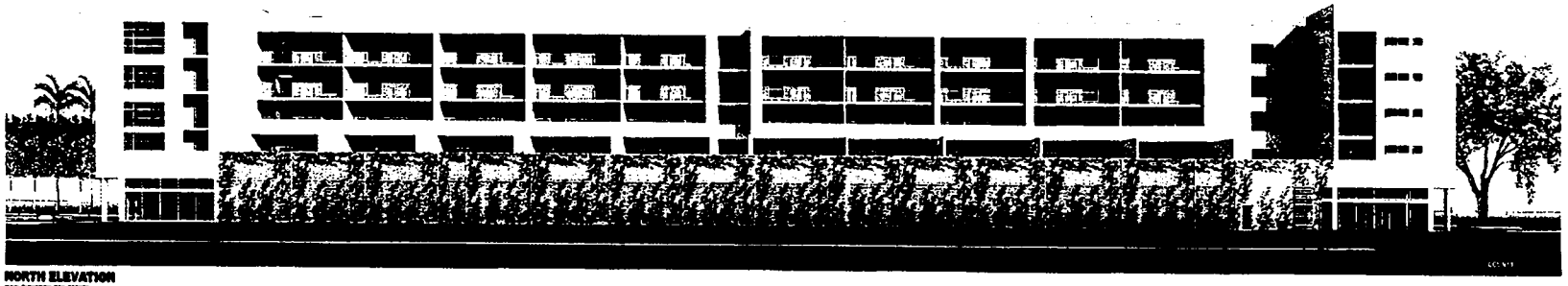


WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

GRAN VIA

Elderly Affordable Housing

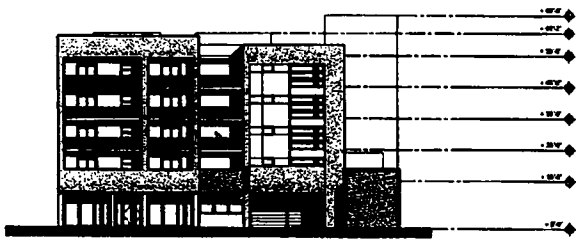
SW 8TH STREET & SW 127TH AVENUE

SCHEMATIC DESIGN (04.02.2010)

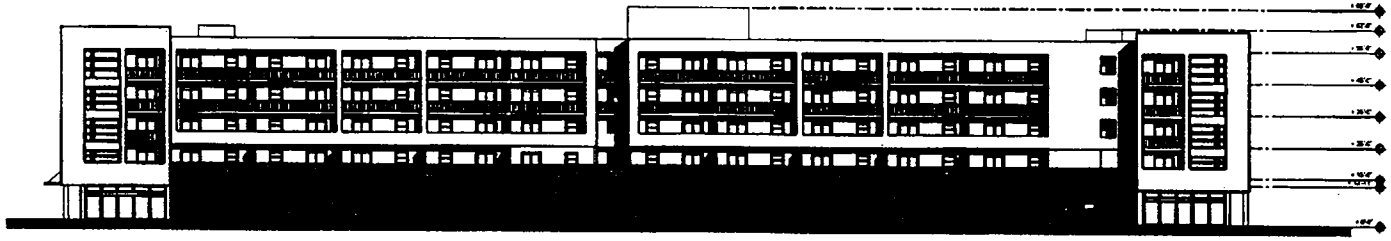
MIAMI-DADE COUNTY

General Services Administration
Design and Construction
Services Division

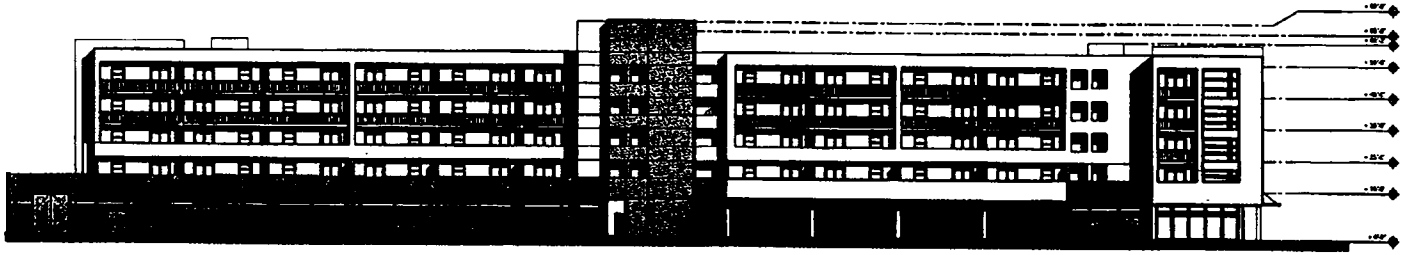
1 EAST SIDE ELEVATION



4 WEST SIDE ELEVATION



2 NORTH ELEVATION



3 SOUTH ELEVATION

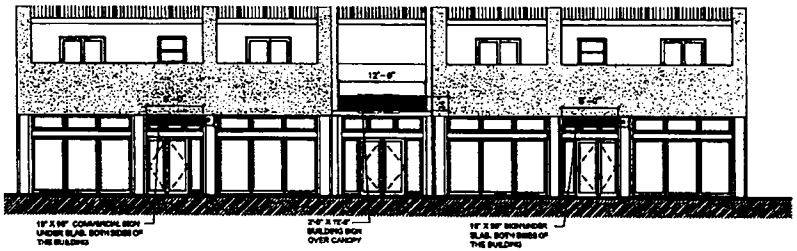
GRAN VIA

Elderly Affordable Housing

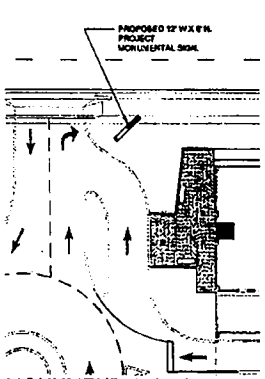
SW 8TH STREET & SW 127TH AVENUE

MIAMI-DADE COUNTY

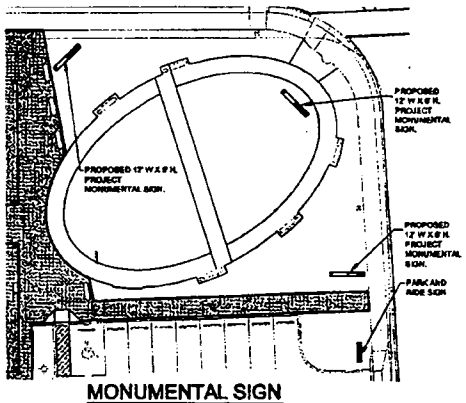
General Services Administration
Design and Construction Services Division



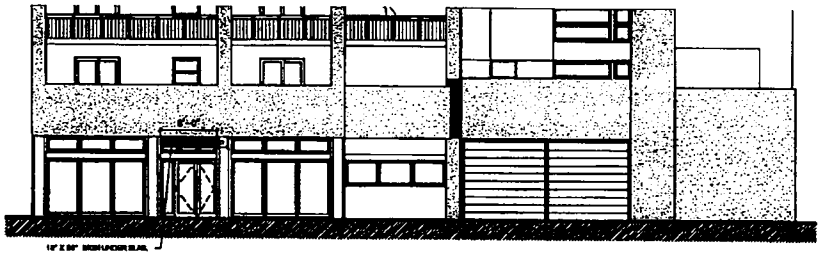
ATTACHED SIGN LOCATIONS
EAST SIDE



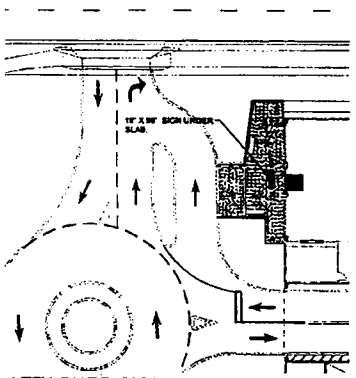
MONUMENTAL SIGN LOCATIONS
WEST SIDE



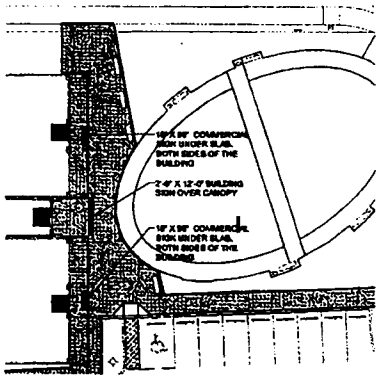
MONUMENTAL SIGN LOCATIONS
EAST SIDE



ATTACHED SIGN LOCATIONS
WEST ELEVATION



ATTACHED SIGN LOCATIONS
WEST SIDE



ATTACHED SIGN LOCATIONS
EAST SIDE

1 SITE DETAILS
NOT TO SCALE

GRAN VIA

Elderly Affordable Housing

SW 8TH STREET & SW 127TH AVENUE

MIAMI-DADE COUNTY

General Services Administration
Design and Construction Services Division

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