OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: March 17, 2009

To: Honorable Chairman Dennis C. Moss
And Members, Board of County Commissioners

Agenda Item No. 5(K)

From: George M. Burgess
County Manager

Resolution No. R-288-09

Subject: Governmental Facilities Hearing Application
GF08-05 Miami-Dade Transit Park and Ride Facility
Located at NW 186 Street and NW 73 Avenue

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of a Miami-Dade Transit Park and Ride Facility located on the southwest corner of NW 186 Street and NW 73 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 Transit Department and is recommended for approval.

LOCATION:	Southwest corner of NW 186 Street and NW 73 Avenue, in northwest Miami-Dade County, Florida.
COMMISSION DISTRICT:	13
COMMISSION DISTRICT IMPACTED:	13
FOLIO NUMBER:	30-2011-001-0180 (Parcel 1176)
SIZE:	Parcel 1176 is a 2.03-acre portion of the 126-acre park site
BACKGROUND:	On March 23, 2006, Miami-Dade County Park and Recreation Department (Parks) and Miami-Dade Transit (MDT) entered into an Interdepartmental Agreement wherein the parties agreed that MDT could use a 2.03 acre portion of Parks' real property, to be known as Parcel 1176 located on the southwest corner of NW 186 Street and NW 73 Avenue, for development of a MDT park and ride facility. In 2007, pursuant to Resolution Z-55-07, the Board of County Commissioners granted the approval of a Modification of a Declaration of Restrictive Covenant to allow the Miami-Dade County Park and Recreation Department use of the existing south Country Club of Miami golf course as a public park with ancillary recreation activities.

ZONING:	AU
JUSTIFICATION:	The park and ride facility will serve MDT Routes 91, 183 MAX and 267 MAX. There is a need in the area for a park and ride facility.
FACILITY DESCRIPTION:	The park and ride facility will be developed with a total of 136 parking spaces and 12 bicycles racks, the proposed Park and Ride facility will be enclosed by a chain link fence and contains two separate parking areas: the main parking area containing 102 parking spaces and 12 bike racks with access onto NW 186 Street (Miami Gardens Drive) and the overflow parking area containing a total of 34 parking spaces with access onto NW 73 Avenue. Staff notes that electric power supporting structures divide the parking lot into two areas, which are connected by a concrete walkway varying in width from 6' to 20'. The walkway leads to the sidewalk running along the north property line adjacent to NW 186 Street (Miami Gardens Drive).
DEVELOPMENT:	Development will commence once approvals are in place.
FUNDING:	Funding for the proposed park and ride facility was approved in May 2006 by the Board of County Commissioners by Resolution No. R-518-06 authorizing a County Incentive Grant Program (CIGP) Agreement with the Florida Department of Transportation (FDOT) in the amount of $900,000 to design and construct a park and ride facility on NW 186 Street/Miami Gardens Drive at NW 73 Avenue and authorizing the County Manager to receive and expend funds as specified in the CIGP. The required equal local match in the amount of $900,000 will be provided by current or future Local Option Gas Tax (LOGT) funding.
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 September 17, 2008. Miami-Dade Transit subsequently addressed the issues raised during the review process, ultimately satisfying all requirements of the committee and receiving unanimous approval.
PUBLIC HEARING:	Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners (BCC) is required. The BCC may only

authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in the area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

MONITOR: Gilberto Blanco, Principal Planner

DELEGATED AUTHORITY: This resolution authorizes that the site be developed as a Miami-Dade Transit Park and Ride Facility.

Assistant County Manager

Memorandum

MIAMI-DADE COUNTY

Date: March 17, 2009

To: George M. Burgess
County Manager

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF08-05 Miami-Dade Transit Park and Ride Facility
Located at NW 186 Street and NW 73 Avenue

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of a Miami-Dade Transit Park and Ride Facility, 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 Transit Department and is recommended for approval. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. All committee members recommend approval of the erection, construction and operation of the Miami-Dade Transit Park and Ride Facility.

BACKGROUND

On March 23, 2006, Miami-Dade County Park and Recreation Department (Parks) and Miami-Dade Transit (MDT) entered into an Interdepartmental Agreement wherein the parties agreed that MDT could use a 2.03 acre portion of Parks' real property, to be known as Parcel 1176 located on the southwest corner of NW 186 Street (Miami Gardens Drive) and NW 73 Avenue, for development of a MDT Park and Ride Facility.

In 2007, pursuant to Resolution Z-55-07, the Board of County Commissioners granted the approval of a Modification of a Declaration of Restrictive Covenant to allow a public park and recreation activities in addition to the golf course and related recreational uses.

PROJECT DESCRIPTION

The subject 2.03-acre parcel shall be used by MDT as a Park and Ride Facility for MDT patrons. It shall consist of a paved parking lot with access driveways, ingress/egress driveways on NW 73 Avenue and NW 186 Street (Miami Gardens Drive), 136 parking spaces with the required number of handicap accessible and stroller spaces located close to the bus bay, bus shelters, walkways throughout, bike racks in designated areas, appropriate landscaping and a security guard booth. The design of the lot is constrained by power lines above and underground utility easements. The proposed Park and Ride Facility will be served by MDT Bus Routes 91, 183 MAX and 267 MAX.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The proposed MDT Park and Ride Facility is currently undeveloped. An FPL substation is located on the north side of Miami Gardens Drive; a Parks and Recreation Department

building is located to the south; a condominium complex is located to the east; and commercial uses are located to the west of the subject property. The site is also located within the Country Club/Palm Springs North Charrette Area Plan (November 2005), which identified the site as a park-and-ride lot for bus routes providing service to the Palmetto Metrorail Station, Aventura Mall and the FIU Biscayne Bay Campus.

The subject site is currently designated "Low-Medium Density Residential" (6 to 13 dua) on the Adopted 2015-2025 Land Use Plan map of the Comprehensive Development Master Plan (CDMP). The "Low-Medium Density Residential" designation provides for single-family homes, townhouses, low-rise apartment buildings, and zero-lot-line single-family developments with a density no greater than 7 dua. The CDMP, Page I-35, states that small-scale institutional, public, or utility uses and facilities intended to serve the immediate needs of a community, including schools, fire stations, electrical substations and other uses may be approved on compatible sites in all Residential Communities subject to adequate design and buffering. Also, CDMP policies TE-1A, TE-1D and MT-8D encourage the County to promote mass transit alternatives, to actively pursue intermodal facilities such as park-and-ride lots along bus/rail routes, and to continue efforts to provide parking facilities for express bus routes to major activity centers.

The proposed MDT Park and Ride Facility would be compatible with surrounding land uses, is in keeping with the recommendations of the Country Club/Palm Springs North Charrette Area Plan and, as a community-serving facility, is **consistent** with the CDMP.

Policy TE-1A: The County shall promote mass transit alternatives such a rapid transit, fixed route bus and para-transit services.

Policy TE-1D: Miami-Dade County will actively pursue the development of intermodal facilities where opportunities arise including, but not limited to, park-and-ride lots where feasible opportunities present themselves along bus/rail routes.

Policy MT-8D: Miami-Dade County shall continue its efforts to provide parking facilities for express bus routes involving non-stop and limited stop services to major activity centers and the rapid transit system, and for local bus service.

EXISTING LAND USE PATTERN

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU	Low Medium Density, 6 to 13 dua
Surrounding Properties:	
NORTH: AU & RU-1M(b); park & single family residences	Low Density Residential, 2.5 to 6 dua
SOUTH: AU; park	Low Medium Density, 6 to 13 dua
EAST: RU-4A; apartments	Low Medium Density, 6 to 13 dua
WEST: BU-1A; commercial	Business and Office

IMPACT OF FACILITY ON SURROUNDING LAND USE

The proposed Park and Ride Facility will enhance bus service offered by Miami-Dade Transit to surrounding residential communities. The subject property is accessible from Miami Gardens Drive (NW 186 Street) and NW 73 Avenue. Staff notes that Miami Gardens Drive (NW 186 Street) is a highly trafficked section-line roadway and, as such, the proposed Park and Ride Facility would encourage the use of mass transit and reduce vehicle trips in the area. In order to properly mitigate for the visual and aural impacts generated by this facility on neighboring residential properties, north and east of the subject property, staff recommends as a condition for the approval of this application that all landscaping be installed in accordance with Chapter 18A (Landscape Code).

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning** recommends that the proposed Park and Ride Facility be approved, subject to the following conditions:

1. That a plot plan be submitted to and meet the approval of the Director; said plan to include among other things but not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.

2. That in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled. "Park and Ride Lot at NW 186 Street & 73 Avenue", prepared by Ojito and Associates, Inc., dated 7/18/2008, consisting of 1 page.

3. That the use be established and maintained in accordance with the approved plan.

4. That all landscaping to be provided on site be in accordance with Chapter 18A.

The **Public Works Department – Right of Way Division** has reviewed the application and has no comments.

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

- PWD has no proposed roadway project adjacent to the subject site in the 2009 Transportation Improvement Program (TIP), nor in the 2030 Long Range Transportation Plan (LRTP).

- Please be advised that NE/NW 183/186 Street/Miami Gardens Drive (SR 860), from SR 93/I-75 to SR 5/US 1/Biscayne Boulevard, is part of the State Highway System. Contact Ali Al-Said, P.E., Florida Department of Transportation (FDOT), at (305) 470-5367, for information regarding permitting requirements.

- FDOT, in the 2009 TIP, has listed the following project:
  Project: SR 860/Miami Gardens Drive from SR 93/I-75 to NW 68 Avenue
  Description: Resurfacing
  Comments: Please contact Heidi Solaun, FDOT, Project Manager at (305) 470-5282, for more information.

- FDOT and the South Florida Regional Transportation Authority (SFRTA), in the 2030 LRTP, have listed the following projects:

  Project: Miami Gardens Drive from I-75 to NW 57 Avenue
  Description: Widening from 4 to 6 lanes
  Comments: FDOT. Priority IV (Priority IV projects are planned to be funded between 2021 and 2030). Please contact Heidi Solaun, FDOT, Project Manager at (305) 470-5282, for more information.

  Project: Miami Gardens Drive from NW 87 Avenue to Aventura Mall
  Description: Premium transit
  Comments: SFRTA. Priority IV Unfunded (Priority IV Unfunded projects have been identified in the Needs Plan, however, revenues are not available to fund the project). Please contact Marie Suzie Papillon, Transportation Planner, SFRTA, at (954) 788-7908, for more information.

- Please be advised that a PWD permit will be required for this project. Please contact the PWD Permit Section, (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 **Fire Rescue Department** has reviewed the application and has no objections to the construction of the parking lot for MDT bus patrons. The closet fire rescue station to this project is Palm Springs North Fire Rescue Station located at 7700 NW 186 Street. This station can provide a less than three-minute response time.

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 twelve (12) inch water main in NW 186 Street and/or NW 73 Avenue. Any public water main extension within the property shall be twelve (12) inch minimum 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). There are water and/or sewer mains within the property, either in existing dedicated right of way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of right of ways to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed. Easements, either existing of proposed shall be shown on plat.

Sewer
Connect to an existing eight (8) inch gravity sewer close to the western boundary of the property. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8) inch minimum in diameter.

General Notes

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12) inch minimum in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8) inch minimum in diameter required for low and medium density residential zonings.

Please note that improvements to the sewage pump station(s) receiving the flow from the project may be required based on the project's sewage flow to be discharged into M-DWASD's system at the time a request is sent to the M-DWASD.

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

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

1. C-4 Curb ramp detail to be per FDOT standards.
2. C-4 Show pedestrian crosswalk connection to bus stop on north side of NW 186 Street
3. C-4 Provide curb ramps with detectable warning at new concrete walkway joining north side parking with south side parking.
4. C-4 Show new concrete walkway extensions flush with existing sidewalk. Clarify if gates are to be provided at these points of entry.
5. C-8 Accessible parking spaces detail – Three HC spaces and one stroller space, show accurate detail per C-4
6. MD-1 Attendant trailer:
    - Pass through window sill height to be between 34 to 36 inches from finished floor.
    - Counter height to be between 34 to 36 inches high from finished floor.
    - Grab bars to be installed between 34 to 36 inches high from finished floor.
    - W.C. to be installed 18 inches from finished wall. Toilet seat height to be between 17 to 19 inches from finished floor to top of toilet seat.
    - Lavatory to be installed 34 inches high from finished floor to top of lavatory, with 27 inches clear knee space. Proved insulation to exposed pipes.
    - Exterior threshold to have a ½ inch maximum height, beveled edge with a 1:2 slope.
    - Provide lever type hardware for sliding door.

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

The **Department of Environmental Resources Management (DERM)** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 if 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 Supply and Wastewater Disposal
Public water and public sanitary sewers can be made available to the subject property. Therefore, any sanitary facilities shall be required to connect to the public water supply system and sanitary sewer system 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
The subject property is located within the Western C-9 Basin, where fill and drainage restrictions are enforced by the South Florida Water Management District (SFWMD). Therefore, a Surface Water Management Individual Permit from the SFWMD shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and site development, or public works approval of paving and drainage plans.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

The applicant is advised that if a system is designed with an emergency overflow into any adjacent body of water, a Class II permit issued by DERM shall be required prior to the construction of the surface water management system. Also, a Class III Permit from DERM will be required for any work within the Golden Glades canal right-of-way.

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

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

Wetlands

A review of the USDA Soil Survey maps and a photographic aerial review of the property indicates that the subject property may contain jurisdictional wetlands as defined by Section 24-5 of the Code. However, a Class IV Wetland Permit will not be required for this property due to a Developmental Regional Impact Order (DRI) review and a resultant development order (Resolution Z-345-87) approved prior to July 1, 1994.

The applicant is advised that 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 require permits for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2008-514 was issued to Miami-Dade Transit on behalf of the Miami-Dade Park and Recreation Department on January 16, 2009. The approved scope of work for TP2008-514, includes the removal of ten (10) specimen-size (trunk diameter 18 inches or greater) and sixteen (16) regular size Cabbage/Sabal palms, seven (7) regular size sea grapes, and ten (10) regular size Florida trema. Mitigation for the loss of canopy will be addressed as a donation through the Miami-Dade County Tree trust Fund in the amount of 5,891.70.

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.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF08-05

MIAMI-DADE PARK AND RIDE FACILITY

Esther Calas, Director
Public Works Department

for Marc C. La Ferrier, AICP, Director
Department of Planning and Zoning

Mirtha Paez
Capital Improvement and Planning
Fire Rescue Department

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

for Mario T. Capote
Phillip Torres, P.E., Chief
Plans Review Section
Water and Sewer Department

Wendi J. Norris, Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: March 17, 2009

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

SUBJECT: Agenda Item No. 5(K)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Mayor's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

✓ **Housekeeping item (no policy decision required)**

✓ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(K)
3-17-09

RESOLUTION NO. R-288-09

RESOLUTION APPROVING THE GENERAL PLAN FOR THE ERECTION, CONSTRUCTION AND OPERATION OF A MIAMI-DADE TRANSIT PARK AND RIDE FACILITY, LOCATED ON THE SOUTHWEST CORNER OF NW 186 STREET AND NW 73 AVENUE IN NORTHWEST MIAMI-DADE COUNTY, FLORIDA, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

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

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE, COUNTY, FLORIDA, that this Board hereby finds that the general plan for the erection, construction and operation of a Miami-Dade Park and Ride Facility located on the southwest corner of NW 186 Street and NW 73 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 residents 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 Natacha Seijas, who moved its adoption. The motion was seconded by Commissioner Audrey M. Edmonson and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman aye
Jose "Pepe" Diaz, Vice-Chairman aye

Bruno A. Barreiro	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	absent	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	absent
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of March, 2009. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: Kay Sullivan
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. CHC

Craig H. Coller

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday the 17th day of March 2009 at 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application:	PARK AND RIDE FACILITY
Number:	GF08-05
Applicant:	MIAMI-DADE TRANSIT
Location:	Southwest corner of NW 186 Street and NW 73 Avenue, unincorporated Miami-Dade County
Size:	Parcel 1176 is a 2.03-acre portion of the 126-acre park site
Request:	Approval of the erection, construction and operation of a Park and Ride Facility.

Legal Description: FOLIO: 30-2011-001-0180
Commence at the Southeast corner of Section 11, Township 52 South, Range 40 East; thence N 88°26'15" W, along the South line of said Section 11, for 4609.53 feet, the following two (2) courses being along the Easterly line of the Everglades Pipeline Company Easement; (1) thence N 00°01'07" W, for 187.21 feet; (2) thence N 17°51'53" E, for 4644.48 feet to the Point of Beginning for the herein described parcel of land; thence continue N 17°53'53" E, along said Easterly line of said Everglades Pipeline Company Easement, for a distance of 327.27 feet to the intersection with the Southerly right of way line of Miami Gardens Drive (NW 186TH ST), being at the same time a point on a circular curve to the right whose radius point bears N 02°48'54" E for 1200.92 feet; thence Westerly along said Southerly right of way line and through a central angle of 14°14'47", for an arc distance of 298.61 feet to a point on the Westerly line of the Florida Power and Light Company Easement: thence S 17°51'53" W, along said Westerly line of the Florida Power and Light Company Easement, for a distance of 286.20 feet; thence S 72°08'07" E, for a distance of 295.00 feet to the Point of Beginning. Having 2.03 Acres more or less.

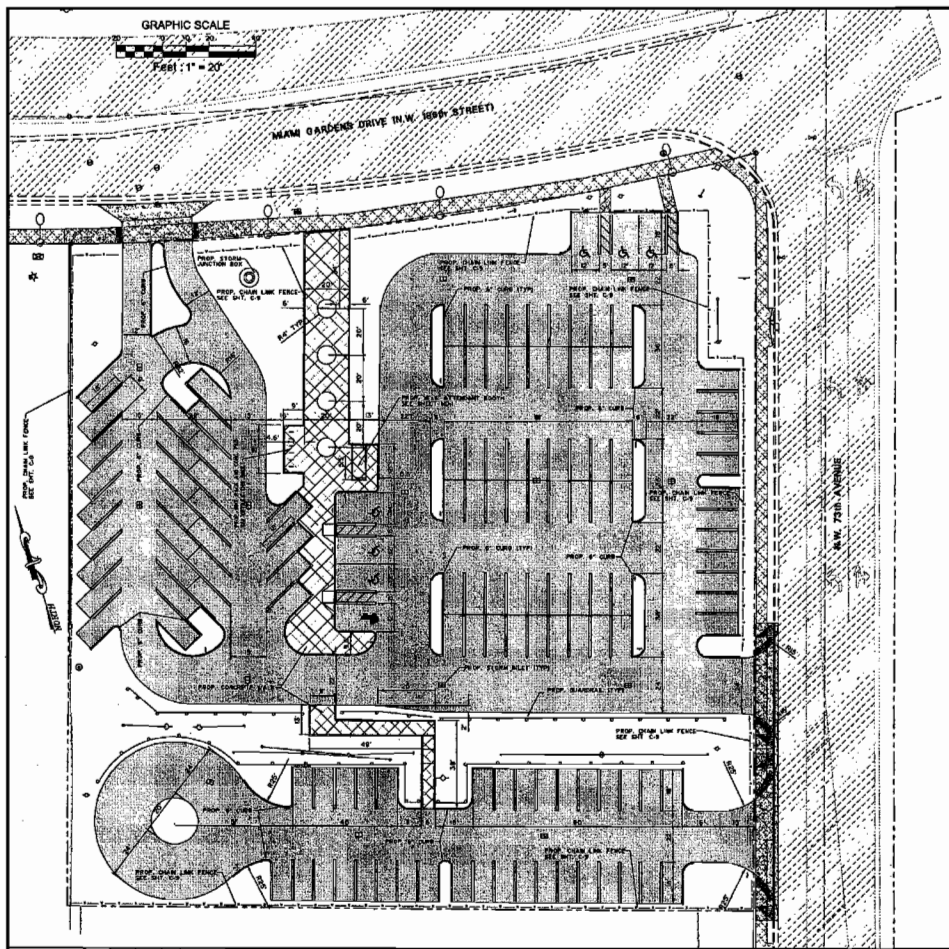
OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF PLANNING AND ZONING, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS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

EXHIBIT "A"

MIAMI-DADE PARK AND RIDE FACILITY

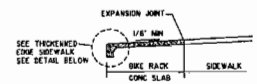
Legal Description

Commence at the Southeast corner of Section 11, Township 52 South, Range 40 East; thence N 88°26'15" W, along the South line of said Section 11, for 4609.53 feet, the following two (2) courses being along the Easterly line of the Everglades Pipeline Company Easement; (1) thence N 00°01'07" W, for 187.21 feet; (2) thence N 17°51'53" E, for 4644.48 feet to the Point of Beginning for the herein described parcel of land; thence continue N 17°53'53" E, along said Easterly line of said Everglades Pipeline Company Easement, for a distance of 327.27 feet to the intersection with the Southerly right of way line of Miami Gardens Drive (NW 186TH ST), being at the same time a point on a circular curve to the right whose radius point bears N 02°48'54" E for 1200.92 feet; thence Westerly along said Southerly right of way line and through a central angle of 14°14'47", for an arc distance of 298.61 feet to a point on the Westerly line of the Florida Power and Light Company Easement: thence S 17°51'53" W, along said Westerly line of the Florida Power and Light Company Easement, for a distance of 286.20 feet; thence S 72°08'07" E, for a distance of 295.00 feet to the Point of Beginning. Having 2.03 Acres more or less.

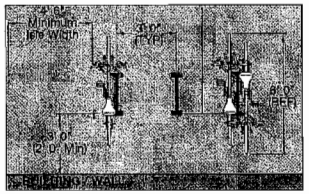


PARKING SPACE BREAKDOWN

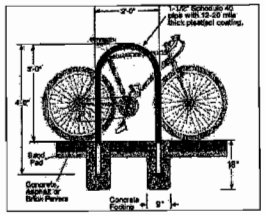
LOCATION	REGULAR	BLUE	GREEN	TOTAL	BICYCLES
MAIN AREA	95	6	1	102	12
OVERFLOW	34	0	0	34	0
TOTALS	129	6	1	136	12



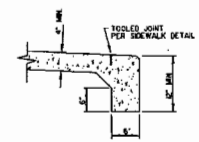
BIKE RACK/SIDEWALK DETAIL
N.T.S.



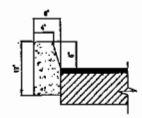
BIKE RACK CLEARANCE/SPACING DETAILS
N.T.S.



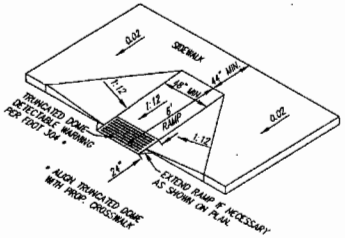
INVERTED "U" BIKE RACK DETAIL
N.T.S.



THICKENED EDGE SIDEWALK DETAIL
N.T.S.



6" CONCRETE CURB
N.T.S.



RAMP DETAIL
N.T.S.

Designed by DAO					
Drawn by PV					
Checked by SS	No.	Date	CHK	APP.	Revisions

CONTRACT NO.: NFP-011

PARK AND RIDE LOT AT NW 186 ST. AND NW 73 AVE.

MIAMI-DADE TRANSIT

OJITO & ASSOCIATES, INC.
12950 SW 133 COURT
MIAMI, FLA. 33186
FL. EB 6130

APPROVED | DATE | APPROVED | DATE

OSVALDO A. OJITO, PE FL34900

PARK & RIDE LOT AT NW 186 ST. & 73 AVE.

GENERAL LAYOUT
FENCE LAYOUT
RAMP & MISC. DETAILS

ISSUED DATE: 7/18/2008

SHEET NO. C-4