

MEMORANDUM

Agenda Item No. 5(D)

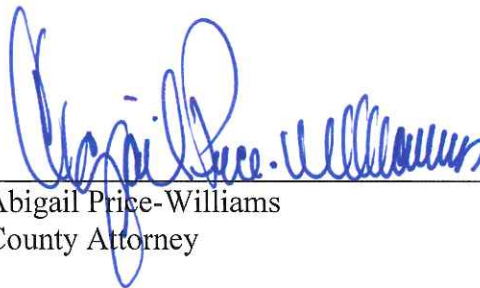
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: March 20, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the proposed development of a park and Ride/Bus Terminal Facility, known as Tamiami Station, to be located at the southwest corner of SW 8 Street and SW 147 Avenue, as a Government Facility 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 Joe A. Martinez.




Abigail Price-Williams
County Attorney

APW/cp

Date: March 20, 2018

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

From: Carlos A. Gimenez
Mayor 

Subject: Governmental Facilities Hearing Application
GF 17-01 Department of Transportation and Public Works Park and Ride/Bus Terminal Facility (Tamiami Station)

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the plan for the Department of Transportation and Public Works (DTPW) Park and Ride/Bus Terminal Facility ("Tamiami Station"), in compliance with Section 33-303 of the Code of Miami-Dade County.

This item approving Tamiami Station Park and Ride/Bus Terminal Facility 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 **recommends approval**.

Scope

Tamiami Station is located in Commission District 11, which is represented by Commissioner Joe A. Martinez. The Station will help support the planned State Road 836 Express Bus Service in addition to providing a potential terminal for several bus routes serving western portions of Miami-Dade County.

Fiscal Impact/Funding Source

Approval of the plan to designate the Tamiami Station Park and Ride/Bus Terminal Facility as a Government Facility does not create a fiscal impact to Miami-Dade County. For the Board's reference, funding for Tamiami Station is detailed in the background section of this transmittal memorandum.

Track Record/Monitor

Alice Bravo, P.E., the Director of the Department of Transportation and Public Works, will oversee construction of the Tamiami Station Park and Ride/Bus Terminal Facility.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Miami-Dade County Code. Specifically, this item requests Board approval of the Center.

LOCATION:	SW Corner of SW 8 th Street and SW 147 th Avenue
COMMISSION DISTRICT:	11
COMMISSION DISTRICTS IMPACTED:	11
FOLIO NUMBER(S):	30-4904-000-0071 (See Exhibit A to attached Site Review Committee recommendation for legal description).
SIZE:	Approximately eight (8) acres

- BACKGROUND:** The DTPW has identified the need to construct a new park and ride/bus terminal facility, known as Tamiami Station, to support the planned SR 836 Express Bus Service and other planned Express Bus routes. Tamiami Station Park and Ride/Bus Terminal Facility will also provide a potential hub or stop for several local bus routes serving western portions of Miami-Dade County. Tamiami Station is anticipated to serve as an integral component of the East-West corridor and provide premium transit connection between western portions of Miami-Dade County and downtown Miami. The proposed Tamiami Station is included in the Transportation Planning Organization's 2040 Long Range Transportation Plan and 2017 Transportation Improvement Plan, and the Florida Department of Transportation 2017 State Transportation Improvement Program (STIP).
- ZONING:** EU-1 Estates – Single-Family Residential 1 Acre or More and GU – Interim District (See Exhibit D to attached Site Review Committee recommendation).
- JUSTIFICATION:** This application is being processed as a Government Facility to allow construction of the transportation facility, which has been identified as a priority need for Miami-Dade County to help mitigate traffic congestion and provide transit alternatives for the public.
- PROJECT DESCRIPTION:** Tamiami Station consists of approximately 8 acres and will provide the following amenities:
- Elevated platform for passenger loading and unloading to ensure it can accommodate the Autonomous Rail Rapid Transit (ART) bus;
 - Accessible and convenient parking including long-term, short-term, drop-off/pick-up areas and designated parking for ADA, strollers, and electric vehicles;
 - Bus bays and layover bays;
 - Continuous weather-protection canopies over loading/unloading bus area;
 - Pedestrian canopies from west/east parking lots to bus bay area;
 - A break lounge for drivers;
 - Ticket vending machines;
 - Motorcycle parking areas;
 - Bicycle racks;
 - Perimeter fencing and/or privacy wall to buffer the residential area to the south;
 - Parking lot/site lighting;
 - Under canopy lighting; and
 - Drought-tolerant landscaping

DEVELOPMENT: It is anticipated that construction of the Tamiami Station Park and Ride/Bus Terminal Facility will commence in May 2019 with substantial completion by November 2020.

FUNDING: The Tamiami Station Park and Ride/Bus Terminal Facility is supported by the following funding sources and respective amounts: Federal Transit Administration - \$4 million dollars; People's Transportation Plan (FY 2017-18) - \$5,935,343 dollars; and FDOT - \$897,640 dollars.

SITE REVIEW COMMITTEE: The 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 proposed facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed this project on February 8, 2017 and recommended approval. Subsequently, the Florida Department of Transportation (the owner of record at that time), recorded a covenant (See Exhibit C to attached Site Review Committee recommendation) on June 20, 2017 at the request of the Department of Regulatory and Economic Resources Division of Environmental Resources Management to ensure that hazardous materials are not disposed of, discharged or stored on a portion of the subject property. Miami-Dade County currently owns the Tamiami Station property.

Subsequently to the 2017 analysis, the Committee reviewed a revised site plan in January 2018 showing the potential for Autonomous Rail Rapid Transit (ART) for Tamiami Station (See Exhibit B to attached Site Review Committee recommendation). ART is the world's first driverless transit system, being tested in China. The Committee has **no objections** to the site plan (SR 836 Express Bus Service – Park and Ride/Bus Terminal).

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board is required. The Board may only authorize the use, construction 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. Additionally, the DTPW conducted a project presentation at a public information meeting for Tamiami Station held on August 8, 2017 at Belen Jesuit Preparatory School.

REVIEWER: Gilberto Blanco, Supervisor

DELEGATED AUTHORITY: This resolution approves the Government Facility process for the construction of the Tamiami Station Park and Ride/Bus Terminal Facility.



Jack Osterholt
Deputy Mayor

Attachments:
Site Review Committee Recommendation with Exhibits

Memorandum



Date: March 20, 2018

To: Honorable Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF17-01 Department of Transportation and Public Works Park and Ride/Bus
Terminal Facility (Tamiami Station)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the development of the Department of Transportation and Public Works Park and Ride/Bus Terminal Facility ("Tamiami Station"), 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 February 8, 2017 and **recommends approval** of the Facility. Subsequently, the Committee reviewed a revised site plan showing Autonomous Rail Rapid Transit (AART), the world's first driverless transit system that uses sensors to move along the road; the Committee has **no objections**.

STAFF REPORTS

Department of Regulatory and Economic Resources

Metropolitan Planning Division:

Comprehensive Development Master Plan (CDMP)

The Miami-Dade County Department of Transportation and Public Works proposes to construct a new Park and Ride/Bus Terminal Facility on the southwest corner of SW 8 Street and SW 147 Avenue to support the planned State Road 836 Express Bus Service and other planned Express Bus routes. The Planning Division has reviewed the above-referenced Government Facilities application for consistency with the Comprehensive Development Master Plan (CDMP) and we offer the following comments:

Background:

The Miami-Dade County Department of Transportation and Public Works (DTPW) has identified an approximately eight (8) acre lot, located at the southwest corner of SW 8 Street and SW 147 Avenue, as the location for a new Park and Ride/Bus Terminal Facility, known as Tamiami Station. The proposed Tamiami Station will support the planned SR 836 Express Bus Service and other planned Express Bus routes, and will serve as a terminus for local bus routes serving western Miami-Dade County. The Tamiami Station will also serve as an integral component of the East-West corridor, and will provide premium transit

connections between western portions of Miami-Dade County to downtown Miami. The station will include: more than 450 parking spaces, bus bays and layover bays, a continuous pedestrian canopy over bus loading and unloading areas, a driver's break room, ticket vending machines, motorcycle parking, bicycle racks, perimeter fencing/privacy wall for the residential area to the south, and drought-tolerant landscaping.

<u>Existing Use:</u>	Undeveloped (Business and Office)
<u>Proposed Use:</u>	Park and Ride/Bus Terminal Facility
<u>CDMP Land Use Designation:</u>	Business and Office
<u>Zoning:</u>	EU-1 (Estates, Residential) and GU (Interim)
<u>Existing Use of surrounding properties:</u>	North: Undeveloped South: Single-family residential (townhomes) East: Commercial West: Single-family residential (townhomes)

CDMP Analysis/Recommendations:

The Adopted 2020 and 2030 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property as "Business and Office." Areas designated Business and Office accommodate the full range of sales and service activities including: retail, wholesale, commercial and professional office, hotels, hospitals, entertainment and cultural facilities, and telecommunication facilities (CDMP Page I-40). The CDMP does not discuss the placement of park-and-ride facilities within Business and Office-designated areas. However, the Transportation Element of the CDMP, Mass Transit Sub-element, does identify the proposed SR 836 Express Enhanced Bus service and other premium transit corridors (CDMP Page II-37: Nos. 5, 6 and 8; Page II-41, Figure 3). The Mass Transit Sub-element also provides the following:

Objective MT-4: Provide convenient, accessible, affordable, and safe mass transit services and facilities (Page II-33);

Policy MT-8A: Miami-Dade County shall enhance transit facilities to ease transfer with other modes (e.g.: park-ride garages and lots with short-term and long-term parking; kiss-and-ride areas, ride-sharing priority parking spaces for carpool and vanpool, motorcycle/scooter parking, bicycle lockers and racks, covered pedestrian walkways, taxi and jitney stands)(CDMP Page II-35); and

Policy MT-8D: Miami-Dade County shall continue its efforts to provide parking facilities for premium bus rapid transit routes including express and limited stop services to major activity centers and the rapid transit system, and for local bus services (CDMP Page II-35).

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

7

Development Services Division:

1. Background:

The DTPW has identified a need to construct Tamiami Station in order to provide a hub or stop for several local bus routes serving western parts of Miami-Dade County. Tamiami Station is intended to serve as an integral component of the East-West corridor and provide premium transit connections between the western portions of Miami-Dade County and downtown Miami. The proposed Tamiami Station is included in the Transportation Planning Organization's 2040 Long Range Transportation Plan and 2017 Transportation Improvement Plan and the Florida Department of Transportation's 2017 State Transportation Improvement Program (STIP).

The DTPW conducted a project presentation at a public information meeting for Tamiami Station held on August 8, 2017 at Belen Jesuit Preparatory School.

2. Project Description:

Tamiami Station will be developed on an approximately 8-acre site and will offer the following services and amenities:

- Elevated platform for passenger loading and unloading to ensure it can accommodate the Autonomous Rail Rapid Transit (ART) bus;
- Accessible and convenient parking including long-term, short-term, drop-off/pick-up areas and designated parking for ADA, strollers, and electric vehicles;
- Bus bays and layover bays;
- Continuous canopies over loading/unloading bus area;
- Pedestrian canopies from west/east parking lots to bus bay area;
- A break lounge for drivers;
- Ticket vending machines;
- Motorcycle parking areas;
- Bicycle racks;
- Perimeter fencing and/or privacy wall to visually buffer the residential area to the south;
- Parking lot/site lighting;
- Under canopy lighting; and
- Drought-tolerant landscaping

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1-1 Estates Family 1 Acre Gross and GU – Interim District; vacant land	Business and Office
North	GU; Vacant land	Transportation (ROW, Rail, Metrorail, etc.) and Open Land
South	RU-3M–Minimum Apt. House 12.9 per net acre; Townhomes	Low Density Residential (2.5 to 6 DU/Ac)
East	BU-1A–Business Limited; commercial, retail	Business and Office

West	RU-3M– Minimum Apt. House 12.9 per net acre; Townhomes	Low Density Residential (2.5 to 6 DU/Ac)
-------------	---	---

The **Development Services Division** recommends approval of this application. The proposed Tamiami Station will provide transit services and amenities for the convenience of area residents and mitigate traffic congestion. The station will be fitted with perimeter fencing and landscaping to visually lessen its impact on surrounding uses. As such, the application is recommended for approval subject to the following conditions:

3. Conditions:

- a. The Tamiami Station 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, "SR 836 Express Bus Service-Park and Ride/Bus Terminal."
- c. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee provided herein.
- 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 issuance of a Certificate of Use.
- 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.
- f. Pursuant to DERM's Memorandum, the applicant proffered a covenant running with the land in a form acceptable to Miami-Dade County, as required by Section 24-43(5)(d) of the Code, stating that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored in the subject property.

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 the following comments.

Ensure, via autoturn, adequate turning area and by-pass area is provided for the "new" design vehicle.

This 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 by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). Accordingly, DERM offers the following comments:

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(d) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 Resources Permit from the South Florida Water Management District (1-800-432-2045) shall be required for the construction and operation of the required surface water management system. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

Honorable Carlos A. Gimenez
Mayor
Page No. 6

The proposed property is located within the Bird Drive Basin; therefore, the development must comply with the Cut & Fill requirements.

The review of the above noted plans shall not constitute DERM approval of the paving and drainage plans included in this application. The paving and drainage plans will need to be reviewed and approved by the RER Environmental Plan Review Office.

Wetlands

The subject property is located within the Bird Drive Wetland Basin, and contains wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV permit and compliance with the Bird Drive Everglades Basin Ordinance, including plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work occurs on the subject property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources. Specifically, Section 24-48.3(5)(b) of the Code requires that all tree islands shall be preserved within the Bird Drive Everglades Wetland Basin. If a tree island is determined to exist on the property, the site plans must be changed to indicate the preservation of the tree island and a suitable amount of buffer to the development.

Please contact the Coastal and Wetland Resources Section at (305) 372-6585 for additional information concerning requirements pertaining to the Miami-Dade County Class IV permit.

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

The subject property revealed the presence of tree resources and contains 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.

Finally, in accordance with the Code and CON-8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

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

Honorable Carlos A. Gimenez
Mayor
Page No. 7

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

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.

This memorandum shall constitute written **approval** as required by Chapter 24 of 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.

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

Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2017 Transportation Improvement Program (TIP), nor in the 2040 Long Range Transportation Plan (LRTP).

Please be advised that SW 8 Street (SR 90) is part of the State Highway System. Contact Ali Al-Said, P.E., District Permits Engineer, Florida Department of Transportation, at (305) 470-5367, for information regarding permitting requirements.

Please be advised that a DTPW permit will be required for this project. Contact DTPW 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.

Honorable Carlos A. Gimenez
Mayor
Page No. 8

Traffic Engineering Division:

As a result of our initial review, the Department of Transportation and Public Works (DTPW) Traffic Engineering Division (TED) **does not oppose** your application. Our division will coordinate any traffic operation outstanding comments for offsite improvements at the time of plat.

Should you have any questions or need additional information, please contact our office at (305) 375-2030.

Miami-Dade Fire Rescue Department

According to the Governmental Facilities application executed on January 30, 2017, the Miami-Dade County Department of Transportation and Public Works (DTPW) is seeking to construct a park-and-ride/bus terminal facility ("the Facility") on property currently owned by the Florida Department of Transportation (FDOT) located on the southwest corner of SW 8 Street and SW 147 Avenue in Miami-Dade County, Florida.

The proposed Facility is intended to support the SR 836 Express Bus Service and other planned Express Bus routes. Additionally, the Facility will also serve as a potential terminus for several local bus routes serving western portions of the County.

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 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. 61 (Trail) located at 15155 SW 10 Street and Station No. 58 located at 12700 SW 6 Street. Station No. 61 is equipped with an Engine totaling four (4) 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 "SR 836 Express Bus Service-Park & Ride/Bus Terminal" as prepared by BND Engineers, Inc.

The Miami-Dade Fire Rescue Department (MDFR) has **no objections** to the Facility and believes it will serve as an integral component of the east-west corridor by providing premium transit connection between western portions of the County, the Miami Intermodal Center (MIC) and downtown Miami.

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 zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process.

Application Name: Tamiami Station Park and Ride/Bus Terminal Facility

Location: The proposed project will be located at the southwest corner/quadrant of SW 8th Street and SW 147th Avenue with Folio 30-4904-000-0071, in unincorporated Miami-Dade County and within 130 feet of the Urban Development Boundary (UDB) along SW 8th Street.

Proposed Development: Per application, "the proposed facility will be a DTPW Park & Ride/Bus Terminal Facility (Tamiami Station) that will be used to support the SR 836 Express Bus Service and other planned Express Bus Routes. The proposed Tamiami Station will also serve as a potential terminus for several local bus routes serving western portions of the County." The proposed Driver's Break Lounge building will have approximately 1,350 sq. ft.

The estimated water demand for the proposed project will be 68 (gpd).

Water: The subject project is located within a WASD service area. The source of water for the project is the Alexander Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2A(1) of the County's Comprehensive Development Master Plan (CDMP).

A WASD Agreement No. 23738 was offered to the developer on December 20, 2017 and points of connection dated November 27, 2017, and as per the Development Committee Resolution, the developer shall connect to an existing 16-inch water main in SW 147th Avenue abutting the eastern boundary of the property to provide water service to the proposed development. Any public water main extension within the property must be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension then, the water system must be looped with 2 points of connection.

A Water Supply Certification (WSC) letter was issued on December 20, 2017 through Agreement No. 23738. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD'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 and 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

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

For more information concerning the Water-Use Efficiency Standards Manual please go to http://www.miami-dade.gov/conservation/library/WUE_standards_manual_final.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 South District Wastewater Treatment Plant (SDWWTP) 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-2A(2) of the CDMP.

As per points of connection dated November 27, 2017, the developer shall connect to any of the following gravity sewers.

- An existing 8-inch gravity sewer in SW 147th Avenue partially abutting the eastern boundary of the property.
- An existing 8-inch gravity sewer (ES 7904-4 No. 96) in SW 147th Court N/O SW 9th Terrace and extend the same (8-inch gravity sewer) at Full Depth Northerly in SW 147th Court within the property, in an access easement and/or public R/W, to a point as required to provide service to the proposed development.

If the UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) 1207 or PS 1214 depending on which of the two options referenced above the developer connects. Both pump stations are in OK Moratorium Code Status. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 2.95 hrs. to 2.95 hrs. for PS 1207, and from 1.95 hrs. to 1.95 hrs. for PS 1214.

WASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with Policy WS-2A(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 and 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 must be obtained.

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

Honorable Carlos A. Gimenez
Mayor
Page No. 11

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 or Alfredo Sanchez at (786) 552-8237.

Internal Services Department

Internal Services Department (ISD) takes **no exceptions** to the further development of the above mentioned Government Facility application and recommends consideration and integration of the following items:

1. R-1200-05 / I/O 8-8 – Sustainable Buildings Program LEED Certification - *“Silver” (New Construction) or “Certified” (Renovations)*.
2. R-1101-15 – EV Charging Stations Quantity of proposed charging stations, provisions for employees with EV, types of charging stations and duration, free or paid charging to promote user turn-over and provisions for future increase in quantities required.
3. R-451-14 – Sea Level Rise Proposed finished floor elevations and parking lot elevations should consider the requirements of Resolution R-451-14. It is the policy of Miami-Dade County that all County infrastructure projects, including but not limited to County building elevation projects, County installation of mechanical and electrical systems, County infrastructure modifications, and County infrastructure renovations ... “shall consider sea level rise projections and potential impacts as best estimated at the time of the project, using the regionally consistent unified sea level rise projections, during all project phases including but not limited to planning, design, and construction, in order to ensure that infrastructure projects will function properly for fifty (50) years or the design life of the project, whichever is greater”. Contact Ms. Katherine Hagemann, Resiliency Program Manager, RER at 305-375-2816 for evaluation and further discussion of any applicable requirements.
4. R-63-16 – Designated Parking Program for Veterans
Follow recommendations outlined in the report.

Should you have any questions regarding this notification, please contact Frank Suarez at (305) 375-1112.

Transportation Section of the Department of Transportation and Public Works

Project Description

The Miami-Dade Department of Transportation and Public Works (DTPW) is seeking approval for a Governmental Facilities Hearing in order to construct a park-and-ride/transit terminal facility with approximately 493 parking spaces on a 7.98-acre site located on the southwest quadrant of the SW 147th Avenue and SW 8th Street intersection. The proposed park-and-ride/transit terminal facility will provide:

- Organized, safe, accessible and convenient parking including long term, short term, drop-off/pick-up areas, and designated parking for ADA, strollers, and electric vehicles;
- Bus bays and layover bays;
- Continuous canopies over loading/unloading bus area;
- Pedestrian canopies from west/east parking lots to bus area;
- A driver's break lounge;
- Ticket vending machines;
- Motorcycle parking areas;
- Bicycle racks;
- Perimeter fencing/privacy wall to buffer the residential area to the south;
- Parking lot/site lighting;
- Under canopy lighting;
- Drought-tolerant landscaping

Current Transit Service

There is no direct County transit service within the area provided by DTPW. The nearest Metrobus Routes, which currently provide service roughly 1.5 miles from the proposed site, include Routes 40, 51, and 137 (West Dade Connection). The service headways (in minutes) for these routes are provided in the table below.

Metrobus Route Service Summary: Governmental Facilities Application GF17-01:								
DTPW Tamiami Station								
Route	Service Headways (in minutes)						Proximity to Tamiami Station (miles)	Type of Service
	Weekday							
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight (OVN)	Saturday	Sunday		
40	20	60	40	n/a	n/a	n/a	1.5	L/F
51 (Flagler MAX)	15	30	30	n/a	n/a	n/a	1.5	E/F
137 (West Dade Connection)	30	45	60	n/a	40	45	1.5	L/F

Notes: L means Metrobus local route service
 F means Metrobus feeder service to Metrorail or Tri-Rail
 E means Metrobus Express or Limited-Stop service

based on December 2015 Line-Up

Future Transportation/Transit Improvements

The Tamiami Station is listed in the Miami-Dade County Transportation Planning Organization's (TPO) adopted 2040 Long Range Transportation Plan (LRTP) as a Priority I project with funding for construction in 2015-2020. This project is also listed in the TPO's adopted 2017 Transportation Improvement Program (TIP) with funding allocated in 2016-2017.

The 2017 Transit Development Plan (TDP) lists the Tamiami Station in Table 6-3 Funded Transit Projects FY 2018-2027 with completion scheduled for 2020.

In addition, the table below lists existing and future bus routes that will serve the Tamiami Station.

(located at the southwest quadrant of the SW 147th Ave. and SW 8th St. intersection)

Route	Bus Service Type	Notes
8	Local	Existing local bus service
24	Local	Existing local bus service
40	Local	Existing local bus service
51 (Flagler MAX)	Limited Stop	Existing limited stop bus service
SR 836 Express - Line A (future service)	Express	Express from the Tamiami Station (SW 147 Ave and SW 8 Street) to the Miami Intermodal Center (MIC) via SR 836
SW 137 Avenue Enhanced Bus Service (future service)	Enhanced	Provide premium limited-stop transit service along SW 137 Avenue from the Tamiami Park-and-Ride Terminal to Caribbean Blvd/US-1
Flagler Corridor BRT* (future service)	Bus Rapid Transit	BRT service from the Tamiami Station to the Downtown Intermodal Terminal via SW 8 Street, SW 107 Avenue, and W Flagler Street

* - the Flagler Corridor BRT, once implemented, will replace the 51 Flagler MAX service

DTPW Comments/Recommendations

This project is an integral component of the East-West corridor which connects the largest employment areas of Miami-Dade County (Florida International University, Doral, Miami Health District, Downtown Miami and Brickell). The proposed park-and-ride/transit terminal facility is conveniently located adjacent to residential areas in western Miami-Dade County. This project will provide a much needed transit terminal facility and offer a viable transportation alternative for the potential transit riders from adjacent residential areas.

Most, if not all, of the few major east-west arterials near the proposed park and ride facility, experience heavy congestion during the peak periods with significant delays. In order to enhance mobility by expanding multimodal transportation options, DTPW has identified the need for this proposed park-and-ride/bus terminal facility which will serve as a termini to support the planned SR 836 Express Bus Service as well as other existing local bus routes. It is anticipated that the SR 836 Express Bus Service will alleviate some of the heavy congestion on SR 836 especially during rush hour in peak direction, as well as some of the congestion on the local major arterials.

The Tamiami Station Park-and-Ride/Bus Terminal Facility will provide organized, safe, accessible and convenient parking for transit patrons and will greatly enhance transit services in the area.

Based on the information presented, DTPW **has no objections** to this application.

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 bus terminal at Tamiami Station to be located at the SW corner of SW 8th Street and SW 147th Avenue in Miami-Dade County.

Based upon our review of the information provided to us, MDAD **does not object** to the proposed Tamiami Station Park and Ride Bus 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.

Department of Cultural Affairs

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from the Department of Transportation and Public Works, for the SR 836 Express Bus Service – Tamiami Station Park & Ride/Bus Terminal Facility (GF 17-01). With regard to the applicability of the Art in Public Places requirement, CUA offers the following comments in accordance with Section 1/Section 2-11.15(2)(a), of the Miami-Dade County Code:

The Art in Public Places Ordinance of the Miami-Dade County Code is a requirement for this project.

Honorable Carlos A. Gimenez
Mayor
Page No. 15

In regard to Art in Public Places, the Miami-Dade County Department of Cultural Affairs has **no objections** to this application provided that the project complies with the Art in Public Places Ordinance. The project team must contact Art in Public Places for ordinance implementation.

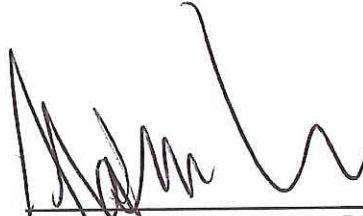
For additional information, please contact Carolina Alfonso, Construction Projects Manager, at carana@miamidade.gov or 305-375-3671.

APPLICATION GF17-01

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
PARK & RIDE BUS TERMINAL - TAMiami STATION



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



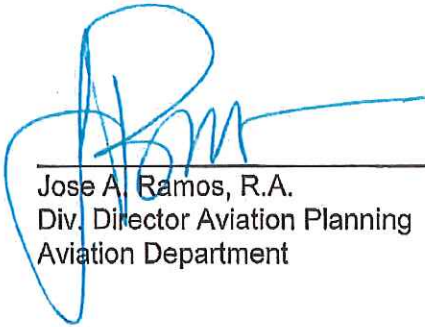
Nathan Kogon, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources



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



Jose A. Ramos, R.A.
Div. Director Aviation Planning
Aviation Department



Lester Sola, Director
Miami-Dade Water and Sewer
Department



Michael Spring, Director
Cultural Affairs Department



Tara C. Smith, Director
Internal Services Department

* Incorporating edits as
described in attached
7/27/17 memo.

Exhibit "A"

LEGAL DESCRIPTION

A Parcel of Land in Section 4, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida, More particularly described as follows:

Commence at the S.E. Corner of Section 4, Township 54 South, RANGE 39 East, Thence, along the East line of said Section 4, with a bearing of $N02^{\circ}12'00''W$, for 659.67 feet; Thence $S87^{\circ}44'49''W$, for 40.00 feet to the Point of Beginning; Thence $S87^{\circ}44'49''E$, for 655.52 feet; Thence $N02^{\circ}12'00''W$, for 542.85 feet; Thence $N89^{\circ}43'20''E$, for 631.61 feet to the point of curvature of a curve concave to the Southwest, said curve having a radius of 25 feet, thence along the arc of said curve to the right, an arc length of 38.43 through a central angle of $88^{\circ}04'40''$ to a point of tangency; Thence $S02^{\circ}12'00''E$, for 496.07 feet, to the Point of Beginning.

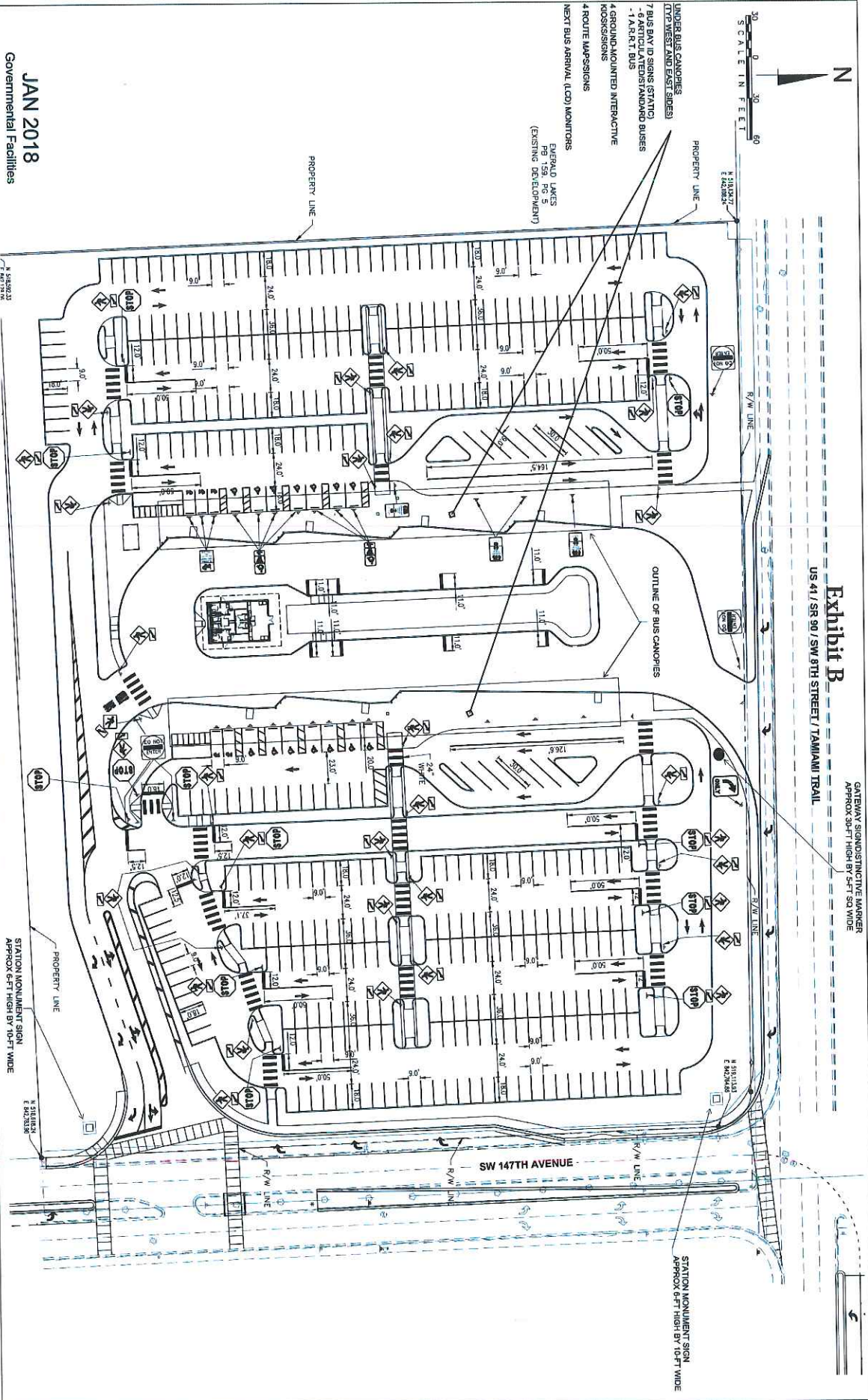
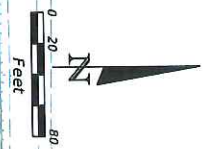
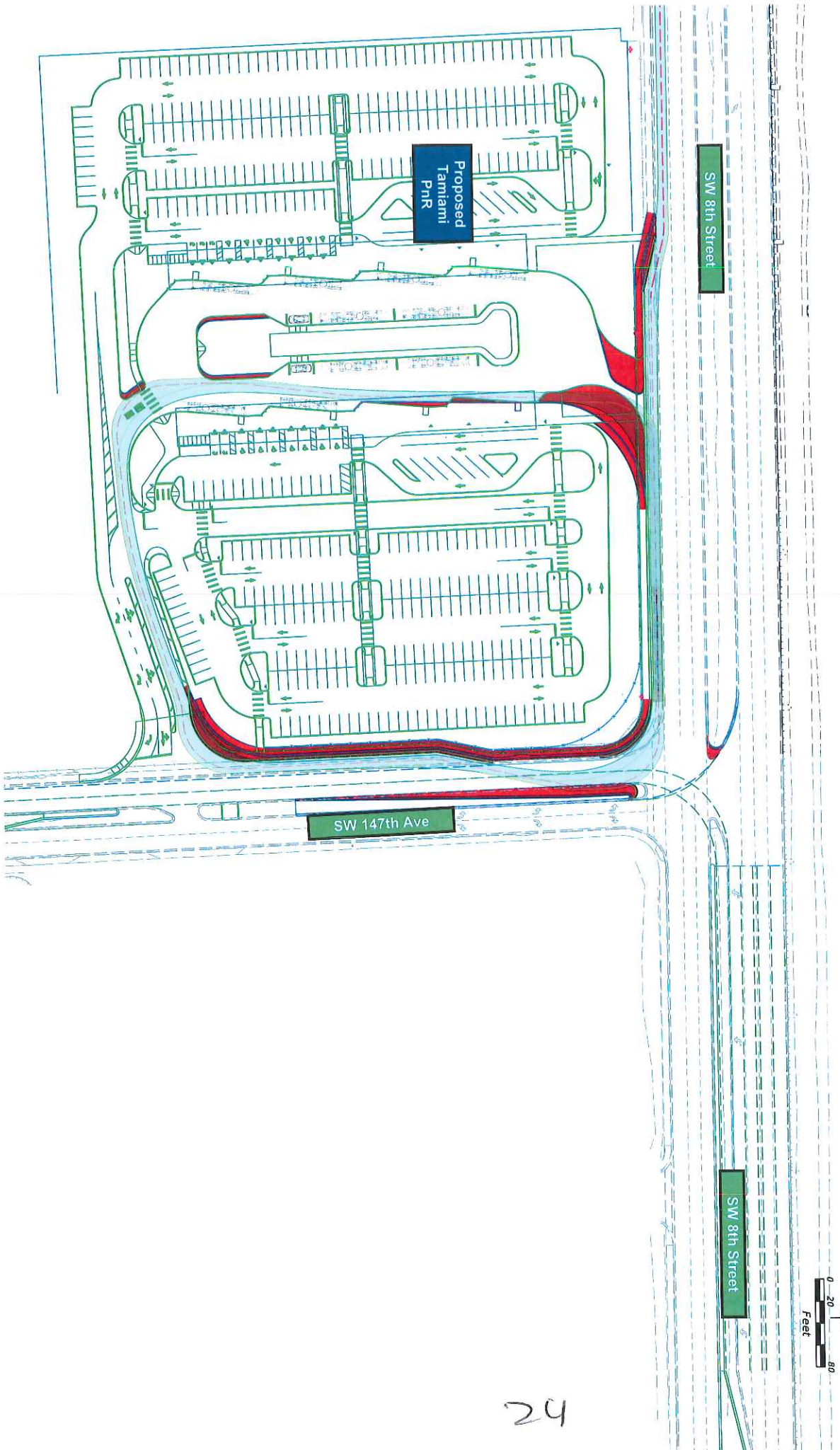


Exhibit B
 GATEWAY SIGN/DISTINCTIVE MARKER
 APPROX 30-FT HIGH BY 2-FT SQ WIDE
 US 41 / SR 90 / SW 9TH STREET / TAMAMI TRIALL

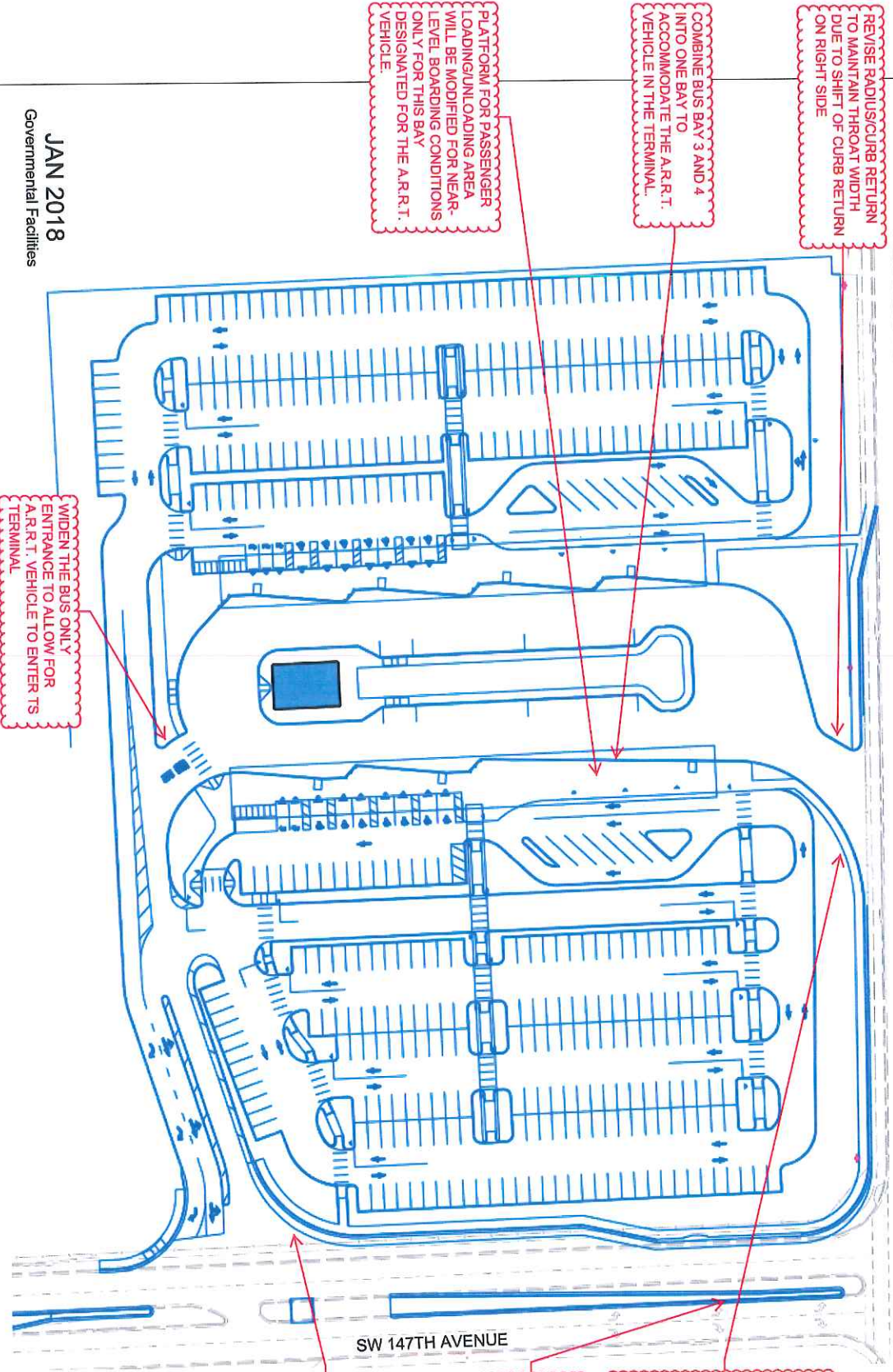
JAN 2018
 Governmental Facilities

<p>DESIGNED BY: MAMMADE</p> <p>DRAWN BY: DTFW</p> <p>CHECKED BY: TRANSPORT</p> <p>DATE: 1/12/2018</p>	<p>PROJECT: SR 836 EXPRESS BUS SERVICE - PARK & RIDE/BUS TERMINAL</p> <p>CLIENT: URS</p> <p>LOCATION: 2710 SW 151ST AVENUE, MIAMI, FL 33144</p> <p>DATE: 1/12/2018</p>	<p>DRAWING TITLE: TAMAMI STATION - OVERALL CIVIL SITE PLAN</p> <p>SHEET NO.:</p>
---	--	--

NEW DESIGN IMPACTS WITH TRACKS



US 41 / SR 90 / SW 8TH STREET / TAMiami TRAIL



REVISE RADIUS/CURB RETURN TO MAINTAIN THROAT WIDTH DUE TO SHIFT OF CURB RETURN ON RIGHT SIDE

COMBINE BUS BAY 3 AND 4 INTO ONE BAY TO ACCOMMODATE THE A.R.R.T. VEHICLE IN THE TERMINAL.

PLATFORM FOR PASSENGER LOADING/UNLOADING AREA WILL BE MODIFIED FOR NEAR-LEVEL BOARDING CONDITIONS ONLY FOR THIS BAY DESIGNATED FOR THE A.R.R.T. VEHICLE

WIDEN THE BUS ONLY ENTRANCE TO ALLOW FOR A.R.R.T. VEHICLE TO ENTER ITS TERMINAL

INCREASE RADIUS/CURB RETURN (R=49'-3") TO ALLOW FOR A.R.R.T. VEHICLE TO LEAVE DESIGNATED BAY AND ENTER INTO RIGHT-TURN LANE FOR ACTIVATION OF TSP MOVEMENT THROUGH SIGNALIZED INTERSECTION. PEDESTRIAN SIDEWALK WILL BE ADJUSTED ACCORDINGLY. MINOR CHANGES TO LANDSCAPING (SHIFTING TREES).

REVISE CONCRETE MEDIAN TO ALLOW FOR A.R.R.T. VEHICLE TO MAKE A LEFT TURN FROM SW 8TH STREET (WESTBOUND) OR A RIGHT TURN FROM SW 8TH STREET (EASTBOUND).

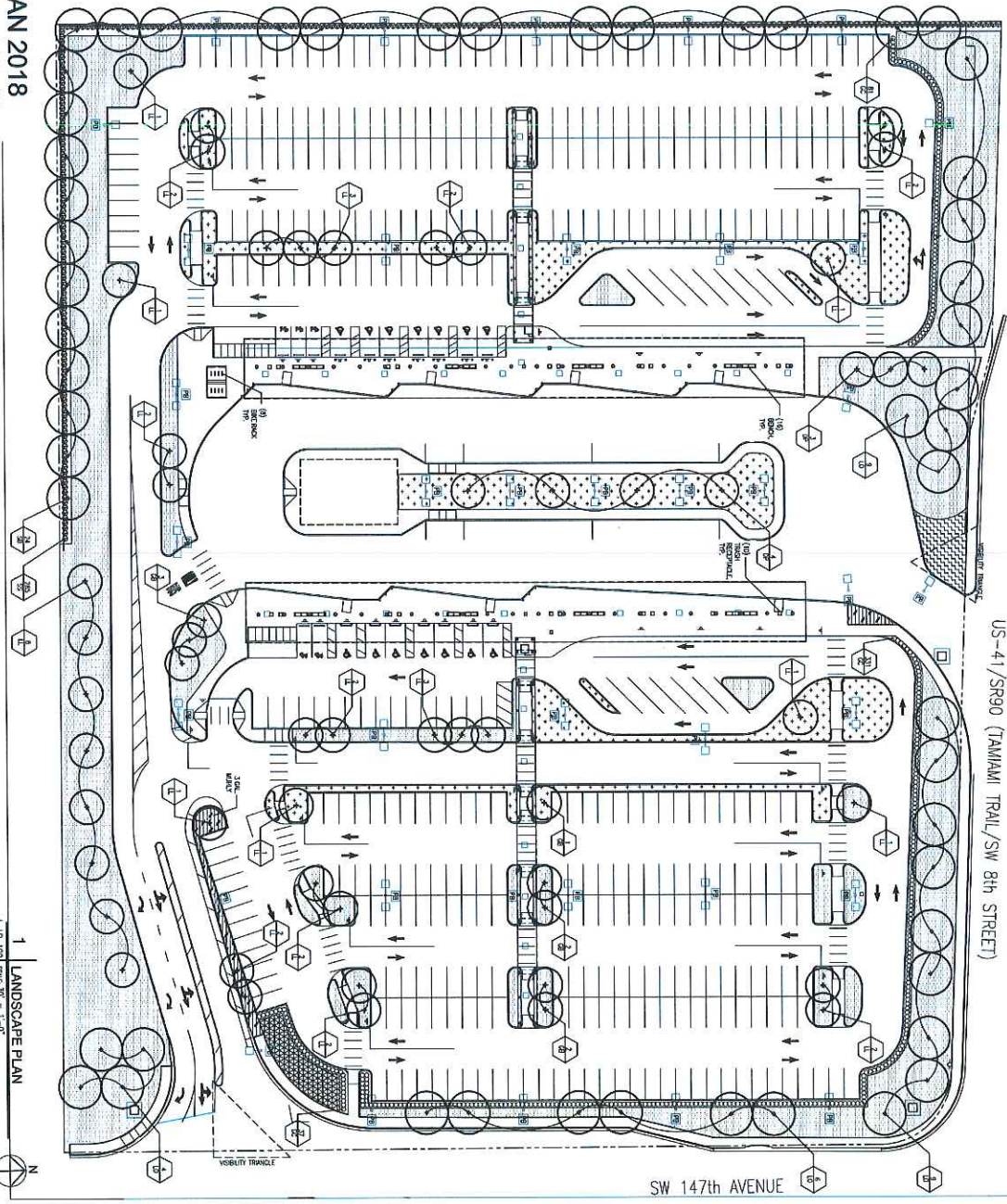
INCREASE RADIUS/CURB RETURN TO ALLOW FOR A.R.R.T. VEHICLE TO ENTER ITS FACILITY FOLLOWING REGULAR BUS MOVEMENTS. PEDESTRIAN CROSSWALKS WILL BE ADJUSTED ACCORDINGLY.

SW 147TH AVENUE

JAN 2018
Governmental Facilities

TAMiami STATION - DESCRIPTION OF SITE PLAN REVISIONS (FOR REFERENCE ONLY)
SITE PLAN UPDATES TO ACCOMMODATE AUTONOMOUS RAIL RAPID TRANSIT (A.R.R.T.) VEHICLE FOR FUTURE USE AT TAMiami STATION.

JAN 2018
Governmental Facilities



US-41/SR90 (TAMAMI TRAIL/SW 8th STREET)

SW 147th AVENUE

LANDSCAPE PLAN
SCALE: 30' = 1" - 0"

SYMBOLS AND LEGEND

- CANOPY TREEL, REF. PLAN AND PLANT SCHEDULE
- CANOPY TREEL, REF. PLAN AND PLANT SCHEDULE
- SPANISH STURGEY (SS) REF. PLAN AND PLANT SCHEDULE
- SPANISH STURGEY (SS) REF. PLAN AND PLANT SCHEDULE
- GREEN COCCONIA (CC) REF. PLAN AND PLANT SCHEDULE
- GREEN COCCONIA (CC) REF. PLAN AND PLANT SCHEDULE
- DIVERSE FANFOLDIE GRASS (Frogman esp/leaves)
- DIVERSE FANFOLDIE GRASS (Frogman esp/leaves)
- ▨ MULTIY GRASS (Muhlenbergia capillaris)
- ▨ WALKING IRIS (Iris sibirica)
- ▨ GREEN ISLAND FOLDS (Ficus microcarpa)
- ▨ BEACH CREEPER (Ficus filicoides)
- ▨ LAMN (Argemone Sabia Sod)
- ▨ TRASH RECEPTACLE, REF. PLAN AND SITE FURNITURE SCHEDULE
- ▨ BENCH, REF. PLAN AND SITE FURNITURE SCHEDULE
- ▨ BICYCLE RACK, REF. PLAN AND SITE FURNITURE SCHEDULE
- ▨ PROPERTY LINE
- ▨ VISIBILITY TRIANGLE

<p>DESIGNED BY L. JOHNSON</p> <p>CHECKED BY L. JOHNSON</p> <p>DATE AS SHOWN</p>	<p>APPROVED MIMM-DADE TRANSPORTATION</p>	<p>APPROVED URS URS Corporation 3000 Central Expressway Suite 100 Folsom, CA 95630 Tel: 916.575.2200 Fax: 916.575.2202 www.urscorp.com</p>	<p>APPROVED AECOM 7800 Corporate Center Drive Suite 100 Folsom, CA 95630 Tel: 916.575.2200 Fax: 916.575.2202 www.aecom.com</p>	<p>DATE 3.26.18</p>	<p>DATE 11/11/18</p>	<p>DATE 11/11/18</p>	<p>DATE 3.26.18</p>
<p>SR 836 EXPRESS BUS SERVICE - PARK & RIDE/BUS TERMINAL</p>				<p>TAMAMI STATION - LANDSCAPE PLAN</p>			
<p>PROJECT NO. 15180000000000000000</p>				<p>SHEET NO. 27</p>			



CFN 2017R0346864
OR BK 30579 Pgs 2837-2839 (3Pgs)
RECORDED 06/20/2017 09:24:27
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

COVENANT RUNNING WITH THE LAND
IN FAVOR OF
MIAMI-DADE COUNTY

Item/Segment No: 2499001
State/Job No. : 87120-2502
State Road No.: 90 (SW 8th Street)
County: Miami-Dade
Parcel No: 3800

Florida Department of Transportation

The undersigned, _____, being the present owner(s) of the following described real property (hereinafter called "the Property"):

FOLIO No. 30-4904-000-0071 (DTPW - Tamiami Station Park & Ride)
LEGAL DESCRIPTION: Commence at the SE. Corner of Section 4, Township 54 South, RANGE 39 East, Thence, along the East line of said Section 4, with a bearing of N02°12'00"W, for 659.67 feet; Thence S87°44'49"W, for 40.00 feet to the Point of Beginning; Thence S87°44'49"E, for 655.52 feet; Thence N02°12'00"W, for 542.85 feet; Thence N89°43'20"E, for 631.61 feet to the point of curvature of a curve concave to the Southwest, said curve having a radius of 25 feet, thence along the arc of said curve to the right, an arc length of 38.43 feet through a central angle of 88°04'40" to a point of tangency; Thence S02°12'00"E, for 496.07 feet to the Point of Beginning.

Southwest quadrant of SW8th Street & SW 147th Avenue

Located at _____ pursuant to Section 24-43(5)(d) of the Code of Miami-Dade County, hereby submit(s) this executed covenant running with the land in favor of Miami-Dade County.

The undersigned agree(s) and covenant(s) to the following:

1. Hazardous materials, shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the Northwest Wellfield protection area or within the West Wellfield Interim protection area or within the basic wellfield protection area of any other utility potable water supply well, except that de minimis quantities of hazardous materials (not including hazardous waste) and lubricating oils and hydraulic fluids necessary to the operation of stationary equipment integral to the operation of a building, shall be allowed outside the thirty (30) day travel time of any utility potable water supply well, provided that the use, handling, or storage of said de minimis quantities occur inside a building and provided that said lubricating oils and hydraulic fluids are contained within the closed sealed reservoirs of the stationary equipment; and
2. Hazardous wastes shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the Northwest Wellfield protection area, or within the West Wellfield Interim protection area, or within the South Miami Heights Wellfield Complex, or within the average day pumpage wellfield protection area, or within the basic wellfield protection area of any other utility potable water supply well, except that small quantity generators, as defined in Section 24-5 of the Code, of hazardous waste are allowed outside the basic wellfield protection area of a utility potable water supply well (except for utility potable water supply well within the Northwest Wellfield protection area, and the West Wellfield Interim protection area) when the water pollution prevention and abatement measures and practices set forth below have been provided.
 - (i) A monitoring program for the detection of pollution caused or which may be caused by hazardous materials, and
 - (ii) Secondary containment for the storage of fifty-five (55) U.S. gallons or more of hazardous materials, and
 - (iii) Inventory control and record-keeping of hazardous materials, and
 - (iv) Storm water management controls to prevent the introduction of hazardous materials into the storm water collection and discharge system, and
 - (v) Protection and security of facilities utilized for the generation, storage, usage, handling, disposal or discharge of hazardous materials.



3. Fuels, lubricants and other materials required for rockmining operations (lake excavations, concrete batch plants, rock crushing and aggregate plants) within the Northwest Wellfield protection area or within the West Wellfield Interim protection area; electrical transformers and existing land uses required by the Director or the Director's designee to correct violations of this chapter; shall not be prohibited when the following water pollution prevention and abatement measures and practices will be provided:
 - (i) A monitoring program for the detection of pollution caused or which may be caused by hazardous materials, and
 - (ii) Secondary containment for the storage of fifty-five (55) U.S. gallons or more of hazardous materials, and
 - (iii) Inventory control and record-keeping of hazardous materials, and
 - (iv) Storm water management controls to prevent the introduction of hazardous materials into the storm water collection and discharge system, and
 - (v) Protection and security of facilities utilized for the generation, storage, usage, handling, disposal or discharge of hazardous materials.

Said water pollution prevention and abatement measures and practices shall be subject to the approval of the Director of the Department of Environmental Resources Management or the Director's designees. However, the water pollution prevention and abatement measures shall not be required for electrical transformers serving residential land uses.

4. The use, handling or storage of factory pre-packaged products intended primarily for domestic use or consumption which contain hazardous materials shall not be prohibited, provided however, that:
 - (i) The storage of factory prepackaged products shall only occur within a building; and
 - (ii) The nonresidential land use is an office building use (or equivalent municipal land use) or a business district use (or equivalent municipal land use) engaged exclusively in retail sales of factory prepackaged products intended primarily for domestic use or consumption; and
 - (iii) The nonresidential land use is served or is to be served by utility water and utility sanitary sewers; and
 - (iv) Said building is located more than thirty (30) days travel time from any utility potable water supply well; and
 - (v) Prepackaged products necessary to and used solely for the upkeep and maintenance of the property, including any building or landscape features, personal hygiene products, and office supplies containing hazardous materials shall not be prohibited provided that the storage of factory prepackaged products shall only occur within a building and the nonresidential land use is served or is to be served by utility water and utility sanitary sewers.
5. Prior to the entry into a landlord-tenant relationship with respect to the Property, the undersigned agree(s) to notify in writing all proposed tenants of the Property of the existence and contents of this Covenant.
6. The undersigned agree(s) and covenant(s) that this Covenant and the provisions contained herein may be enforced by the Director of Environmental Resources Management by temporary, permanent, prohibitory, and mandatory injunctions as well as otherwise provided for by law or ordinance.
7. This agreement and Covenant shall be recorded, at the undersigned's expense, in the Public Records of Miami-Dade County, Florida and the provisions hereof shall constitute a Covenant Running with the Land and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representatives, estates, successors, grantees and assigns.



8. This agreement and Covenant shall upon request by the undersigned be released by the Director of the Department of Environmental Resources Management or the Director's designee when the Director or the Director's designee determines that the Property is neither within the Northwest Wellfield protection area nor within the West Wellfield Interim protection area nor within the average day pumpage wellfield protection area, or the outer wellfield protection zone of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, South Miami Heights Wellfield Complex, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield nor within the basic wellfield protection area of any public utility potable water supply well.
9. This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Covenant is recorded after which time it shall be extended automatically for successive periods of ten years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the Covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County as specified herein.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 15th day of June, 2017.

GOVERNMENT ENTITY

WITNESSES:
 Sign Jade McClendon
 Print Jade McClendon
 Sign Cindy Capdevila
 Print Cindy Capdevila

ENTITY:
 Sign [Signature]
 Print James Wolfe, P.E.
 Title District Secretary
 Address 1000 NW 111 Ave
Miami, FL 33172

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15th day of June, 2017, by James Wolfe, P.E., as District Secretary of FDOT District Six, a Florida corporation, on behalf of the corporation. He or she is personally known to me or has produced _____ as identification and did take an oath.



Maria A. Llanes
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG025815
Expires 9/1/2020

NOTARY PUBLIC
 Sign [Signature]
 Print Maria A. Llanes

State of Florida at Large (Seal)
My Commission Expires: 09/01/2020

STATE OF FLORIDA, COUNTY OF DADE

HEREBY CERTIFY that this is a true copy of the original filed in this office on 15th day of June, A.D. 2017

WITNESS my hand and Official Seal
BY [Signature] CLERK, of Circuit and County Courts
DC

ERIC SPRINGER #172204



THIS INSTRUMENT PREPARED BY:

Exhibit D

GU

SW 147TH AVE

GU SW 8TH ST

EU-1

BU-1A

GU

SW 147TH AVE

SW 9TH TER

RU-3M

SW 9TH ST

SW 149TH AVE

SW 147TH CT

SW 10TH ST

SW 145TH CT

SW 144TH PL

RU-1MA

RU-1Z



RU-1MB

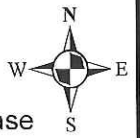
SW 11TH ST

MIAMI-DADE COUNTY HEARING MAP

Process Number G2017000001

Legend

-  Subject Property Case
-  Zoning



Section: 04 Township: 54 Range: 39
 Applicant: Miami-Dade DTPW
 Zoning Board: C10
 Commission District: 11
 Drafter ID: E.Cespedes
 Scale: NTS



SKETCH CREATED ON: Wednesday, February 1, 2017

32

REVISION	DATE	BY

Exhibit D

SW 8TH ST

SW 147TH AVE

SW 9TH TER

SW 9TH ST

SW 149TH AVE

SW 148TH PL

SW 147TH MS

SW 10TH ST

SW 145TH CT

SW 144TH PL

SW 11TH ST

MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
G2017000001

Legend
 Subject Property



Section: 04 Township: 54 Range: 39
Applicant: Miami-Dade DTPW
Zoning Board: C10
Commission District: 11
Drafter ID: E.Cespedes
Scale: NTS

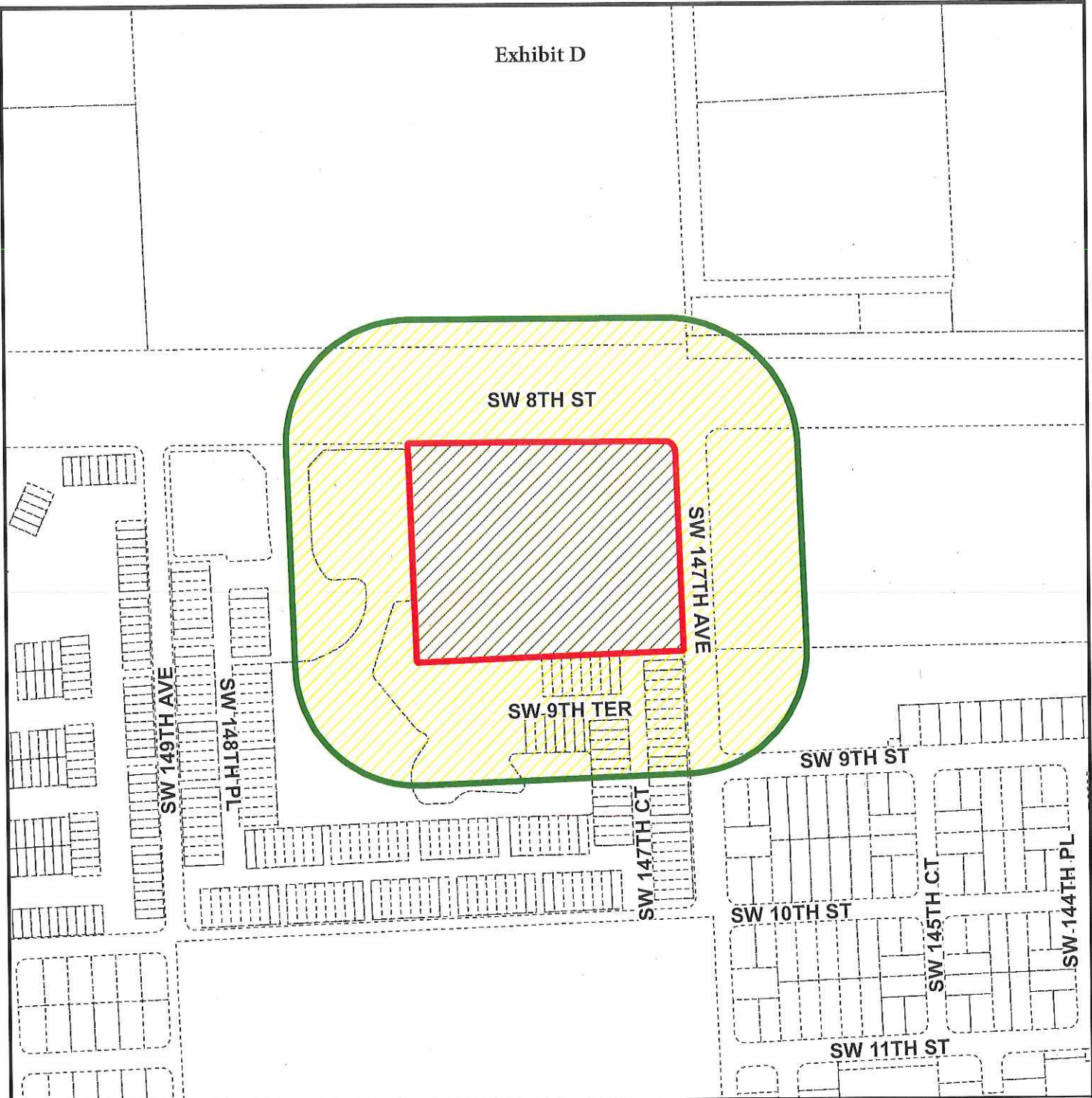


SKETCH CREATED ON: Monday, May 15, 2017

33

REVISION	DATE	BY

Exhibit D



MIAMI-DADE COUNTY
RADIUS MAP

Section: 04 Township: 54 Range: 39
Applicant: Miami-Dade DTPW
Zoning Board: C10
Commission District: 11
Drafter ID: E.Cespedes
Scale: NTS

Process Number
G2017000001
RADIUS: 300

Legend

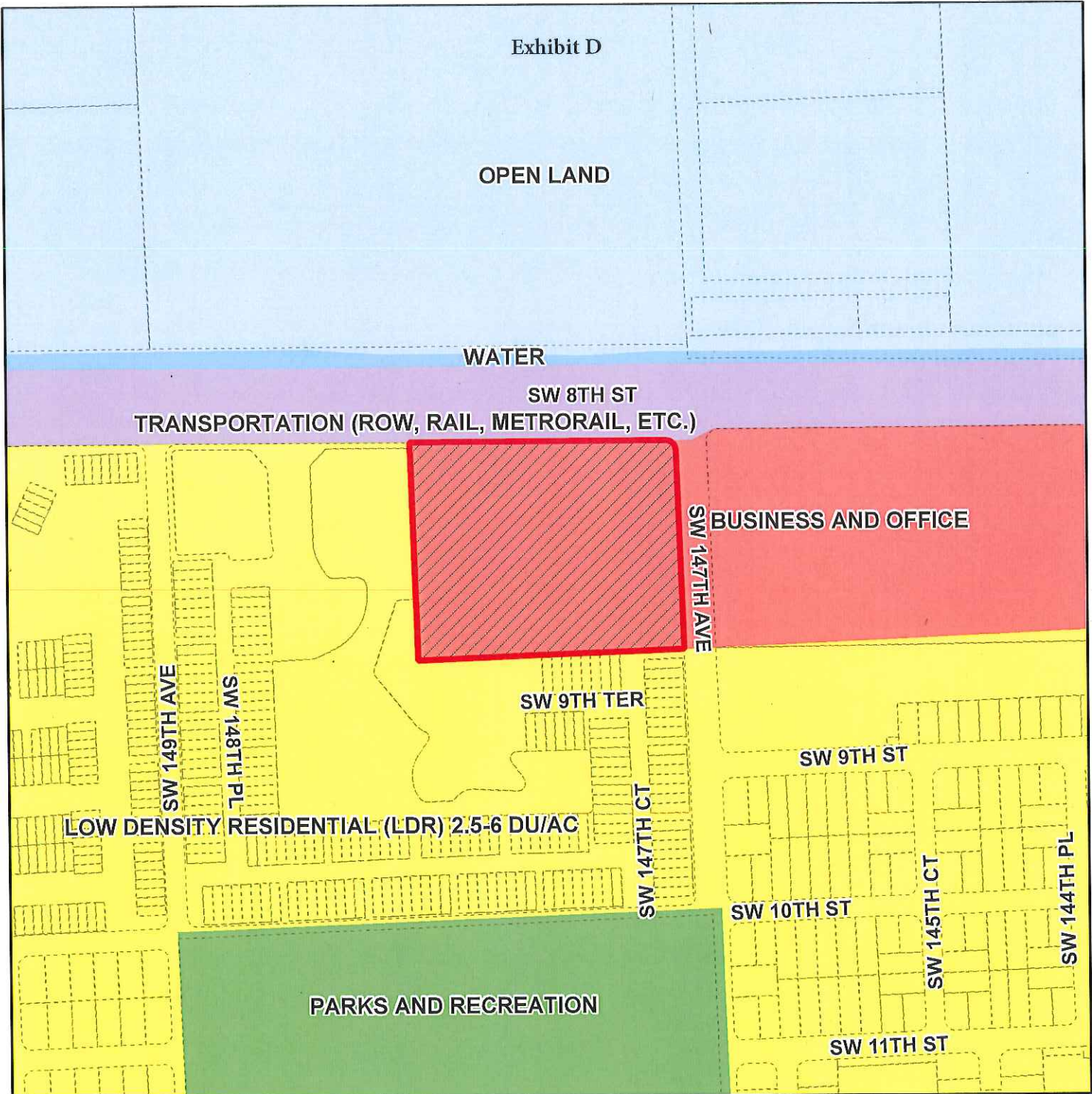
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, May 15, 2017

34

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2017000001

Legend

 Subject Property Case



Section: 04 Township: 54 Range: 39
 Applicant: Miami-Dade DTPW
 Zoning Board: C10
 Commission District: 11
 Drafter ID: E.Cespedes
 Scale: NTS



SKETCH CREATED ON: Monday, May 15, 2017

35


REVISION	DATE	BY



MEMORANDUM
(Revised)

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

DATE: March 20, 2018

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(D)

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(D)
3-20-18

RESOLUTION NO. _____

RESOLUTION APPROVING THE PROPOSED DEVELOPMENT OF A PARK AND RIDE/BUS TERMINAL FACILITY, KNOWN AS TAMIAMI STATION, TO BE LOCATED AT THE SOUTHWEST CORNER OF SW 8 STREET AND SW 147 AVENUE, AS A GOVERNMENT FACILITY 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 (1) that the proposed plan for the Department of Transportation and Public Works Park and Ride/Bus Terminal Facility (Tamiami Station), more specifically described in attached Exhibits A and B to the attached memoranda, is necessary to support bus routes serving western portions of Miami-Dade County, when considering the Florida Department of Transportation's Declaration of Restrictions (Exhibit C to the attached memoranda) pertaining to the proper handling, discharge and disposal of hazardous materials on the subject site and that (2) such facility will provide for the public health, safety, and welfare of the citizens of Miami-Dade County, Florida, when considering other factors such as the type of function involved, 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 20th day of March, 2018. 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.

LEM

Lauren E. Morse