

MEMORANDUM

Agenda Item No. 5(C)

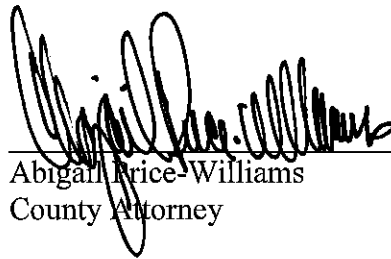
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: February 22, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the plan for the Dolphin Station Park and Ride/Transit Terminal Facility, located in the northwest quadrant of the Homestead Extension of Florida's Turnpike and NW 12th Street, in compliance with section 33-303 of the Code of Miami-Dade County

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.



Abigail Price-Williams
County Attorney

APW/cp

Memorandum



Date: February 22, 2017
To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor 
Subject: Governmental Facilities Hearing Application
GF16-01 Dolphin Station Park and Ride/Transit Terminal Facility

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the plan for the Dolphin Station Park and Ride/Transit Terminal Facility (Dolphin Station), located just north of NW 12 Street and west of the Homestead Extension of Florida's Turnpike, in compliance with Section 33-303 of the Code of Miami-Dade County.

This item approving Dolphin Station as a Government Facility was prepared by the Department of Regulatory and Economic Resources at the request of the Department of Transportation and Public Works and is recommended for approval by the Miami-Dade County Site Review Committee.

Scope

The Dolphin Station will be located in Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz. This facility, in combination with other transit hubs, will serve communities Countywide.

Fiscal Impact/Funding Source

Approval of the plan to designate Dolphin Station as a Government Facility does not create a fiscal impact to Miami-Dade County.

For the Board's reference, funding for Dolphin Station's design and construction costs are detailed further below in the background section.

Track Record/Monitor

Alice Bravo, P.E., Director of the Department of Transportation and Public Works will oversee the development of the Dolphin Station.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the County Code.

LOCATION: Just north of NW 12 Street and west of the Homestead Extension of Florida's Turnpike in unincorporated Miami-Dade County.

COMMISSION DISTRICT: 12

COMMISSION DISTRICTS IMPACTED: 12

FOLIO NUMBERS: 30-3936-000-0171, 30-3936-000-0105, 30-3936-000-0130, and 30-3936-000-0230

SIZE: Approximately 22.45 acres

BACKGROUND:

The Department of Transportation and Public Works has identified a need to provide a new park and ride/transit terminal facility to support the planned SR 836 Express Bus Service and other planned Express Bus routes as well as a potential future CSX commuter rail station. The proposed Dolphin Station will also provide a potential stop for several local bus routes serving the Dolphin Mall and the nearby cities of Sweetwater and Doral. The site for the proposed Dolphin Station is currently owned by the Florida Department of Transportation, which has agreed to convey the property to the County upon construction completion in order for the Department of Transportation and Public Works to maintain and operate the Dolphin Station.

Dolphin Station is included in the Metropolitan Planning Organization's 2040 Long Range Transportation Plan and the 2016 Transportation Improvement Program, the Florida Department of Transportation Work Program, and the Department of Transportation and Public Works' 2016 Transit Development Plan.

ZONING:

GU, Interim – Uses depend on character of neighborhood; otherwise EU-2 standards apply

JUSTIFICATION:

This application is being processed as a Government Facility to allow the Department of Transportation and Public Works to support the SR 836 Express Bus Service as well as other planned Express Bus Routes, and a potential future commuter rail station. More specifically, the proposed Dolphin Station will also provide a potential stop for several local bus routes servicing the Dolphin Mall and the nearby cities of Sweetwater and Doral in Miami-Dade County's Commission District 12. Additionally, Dolphin Station is anticipated to serve as an integral component of the east-west corridor, which connects the largest employment areas of the County (Florida International University, Doral, Miami International Airport, Miami Health District, Downtown Miami and Brickell) and will also connect to the Miami Intermodal Center, a major intermodal transportation hub.

Further, there are no other major park and ride transit/terminal facilities in the area. The project will facilitate safe access for passengers to the County's transit network and will encourage commuters to utilize transit thereby reducing dependence on the automobile, increase transit ridership and alleviate roadway congestion.

PROJECT DESCRIPTION:

Dolphin Station will accommodate approximately 906 parking spaces, including motorcycle and bicycle parking, with provisions for, but not limited to, the following:

- Organized, safe, accessible and convenient parking;
- Bus bays and layover bays;
- Turnaround for bus routes that end at the facility;
- A driver's break lounge;
- A transit hub building with passenger waiting areas;

- Ticket vending machines;
- Landscaping, fencing, lighting;
- Retail component; and
- Drop-off and pick-up areas.

DEVELOPMENT: It is anticipated that the Dolphin Station construction will be completed by December 2017.

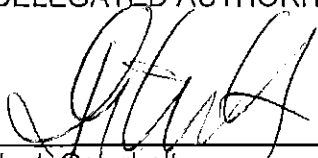
FUNDING: The Dolphin Station will be built through a design-build contract administered by the Miami-Dade Expressway Authority. The design and construction costs for the project will be funded equally between Miami-Dade County and the Florida Department of Transportation up to a combined total of \$10 million. All costs exceeding \$10 million will be the responsibility of Miami-Dade County. The Florida Department of Transportation has programmed funds for the design and construction of the project in its Five-Year Work Program in the State FY 2019 budget. Miami-Dade County will use proceeds from the Charter County Transportation Sales System Surtax for the required local match as appropriated in the County's adopted Multi-Year Capital Budget.

SITE REVIEW COMMITTEE: The 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 proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on May 25, 2016 and recommends approval.

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 is required. The Board 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.

REVIEWER: Gilberto Blanco, Supervisor

DELEGATED AUTHORITY: This resolution approves the plan for Dolphin Station.



Jack Osterholt
Deputy Mayor

Memorandum



Date: November 4, 2016

To: Honorable Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF16-01 Dolphin Station Park and Ride/Transit Terminal Facility

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the Dolphin Station Park and Ride facility, located on the northwest quadrant of the South Bound Turnpike HEFT Ramp and NW 12th Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Department of Transportation and Public Works (DTPW). 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. The committee reviewed the application on May 25, 2016 and recommends approval of the Dolphin Station Park and Ride facility.

STAFF REPORTS

Department of Regulatory and Economic Resources

Metropolitan Planning Division:

1. Comprehensive Development Master Plan (CDMP)

The Adopted 2020 and 2030 Land Use Plan map of the Comprehensive Development Master Plan (CDMP) designates the northern portion of the subject property extending slightly south of the on-site lake "Restricted Industrial and Office," and the remainder of the site extending south to NW 12 Street is designated "Transportation." According to the concept plan and other documents submitted with the application, the majority of the project – except for a small portion of the north parking lot – will be located within the Transportation – designated portion of the property.

Land Use Element

The proposed site plan will further the following policies of the Land Use Element:

Policy LU-1D

In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities,

houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

Policy LU-10C

Miami-Dade County shall encourage energy conservation by adopting Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards for County-owned facilities.

2. Impact of Facility in Surrounding Land Use and CDMP Consistency

Areas designated “**Restricted Industrial and Office**” generally include a range of uses which includes facilities that are governed by special groundwater protection regulations, and are generally limited to office uses, warehouses, and manufacturing, which may be permitted provided that best management practices are used, and does not include the on-site use, handling, manufacture or disposal of hazardous materials or waste (CDMP; Page I-40). Areas designated “**Transportation**” accommodates railroad terminals and transit stations, airports and seaports, and uses to serve the travelling public and on-site employees such as offices, personal services, retail activities, restaurants, auto rental businesses and lodging establishments (CDMP; Page I-57).

Transportation element **Policy TE-1D** provides for the County to actively pursue development of intermodal facilities where opportunities arise, including, but not limited to: Park-and-Ride Lots, and where opportunities present themselves along bus/rail corridors. Mass Transit Sub-element **Policies MT-8A and MT-8D** requires the County to enhance transit facilities to ease transfer with other modes (i.e.: parking garages, short-term and long-term parking facilities for premium bus rapid transit routes).

Based upon a review of the information provided, the uses described in the application for the subject Government Facility by the Department of Transportation and Public Works, and the CDMP Goals, Objectives and Policies, this Division finds the proposed Dolphin Station Park and Ride/Transit Terminal Facility to be **consistent with the CDMP**.

Development Services Division:

1. Background:

The Miami-Dade Department of Transportation and Public Works (DTPW) has identified a need to provide a new park and ride transit/terminal facility to support the planned SR 836 Express Bus Service and other planned Express Bus routes as well as a potential future CSX commuter rail station. The proposed Dolphin Station will also provide a potential stop for several local bus routes serving the Dolphin Mall and the nearby cities of Sweetwater and Doral. The site for the proposed Dolphin Station is currently owned by the Florida Department of Transportation (FDOT). FDOT has agreed to convey the property to the

Miami-Dade County Department of Transportation and Public Works (DTPW) upon construction completion in order for the DTPW to maintain and operate the Dolphin Station.

The park and ride facility is anticipated to serve as an integral component of the East-West corridor, which connects the largest employment areas of the County (Florida International University, Doral, Miami International Airport, Miami Health District, Downtown Miami, and Brickell) and will also connect to the Miami Intermodal Center (MIC), a major intermodal transportation hub.

The park and ride transit terminal facility which will be known as “Dolphin Station” is included in the Metropolitan Planning Organization’s 2040 Long Range Transportation and 2016 Transportation Improvement Program, the Florida’s Department of Transportation (FDOT) Work Program and DTPW’s 2016 Transit Development Plan.

2. Project Description:

The Dolphin Station will accommodate approximately 906 parking spaces, including for bicycle and motorcycle, with provisions for, but not limited to, the following:

- Organized, safe, accessible and convenient parking
- Bus bays and layover bays
- Turnaround for bus routes which end at the facility
- A driver’s break lounge
- A transit hub building with passenger waiting areas
- Ticket vending machines
- Landscaping, fencing, and lighting
- Retail component
- “Drop-off and Pick-up” areas

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; vacant	Transportation and Restricted Industrial and Office
North	GU; vacant and lake	Restricted Industrial and Office
South	GU; SR 836; NW 12 Street and vacant	Transportation
East	IU-2; FDOT facility	Transportation and Restricted Industrial and Office
West	GU; vacant and SR 836	Transportation and Restricted Industrial and Office

The **Development Services Division** recommends approval of this application. The proposed park and ride/transit terminal facility will provide an additional transportation hub for residents in West Dade, in an area that does not significantly impact surrounding uses either

visually or aurally; as such, the application is recommended for approval subject to the following conditions:

3. Conditions:

- a. The Dolphin Station Park and Ride site plan shall be submitted to the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit.
- b. That in the approval of the application at the time of permitting, the site plan considered shall be basically in accordance with that submitted for the hearing entitled, "Conceptual Layout Dolphin Park and Ride."
- c. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.
- d. That the applicant submit to the Department of Regulatory and Economic Resources or its successor Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior to the issuance of a building permit, and to be installed prior to final construction sign off.
- e. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Article III – Sustainable Buildings Program of the Code of Miami-Dade County.

4. Platting and Traffic Review Section:

The Department of Regulatory and Economic Resources **Platting and Traffic Review Section** has reviewed the subject application and has no objections subject to the following:

- The land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

5. Environmental Resources Management Division:

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code, Florida (the Code). As noted in the attached comments, the application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code and may be scheduled for 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.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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

An Environmental Resource Permit from the South Florida Water Management District may be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

It is the applicant's responsibility to contact the above mentioned agency at (1-800-432-2045) for further information regarding permitting procedures and requirements.

Wetlands

The site plans clearly depict the limited access right-of-way lines showing that all wetland impacts fall within the Florida State Highway System. FDOT is exempt from local permits for any development within the Florida State Highway System. However, FDOT is mandated to follow all substantive requirements of local regulations.

Regarding wetland impacts, the applicant is advised that all wetland mitigation must occur within Miami Dade County and must be consistent with wetland mitigation acceptable to DERM. A recommendation of approval is conditioned that the applicant notify the Coastal and Wetland Resources Section at (305-372-6585) regarding wetland mitigation.

Please be advised that Section 24-49.9 of the Code and Objective CON8I of the CDMP will require the removal of all prohibited species listed in Section 24-49 of the Code that exist on any development site prior to development or redevelopment and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Honorable Carlos A. Gimenez
Mayor
Page No. 6

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 also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Review of the subject properties revealed the presence of tree resources and wetlands. Please be advised that tree resources that lie within wetlands areas will be regulated through a Class IV Wetlands Permit; however, any tree resources within areas not designated as wetlands will require a Miami-Dade County Tree Removal Permit prior to removal and/or relocation.

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. Please be advised that a Tree Removal/Relocation Permit is required for the removal and/or relocation of trees resources on the subject property that are subject to the Tree Preservation and Protection provisions of the Code.

Please be advised that Section 24-49.9 of the Code and Objective CON8I of the CDMP will require the removal of all prohibited species listed in Section 24-49 of the Code that exist on any development site prior to development or redevelopment and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Concurrency Review Summary

A concurrency review has been conducted for this application and it has determined that 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.

Department of Transportation and Public Works

Roadway Engineering and Right-of-Way Division:

The Department of Transportation and Public Works (DTPW), Roadway Engineering and Right-of-Way Division, has reviewed the subject application and provides the following comments:

Highway Planning Section:

- The 2040 Long Range Transportation Plan (LRTP) includes the following:

Project: NW 122 Avenue from NW 12 Street to NW 41 Street.
Description: New 2 lane road to support the flow of truck traffic to SR-821 (HEFT)
Comments: Priority II Project

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

Traffic Engineering Division:

The Dolphin Station Park and Ride Design Traffic memo is conditionally approved following review by Miami-Dade County Traffic Engineering Division (TED). The memo attached to this report provides the review comments and responses based on the original Design Traffic Memorandum submitted in December 2015. The Traffic memo identifies potential traffic issues that would need to be addressed at the stage of detailed roadway design. However, TED has no objection to this application provided the following conditions are met:

Should this project move forward to the stage of detailed design, it is expected that the storage deficiencies depicted in Table 8-10 (2038 Build Queue Length Analysis) of the Design Traffic Memo, be mitigated to the best extent possible. The applicant shall submit a revised storage analysis with a set of plans for the Traffic engineering Division review and final approval.

For additional information or questions, please contact Ms. Claudia Diaz, P.E., Chief, Traffic Engineering Division of the Department of Transportation and Public Works, at 305-375-4397.

Miami-Dade Fire Rescue Department

According to the letter of Intent dated April 5, 2016, the Miami-Dade County Department of Transportation and Public Works (DTPW) is seeking to construct a park-and-ride/transit terminal facility (the "Facility") on property currently owned by the Florida Department of Transportation (FDOT) located on the northwest quadrant of NW 12th Street and the Homestead Extension of Florida's Turnpike (HEFT).

The proposed Facility is intended to support the planned SR 836 Express Bus Service and other planned Express Bus routes as well as a potential future CSX commuter rail station. Additionally, the Facility will provide a potential terminus or stop for several local bus routes serving Dolphin Mall and the nearby cities of Sweetwater and Doral.

The Miami-Dade Fire Rescue Department (MDFR) recognizes that there are very few major east-west arterials that provide connectivity from the residential areas to the employment centers and downtown Miami. Most of the current arterials experience heavy congestion during peak times which result in significant delays. MDFR believes that the proposed Facility will enhance mobility and support multimodal modes of transportation. Furthermore, it will serve as a transit hub for the SR 836 Express multimodal modes of transportation. Furthermore, it will serve as a transit hub for the SR 836 Express Bus Service as well as the other planned routes including a future east-west commuter rail service.

The Facility will be served by Station No. 29 located at 351 SW 107 Avenue and Station No. 58 located at 12700 SW 6 Street. Station No. 29 is equipped with a Rescue and Aerial totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week and Station No. 58 is equipped with a Rescue and Engine totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week. Each station is capable of providing the Facility with adequate fire protection and emergency medical services in an efficient and effective manner.

Fire Engineering and Water Supply Bureau reviewed and approved the site plan entitled "Conceptual Parking Layout Dolphin Park & Ride" as prepared by HNTB Corporation.

The Miami-Dade Fire Rescue Department (MDFR) has **no objections** to the Facility and believes it will offer a viable commute alternative for potential transit riders from Doral, Sweetwater, and other residential areas of West Dade to major employment areas such as Miami International Airport, the Health District, Downtown and Brickell. It will also provide easier transfer for those in reverse commute from the east to areas such as Doral, the Dolphin and International Mall and Florida International University.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Miami-Dade Water & Sewer Department

The Water and Sewer Department (WASD) has reviewed the subject Government Facilities Application for the Dolphin Station Park and Ride project. Below please find the comments for said application. The information provided below is preliminary. The applicant is advised to continue finalizing the Agreement with WASD to obtain final points of connection and capacity approval.

Application Name: Dolphin Station Park and Ride

Location: The proposed project is located west of the Florida Turnpike, north of NW 12th St., within Folios No., 3039360000230, 3039360000130, 3039360000105, and 3039360000171 in unincorporated Miami-Dade County.

Proposed Development: New Construction of 1,300 Sq. Ft. office building and 1,900 Sq. Ft. of transit HUB building which will provide amenities for patrons.

The estimated total water demands for the proposed project will be 160 (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Hialeah-Preston Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

WASD Agreement No. 23016 was requested on June 20, 2016 for the subject project. There is an existing 20-inch water main located along NW 12th St., abutting the subject project to where the developer may connect to provide water service. 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) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD agreement is offered.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County.

Also, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/waterconservation/librar/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 10-inch sanitary sewer gravity system located at NW 123rd Avenue and NW 11 Lane to where the developer may connect and extend an 8-inch gravity sewer to the subject property, within a utility easement as required, to provide sewer service provided

there is sufficient depth and there are no obstacles that would preclude construction of the sewer facilities. The developer is responsible for obtaining all necessary utility easements. Final points of connections and capacity approval for connection to the sewer system will be provided at the time the WASD Agreement is offered.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 184. The projected NAPOT for this P.S. is 4.28 hrs. the flow could also be diverted to P.S. 536 and 559. The projected NAPOT for these P.S.s are 5.57 hrs. and 5.09 hrs. respectfully. All pump stations are in OK Moratorium Status and allocation is allowed.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with Policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgements, consent orders, consent decrees sand the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case no. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call Maria A. Valdes, Chief, at (786) 552-8198.

Internal Services Department

Internal Services Department (ISD) does **not have any objections** to the above mentioned Government Facility application.

Should you have any questions regarding this notification, please contact Asael Marrero, Division Director at (305) 375-1115.

Transportation Section of the Department of Transportation and Public Works

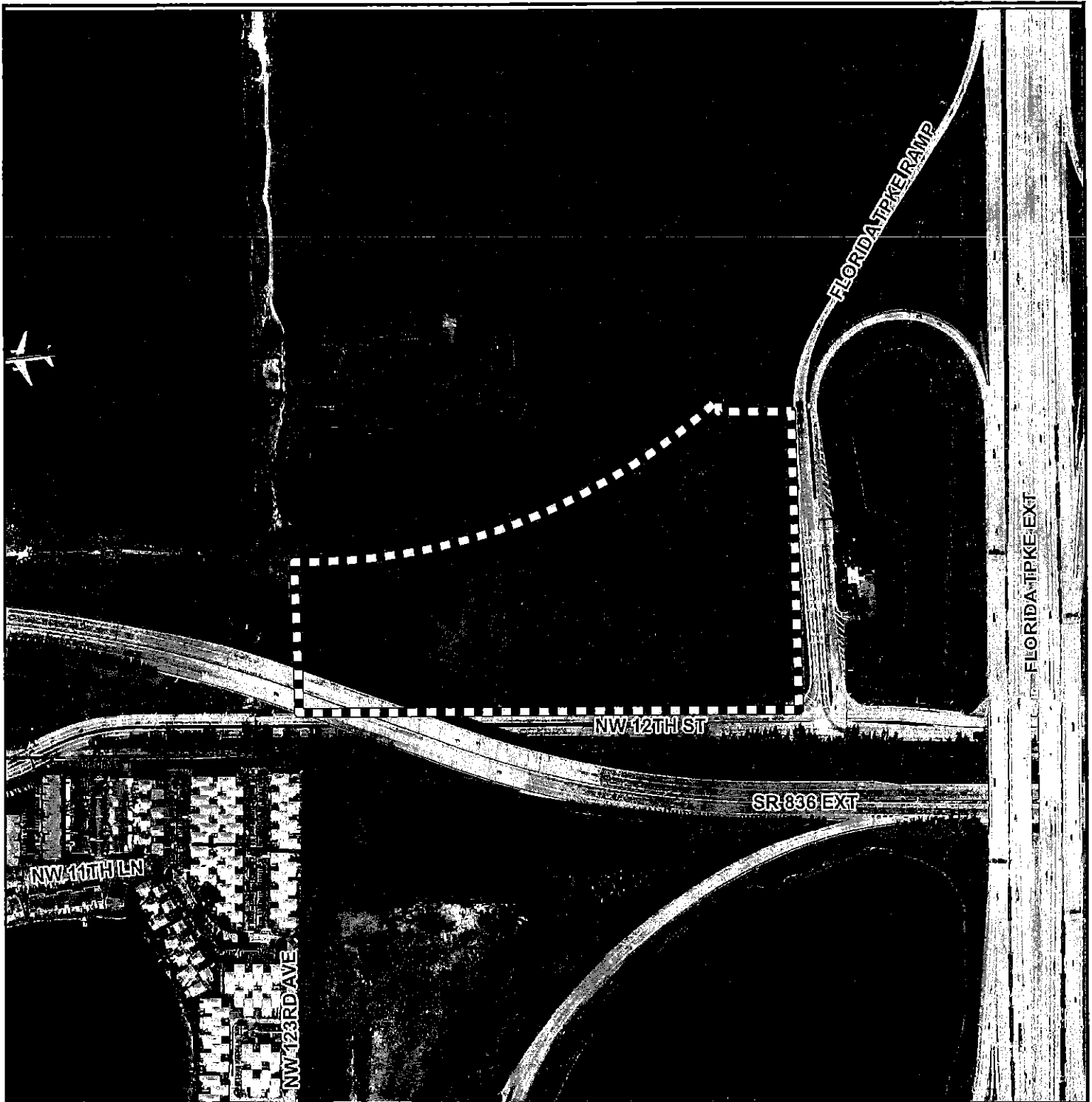
The Department is the applicant.

Miami-Dade Aviation Department

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of a proposed park and ride/transit terminal facility to be called Dolphin Station and to be located on approximately 22.45 acres of land within the northwest quadrant of the SB Turnpike HEFT Ramp and NW 12th Street intersection in Miami-Dade County. The Dolphin Station will support MDT's SR 836 Express Bus project, other Express Bus routes, a potential future commuter rail service and provide a potential terminus or stop for several local bus route serving the nearby cities of Sweetwater and Doral and the Dolphin Mall.


Based upon our review of the information provided to us, MDAD does **not object** to the proposed park and ride/transit terminal facility, provided there are no conflicts with applicable federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to Airport Zoning.

Please be advised that MDAD does not object to this application. Should you have any questions, please feel free to contact Ammad Riaz, P.E., Chief of Aviation Planning, at 305-876-7036.



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
G2016000001

Legend
 Subject Property



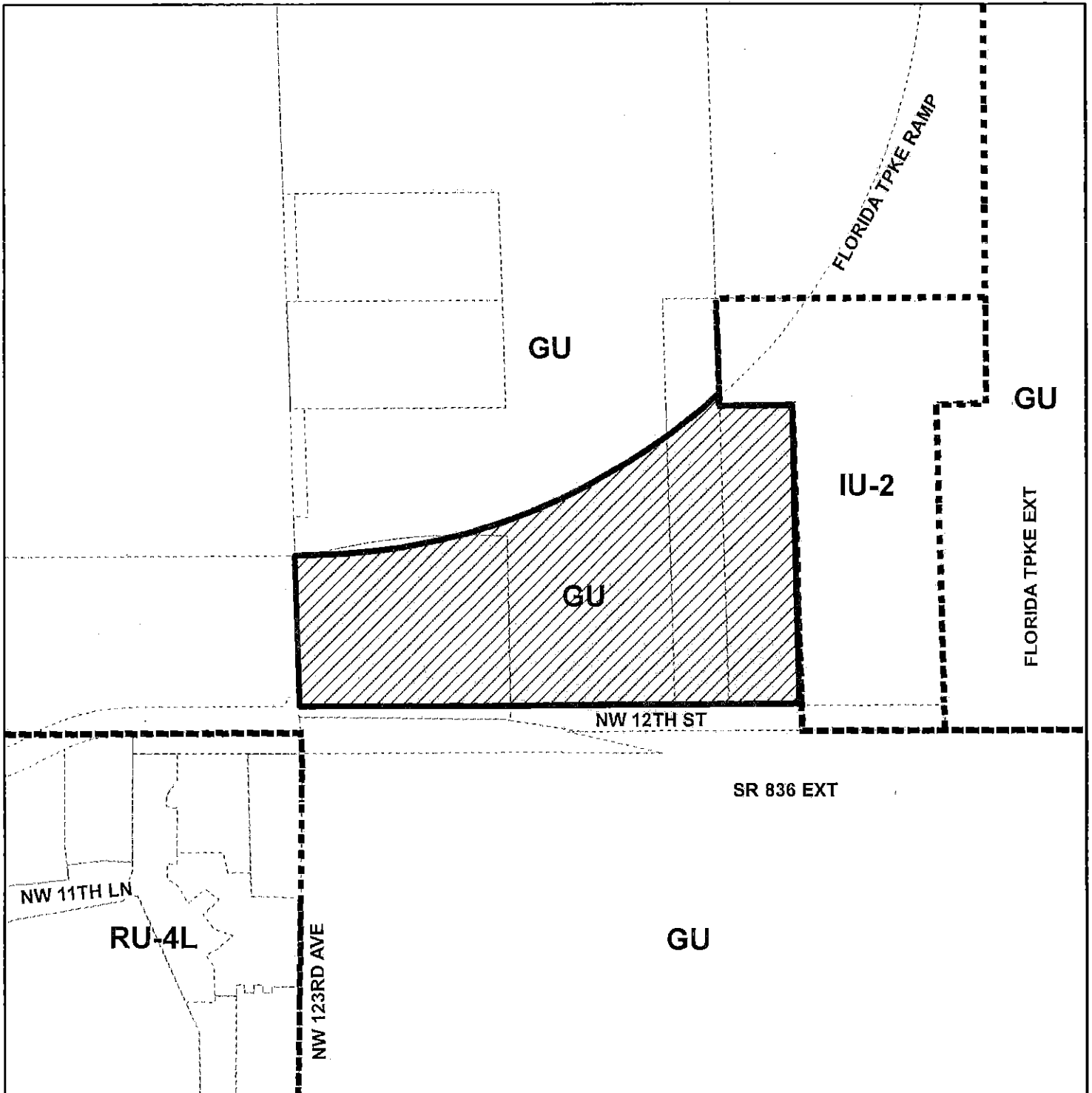
Section: 36 Township: 53 Range: 39
 Applicant: MIAMI DADE DEPARTMENT OF
 TRANSPORTATION & PUBLIC WORKS
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, July 25, 2016

116

REVISION	DATE	BY





MIAMI-DADE COUNTY
HEARING MAP

Process Number

G2016000001

Legend

-  Subject Property Case
-  Zoning



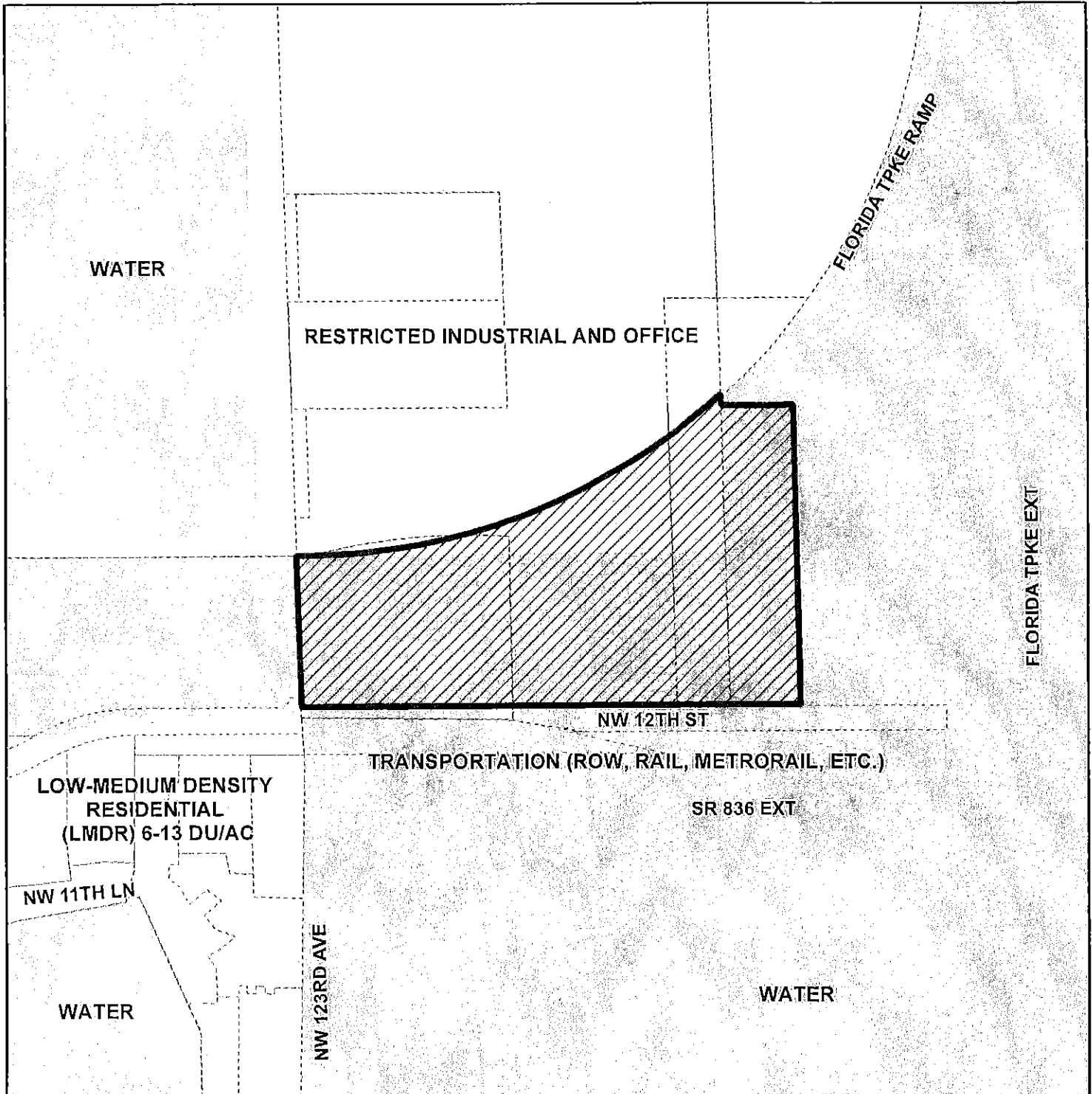
Section: 36 Township: 53 Range: 39
 Applicant: MIAMI DADE DEPARTMENT OF
 TRANSPORTATION & PUBLIC WORKS
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, July 25, 2016

17

REVISION	DATE	BY




MIAMI-DADE COUNTY

CDMP MAP

Process Number

G2016000001

Legend

 Subject Property Case



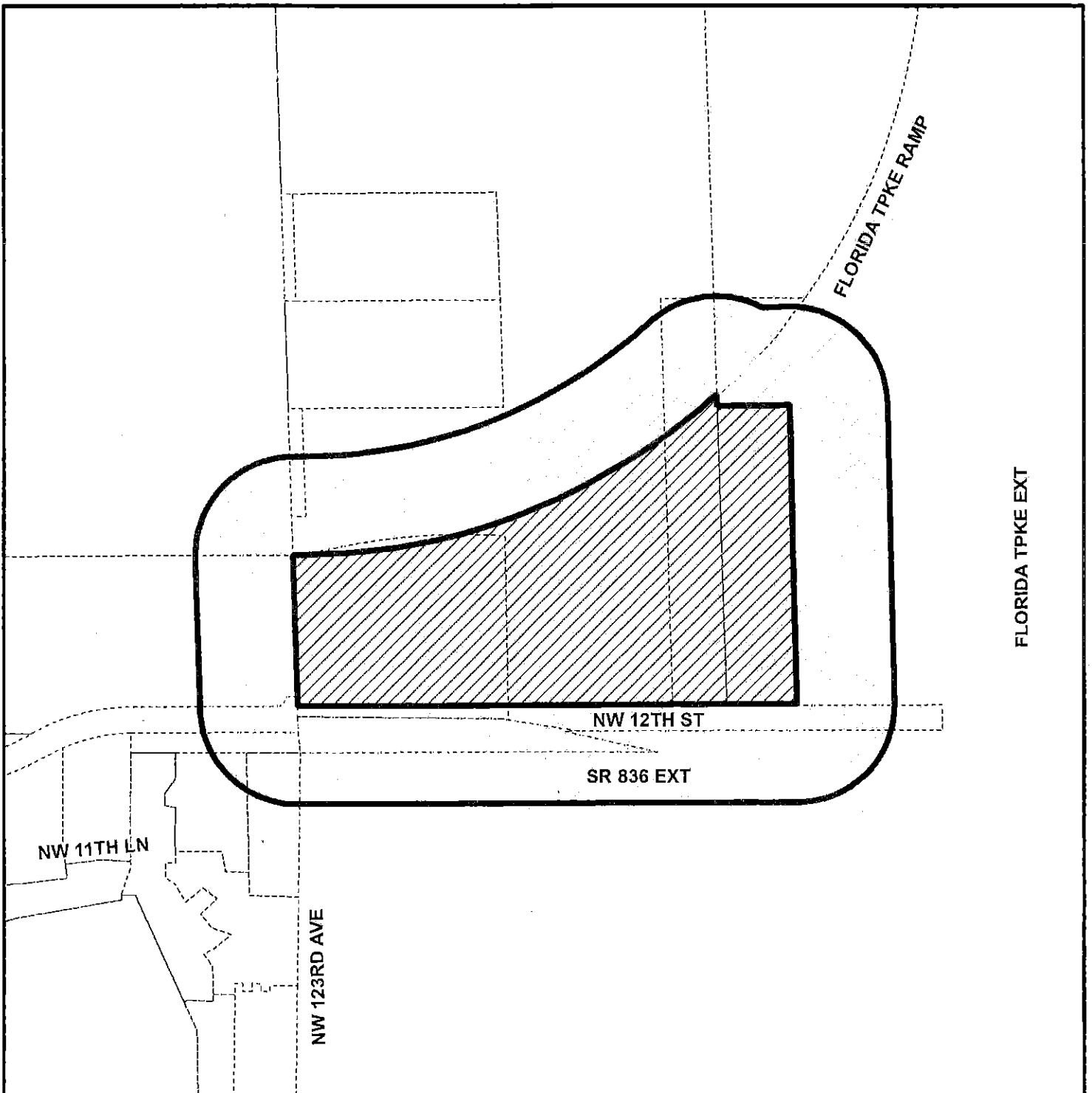
Section: 36 Township: 53 Range: 39
 Applicant: MIAMI DADE DEPARTMENT OF
 TRANSPORTATION & PUBLIC WORKS
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, July 25, 2016

18

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 36 Township: 53 Range: 39
 Applicant: MIAMI DADE DEPARTMENT OF
 TRANSPORTATION & PUBLIC WORKS
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
G201600001
 RADIUS: 300

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



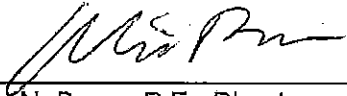
SKETCH CREATED ON: Monday, July 25, 2016

19

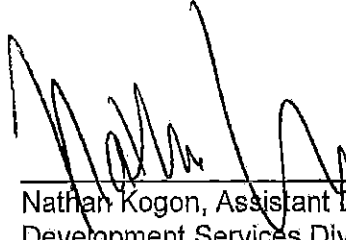
REVISION	DATE	BY

APPLICATION GF16-01

TRANSPORTATION AND PUBLIC WORKS
DOLPHIN STATION PARK & RIDE /TRANSIT TERMINAL FACILITY



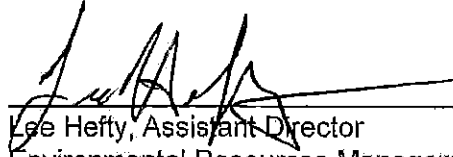
Alice N. Bravo, P.E., Director
Department of Transportation
and Public Works



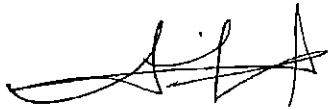
Nathan Kogon, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources



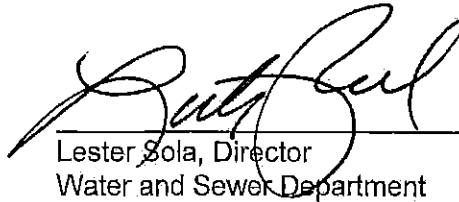
Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department



Lee Hefty, Assistant Director
Environmental Resources Management
Division of the Department of Regulatory
and Economic Resources



Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department



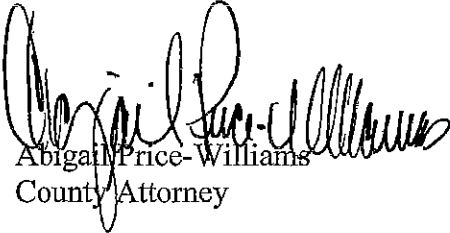
Lester Sola, Director
Water and Sewer Department



MEMORANDUM
(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: February 22, 2017

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(C)

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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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(c)
2-22-17

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAN FOR THE DOLPHIN STATION PARK AND RIDE/TRANSIT TERMINAL FACILITY, LOCATED IN THE NORTHWEST QUADRANT OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE AND NW 12TH STREET, 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 memoranda, 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 this Board hereby finds that the proposed plan for the Dolphin Station Park and Ride/Transit Terminal Facility, located in the northwest quadrant of the Homestead Extension of Florida's Turnpike and NW 12 Street, more specifically described in attached Exhibits A and B, are necessary to provide for and protect the public health, safety and welfare of the citizens of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

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

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
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 22nd day of February, 2017. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.



Lauren E. Morse

Exhibit "A"

LEGAL DESCRIPTION

The following two Parcels being a portion of the S.E. 1/4 of Section 36, Township 53' South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Beginning at the point of intersection of the West line of the S.E. 1/4 of said Section 36 with a line parallel with and 80 feet northerly of, as measured at right angles the South line of the S.E. 1/4 of said Section 36; Thence $N01^{\circ}46'58''W$, along the East line of the S.E. 1/4 of Section 36, for a distance of 461.10 feet to the point of intersection with the Limited- Access Right-of-Way line of State Road No. 836, as said Limited-Access Right-of-Way line is shown on Florida Department of Transportation Right- of-Way Map Section 87200-2574 Sheet 8 of 9 latest revised 12-17-02; Thence $N89^{\circ}45'57''E$, along said Limited-Access Right-of-Way line, for a distance of 36.08 feet to a point of curvature of a circular curve concave to the Northwest; Thence Northeasterly, along said Limited Access Right-of-Way line and along the arc of said curve to the left, having a radius of 1906.00 feet and a central angle of $19^{\circ}00'56''$ for a distance of 632.57 feet to a point of intersection with the West line of the East 1/2, of the West 1/2, of the S.E. 1/4 of said Section 36; Thence $S01^{\circ}46'15''E$, along said West line, for a distance of 564.16 feet to a point on the previously described Limited- Access Right-of-Way line of State Road No. 836, said point also being a line parallel with and 80 feet northerly of, as measured at right angles, the South line of the S.E. 1/4 of said Section 36; Thence $S89^{\circ}40'50''W$, along said parallel line, for a distance of 659.77 feet to the Point of Beginning.

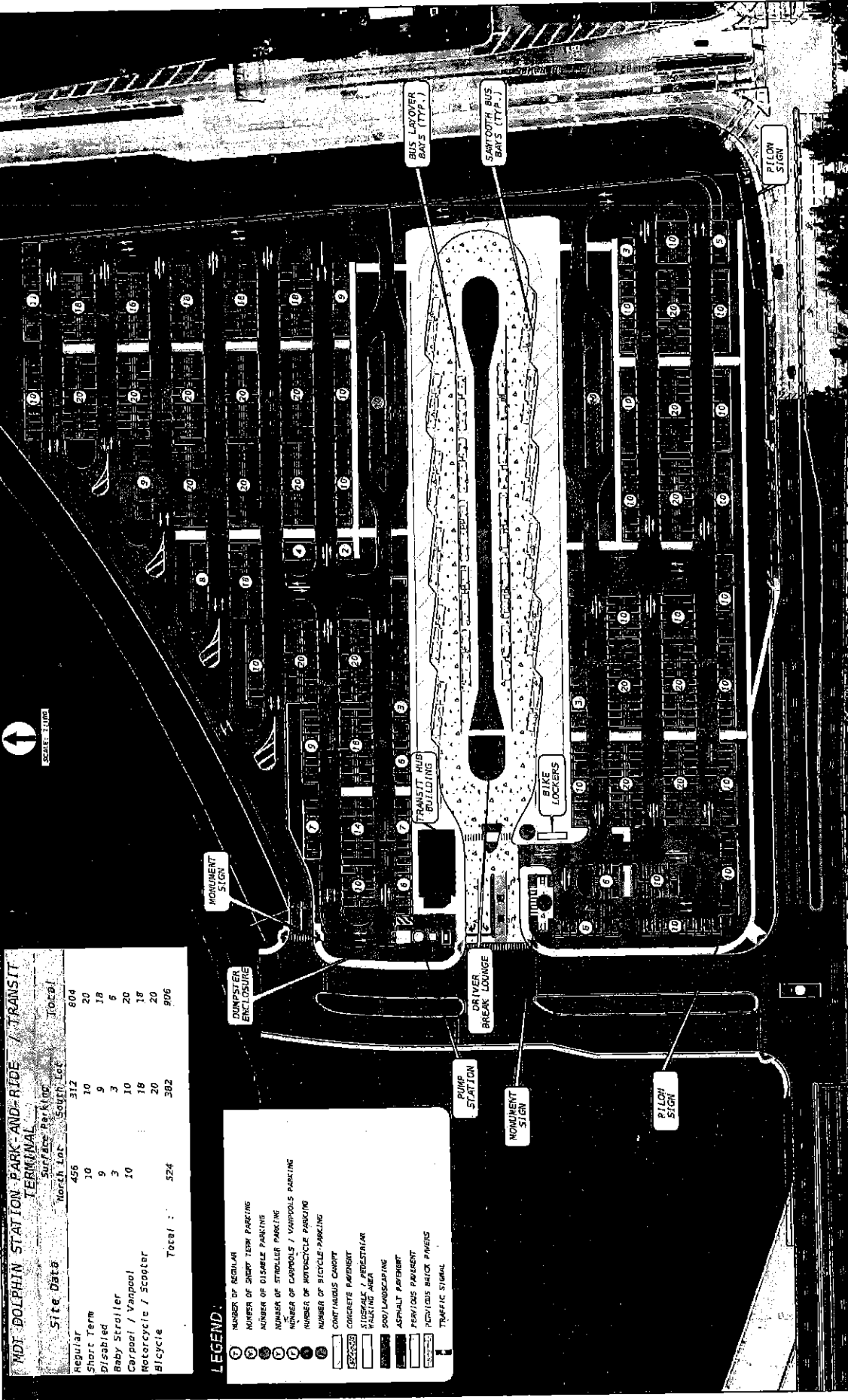
Containing 325,252 Square Feet or 7.47 acres more or less;

And:

Commence at the point of intersection of the West line of the S.E. 1/4 of said Section 36 with a line parallel with and 80 feet northerly of, as measured at right angles, the South line of the S.E. 1/4 of said Section 36; Thence $N89^{\circ}40'50''E$, along said parallel line for a distance of 659.77 feet to the Point of Beginning of the hereinafter described parcel; Thence continue $N89^{\circ}40'50''E$, along said parallel line for a distance of 873.95 feet to the point of intersection with the Limited- Access Right-of-Way line of Homestead Extension of Florida Turnpike State Road No, 821, as said Limited-Access Right-of-Way line is shown on Florida Department of Transportation Right-of-Way Map Section 87200-2574 Sheet 8 of 9 latest revised 12-17-02; Thence $N04^{\circ}38'31''W$, along said Limited-Access Right-of-Way line, for a distance of 874.57 feet to a point of curvature of a circular curve concave to the East; Thence Northwesterly, along said Limited Access Right-of-Way line and along the arc of said curve to the right, having a radius of 584.57 feet and a central angle of $03^{\circ}39'53''$ for a distance of 37.39 feet; Thence $S89^{\circ}39'45''W$ for a distance of 169.50 feet to a point of intersection with the East line of the West 1/2, of the S.E. 1/4 of said Section 36; Thence $N01^{\circ}45'33''W$, along said East line, for a distance of 35.09 feet to the point of intersection with the Limited- Access Right-of-Way line of State Road No. 836, as said Limited-Access Right-of-Way line is shown on Florida Department of Transportation Right-of-Way Map Section 87200-2574 Sheet 8 of 9 latest revised 12-17-02, said point also being on a circular curve concave to the Northwest and said point bears $S42^{\circ}02'56''E$ from the center of said curve; Thence Southwesterly, along the previously described Limited Access Right-of-Way line of State Road 836 and along the arc of said curve to the right, having a radius of 1906.00 feet and a central angle of $22^{\circ}47'57''$ for a distance of 758.44 feet to a point on the West line of the East 1/2, of the West 1/2, of the

S.E. 1/4 of said Section 36; Thence S01°46'15"E, along said West line, for a distance of 564.16 feet to the Point of Beginning. Containing 652,659 Square Feet or 14.98 acres more or less;

The above described parcels containing a total of 977,911 Square Feet or 22.45 acres more or less.



MDX DOLPHIN STATION PARK AND RIDE / TRANSIT TERMINAL

Site Data	Surface Parking		Total
	North Lot	South Lot	
Regular	456	312	604
Short Term	10	20	20
Disabled	9	18	18
Baby Stroller	3	6	6
Carpool / Vanpool	10	20	20
Motorcycle / Scooter	18	18	18
Bicycle	20	20	20
Total	524	382	906

LEGEND

- 1 NUMBER OF REGULAR
- 2 NUMBER OF SHORT TERM PARKING
- 3 NUMBER OF DISABLED PARKING
- 4 NUMBER OF STROLLER PARKING
- 5 NUMBER OF CARPOOLS / VANPOOLS PARKING
- 6 NUMBER OF MOTORCYCLE PARKING
- 7 NUMBER OF BICYCLE PARKING
- 8 CONCRETE CANOPY
- 9 CONCRETE PAVEMENT
- 10 ASPHALT / POLYESTER
- 11 ASPHALT PAVEMENT
- 12 ASPHALT PAVEMENT
- 13 ASPHALT PAVEMENT
- 14 ASPHALT PAVEMENT
- 15 ASPHALT PAVEMENT
- 16 ASPHALT PAVEMENT
- 17 ASPHALT PAVEMENT
- 18 ASPHALT PAVEMENT
- 19 ASPHALT PAVEMENT
- 20 ASPHALT PAVEMENT
- 21 ASPHALT PAVEMENT
- 22 ASPHALT PAVEMENT
- 23 ASPHALT PAVEMENT
- 24 ASPHALT PAVEMENT
- 25 ASPHALT PAVEMENT
- 26 ASPHALT PAVEMENT
- 27 ASPHALT PAVEMENT
- 28 ASPHALT PAVEMENT
- 29 ASPHALT PAVEMENT
- 30 ASPHALT PAVEMENT
- 31 ASPHALT PAVEMENT
- 32 ASPHALT PAVEMENT
- 33 ASPHALT PAVEMENT
- 34 ASPHALT PAVEMENT
- 35 ASPHALT PAVEMENT
- 36 ASPHALT PAVEMENT
- 37 ASPHALT PAVEMENT
- 38 ASPHALT PAVEMENT
- 39 ASPHALT PAVEMENT
- 40 ASPHALT PAVEMENT
- 41 ASPHALT PAVEMENT
- 42 ASPHALT PAVEMENT
- 43 ASPHALT PAVEMENT
- 44 ASPHALT PAVEMENT
- 45 ASPHALT PAVEMENT
- 46 ASPHALT PAVEMENT
- 47 ASPHALT PAVEMENT
- 48 ASPHALT PAVEMENT
- 49 ASPHALT PAVEMENT
- 50 ASPHALT PAVEMENT
- 51 ASPHALT PAVEMENT
- 52 ASPHALT PAVEMENT
- 53 ASPHALT PAVEMENT
- 54 ASPHALT PAVEMENT
- 55 ASPHALT PAVEMENT
- 56 ASPHALT PAVEMENT
- 57 ASPHALT PAVEMENT
- 58 ASPHALT PAVEMENT
- 59 ASPHALT PAVEMENT
- 60 ASPHALT PAVEMENT
- 61 ASPHALT PAVEMENT
- 62 ASPHALT PAVEMENT
- 63 ASPHALT PAVEMENT
- 64 ASPHALT PAVEMENT
- 65 ASPHALT PAVEMENT
- 66 ASPHALT PAVEMENT
- 67 ASPHALT PAVEMENT
- 68 ASPHALT PAVEMENT
- 69 ASPHALT PAVEMENT
- 70 ASPHALT PAVEMENT
- 71 ASPHALT PAVEMENT
- 72 ASPHALT PAVEMENT
- 73 ASPHALT PAVEMENT
- 74 ASPHALT PAVEMENT
- 75 ASPHALT PAVEMENT
- 76 ASPHALT PAVEMENT
- 77 ASPHALT PAVEMENT
- 78 ASPHALT PAVEMENT
- 79 ASPHALT PAVEMENT
- 80 ASPHALT PAVEMENT
- 81 ASPHALT PAVEMENT
- 82 ASPHALT PAVEMENT
- 83 ASPHALT PAVEMENT
- 84 ASPHALT PAVEMENT
- 85 ASPHALT PAVEMENT
- 86 ASPHALT PAVEMENT
- 87 ASPHALT PAVEMENT
- 88 ASPHALT PAVEMENT
- 89 ASPHALT PAVEMENT
- 90 ASPHALT PAVEMENT
- 91 ASPHALT PAVEMENT
- 92 ASPHALT PAVEMENT
- 93 ASPHALT PAVEMENT
- 94 ASPHALT PAVEMENT
- 95 ASPHALT PAVEMENT
- 96 ASPHALT PAVEMENT
- 97 ASPHALT PAVEMENT
- 98 ASPHALT PAVEMENT
- 99 ASPHALT PAVEMENT
- 100 ASPHALT PAVEMENT

HNTB CORPORATION Certificate of Authorization No. 6500 10700 Wood Forest Street, Suite 402 Miami, Florida 33174 (305) 857-8100		MIAMI-DADE EXPRESSWAY AUTHORITY WORK PROGRAM 103 MIAMI-DADE 330238 PH 8/17/2015		SHEET NO. C-02
DATE DESCRIPTION		ROAD NO. COUNTY MIAMI-DADE		PROJECT NO. 12481550
CONCEPTUAL LAYOUT DOLPHIN PARK & RIDE				
Exhibit "B"				