

Date: February 19, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Agenda Item No. 5(M)

Resolution No. R-195-20

Subject: Governmental Facilities Hearing Application
GF 20-01 Department of Transportation and Public Works – The SW 168 Street Park
and Ride Project

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the plan for the Miami-Dade Department of Transportation and Public Works SW 168 Street Park and Ride Project as a Governmental Facility, in compliance with Section 33-303 of the Code of Miami-Dade County.

This Governmental Facility item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Department of Transportation and Public Works (DTPW).

Scope

The SW 168 Street Park-and-Ride Project, located at the NE corner of SW 168 Street and SW 97 Avenue, in Commission District 9, which is represented by Commissioner Dennis C. Moss. The subject property consists of approximately 3.25 acres that would be developed with the 670-space parking garage and the amenities described in the project description section provided herein.

Fiscal Impact/Funding Source

The SW 168 Street Park and Ride Garage and TransitWay Station project is being funded through a mixed-finance approach. The funding sources for the project include a combination of USDOT Better Utilizing Investments to Leverage Development (BUILD) Grant and local People Transportation Plan (PTP) Funding.

Track Record/Monitor

The Deputy Director of the Department of Transportation and Public Works, Frank Guyamier, will oversee construction and operation of the SW 168 Street Park-and-Ride Garage and TransitWay Station project.

Background

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

LOCATION: Lying at the northeast corner of SW 168 Street and SW 97 Avenue,
in Miami-Dade County.

COMMISSION DISTRICT: 9

COMMISSION DISTRICTS
IMPACTED: 9

FOLIO NUMBER(S): 30-5028-000-0560 & 30-5029-003-0170 (See Exhibit A to attached
Site Review Committee recommendation for Legal Description).

SIZE:	The lot size is 141,437 sq. ft. (3.25 acres).
BACKGROUND:	The proposed 670-space, five-story garage and TransitWay Station facility, straddles an existing park-and-ride surface lot and portions of the adjacent South Dade TransitWay, one of the County's SMART corridors. Currently, the SW 168 Street Park- and-Ride facility consists of a surface parking lot with 163-spaces established pursuant to a zoning hearing approval in May 2000. The upgrade of the existing surface Park-and-Ride facility with the 670-space garage structure, along with the Transit Terminal facility will support the projected transit demand of the surrounding South Dade area.
ZONING:	RU-5, Residential -Semi-Professional Office District GU, Interim District. (See Exhibit C to attached Site Review Committee recommendation).
JUSTIFICATION:	This application is being processed as a Governmental Facility to allow the construction of the DTPW five-story garage and TransitWay Station facility to meet and enhance transit facilities along the TransitWay, one of the County's SMART corridors in the South Dade area.
PROJECT DESCRIPTION:	The proposed project consists of the following: • 670-space parking garage; • Covered drop-off/pickup areas; • Ticket vending machines; • Restrooms; • Operator lounge; • Bicycle racks; • 20-foot landscape buffer from the residences to the north and west; and • Under canopy lighting.
DEVELOPMENT:	Construction is slated to be completed by 2022.
FUNDING:	The SW 168 Street Park and Ride and TransitWay Station Project is being funded through a mixed-finance approach. The funding sources for the project include a combination of USDOT Better Utilizing Investments to Leverage Development (BUILD) Grant and local People Transportation Plan (PTP) Funding.
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 regards 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 January 16, 2020 and recommends approval.

PUBLIC HEARING:

Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a governmental 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.

REVIEWER:

Carl Harrison, Governmental Facilities Coordinator

DELEGATED AUTHORITY:

This resolution approves the Governmental Facilities process for the SW 168 Street Park and Ride Project. Pursuant to Section 33-303(b)(6) of the Miami-Dade County Code, the RER Director is thereafter delegated the authority to approve non-substantial changes to the approved plans.



Jack Osterholt
Deputy Mayor

Memorandum



Date: February 5, 2020

To: Honorable Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF 20-01 Department of Transportation and Public Works – The SW 168 Street
Park and Ride Project

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the plan for the Miami-Dade Department of Transportation and Public Works Project in compliance with Section 33-303 of the Code of Miami-Dade County. The site is legally described in Exhibit A attached hereto. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of Miami-Dade Department of Transportation and Public Works. 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 January 16, 2020, and **recommends approval.**

STAFF REPORTS

Department of Regulatory and Economic Resources

Development Services Division:

Background: The subject property was originally a Miami-Dade Department of Transportation and Public Work's (DTPW) surface park and ride lot abutting the South Dade Transitway and is surrounded by single-family and duplex residences to the north and west, and commercial uses to the east and south. Miami-Dade Department of Transportation and Public Works is proposing the redevelopment of the site with a 670-space, 5-story parking garage, that will straddle the current park-and-ride site and portions of the adjacent Transitway corridor.

Project Description: The subject property consists of approximately 3.25 acres, inclusive of the TransitWay, currently containing a 163-space surface park-and-ride lot located at the northeast corner of SW 168 Street and SW 97 Avenue, and abutting Miami-Dade Water and Sewer Department (WASD) easement, and the portion of the South Dade Transitway abutting the property. As depicted in the plans provided in Exhibit B, the proposed SW 168 Street Park and Ride Project consists of the following:

- 670-space parking garage
- Covered drop-off/pickup areas;
- Ticket vending machines

- Restrooms
- Operator lounge
- Bicycle racks
- 20-foot landscape buffer from the residences to the north and west; and
- Under canopy lighting.

The subject property is a triangular parcel located in close proximity to the intersection of South Dixie Highway (US 1) and SW 168 Street, a section line roadway. Additionally, the property abuts the northeastern boundary of the Perrine Community Urban Center District (PECUC), which is located to the south of SW 168 Street. It should be noted that the Transitway is one of the six (6) Strategic Miami Area Rapid Transit (SMART) Plan Corridors and the proposed 670-space parking garage will facilitate transit demand along this area of the corridor.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-5 & GU; surface park-and-ride lot, South Dade Transitway	Low Density Residential (2.5 – 6 dua)/Transportation
North	RU-1; single-family residences	Low Density Residential (2.5 – 6 dua)
South	PECUC; Industrial light warehousing	Community Urban Center
East	BU-1A; car dealership	Business and Office
West	RU-1 and RU-2; single- and duplex-family residences	Low Density Residential (2.5 – 6 dua)

The **Development Services Division** finds that the proposed development will be consistent with and in keeping with the character of the surrounding neighborhood and recommends **approval** of the Governmental Facilities application subject to the following conditions:

1. That all perimeter and rooftop parking lot lighting should be oriented away from residential property and all lighting must comply with Sec. 33-4.1 of the Zoning Code.
2. That the landscaping and trees depicted in the submitted plans along the north and west property lines be installed prior to final permit approval.

Metropolitan Planning Division:

The subject ±1.97-acre site is located along SW 168 Street on the west side of the South Dade TransitWay which is identified on the CDMP Land Use Plan (LUP) map as an Existing Rapid Transit corridor and is one of the six Strategic Miami Area Rapid Transit (SMART) Plan Corridors recognized in the Mixed Use Development text of the CDMP Land Use Element as a Rapid Transit Activity Corridor. The CDMP Mixed Use Development text provides for transit supportive development and uses on properties within ½ mile of the SMART Plan corridor and allows for increased residential densities up to 60 units per acre within ¼ mile of the corridor and up to 36 units per acre on properties between ¼ and ½ mile of the corridor, provided such development is compatible with existing adjacent

development. Furthermore, CDMP Transportation Element Policies TE-1A, TE-1D and MT-8D encourage the County to promote mass transit alternatives to personal automobile such as heavy rail, light rail, and express buses; to actively pursue intermodal facilities such as 'park-and-ride' facilities along bus/rail routes including along the TransitWay; and to continue efforts to provide parking facilities for express bus routes and the rapid transit system. Park-and-Ride facilities are considered a public transportation facility/public institutional use and the SW 168 Street Park and Ride facility is listed in the County's 2019 update of the Transit Development Plan (for capacity expansion) and in the County's adopted 2019-2020 Capital Budget.

As outlined above, the Adopted 2020 and 2030 Land Use Plan (LUP) map of the CDMP designates the subject property as "Low Density Residential" (2.5 to 6 Dwelling Units per Acre; DU/Ac). Areas designated "Low Density Residential" are generally characterized by single family homes, cluster housing, and townhomes. However, the Land Use Element text (page I-56) provides that:

"Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories."

Additionally, the Land Use Element (page I-60) provides that not all transit facilities are specifically identified in the CDMP, but may be identified in detailed transit facilities planning and acknowledges the planned expansion of transit services and associated facilities in stating:

"...the LUP map distinguishes between Limited Access facilities, Major Roadways (3 or more lane arterials and collectors) and Minor Roadways (2 lane arterials and collectors). Also shown are existing and proposed Rapid Transit corridors. The term rapid transit, as used herein, includes any public heavy rail or light rail, or busses operating on exclusive bus lanes. The transportation network depicted is a year 2030 network that will develop incrementally as funding becomes available. In addition, rapid transit corridors may be provided with an interim type of service such as express bus service during much of the planning period while more permanent facilities are being planned, designed and constructed. The roadway and transit alignments shown in the CDMP are general indications of the facility location. Specific alignments may be modified through detailed transportation planning, DRI review and approval processes, subdivision platting, highway design and engineering or other detailed planning or engineering processes."

Based upon a review of the information provided for the SW 168 Street Park and Ride facility, and the CDMP Goals, Objectives and Policies, the Planning Division finds the proposed Park-and-Ride facility redevelopment and expansion consistent with the CDMP, subject to the adequate design and buffering to ensure compatibility with the existing adjacent single-family residential development.

Office of Resilience:

Summary: In compliance with Resolution No. R-451-14 and Ordinance No. 14-79, all County infrastructure projects that come before the Board of County Commissioners must consider sea level rise in their planning, design, and construction. This resolution requires that,

“all County infrastructure projects... shall consider sea level rise projections at 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.”

Furthermore, the County requires that all agenda items pertaining to planning, design and construction of County infrastructure include a statement that the impact of sea level rise has been considered. The applicant has stated that the development will comply with Resolution No. R-451-14 and will include resiliency features within the development. While the proposed location is not projected to be directly impacted tidal flooding due to sea level rise over the next 50 years, it is always recommended to take steps to limit potential flood damage. The Office of Resilience (OOR) recommends working with the project design team to integrate best management practices to reduce flooding risks. Many measures to reduce flooding such as use of pervious materials or additional shade trees can also reduce heat stress, improve the beauty of the area, the health of residents, and improve water quality.

In addition, all County buildings must comply with the requirements of the County's Sustainable Buildings Program [Resolution No. R-1200-05](#), [Ordinance No. 07-65](#), and [Resolution No. R-1309-07](#). [Implementing Order \(IO\) 8-8](#) requires a minimum rating of LEED Silver for new construction projects. In addition, the Board of County Commissioners passed [Resolution No. R-617-17](#) requiring infrastructure projects utilize the Envision rating system to meet sustainability goals. The Sustainable Buildings Program Ordinance and Implementing Order are currently being updated to include the Envision Standard and are anticipated to be presented to the Board in March, 2020. These standards ensure an integrated approach to design, construction, and operations. The Sustainable Buildings Program and associated legislation are not prescriptive, understanding that each project is unique and there are many paths to achieving the required certification level. When properly constructed and maintained per the Sustainable Buildings Program, buildings and facilities that incorporate high performance features and best management sustainability and resiliency practices have resulted in electricity and water use efficiencies and greater occupant productivity and satisfaction, while maintenance costs, utility costs, and climate carbon pollution have decreased. The Sustainable Buildings Program therefore promotes long-term capital asset value and cost savings, economic vitality, environmental quality, and social and health benefits through integrated design, construction, and operation of the County's built environment.

A request for a substitution of standard with another third-party, verifiable standard can be submitted to the Office of Resilience's Sustainability Manager (see below) for the express purpose of ensuring the use of a more appropriate or relevant rating standard. Please be advised that the substitution of standard cannot be requested due to financial constraints or due to the difficulty of achieving the standard. Please note that substitution of standard is made on a case by case basis and there should be no expectation of setting precedence because a substitution of standard was granted in a particular case. The particular decision to allow for a substitution of standard for any project in no way implies that future similar projects will be able to use the same substitution.

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Please be advised of the additional Board of County Commissioner requirements which appear to apply to your project.

Cool Roof (Resolution No. [R-1103-10](#) and Resolution No. [R-54-18](#)): A high reflective roof, a roof made of highly reflective and emissive materials that remain significantly cooler than traditional materials during peak summer weather and where roofing material is certified by the U.S. EPA Energy Star Cool Roof Rating Council (ES-CRRC), is required for County Projects covered by the Sustainable Buildings Program.

Benchmarking Energy and Water Use and use of Energy Star Certified products when available (Resolution No. [R-228-09](#) and Resolution No. [R-918-12](#), and Resolution No. [R-795-12](#)): All product types qualified by and incorporated into an Energy Star certification category that are procured for a project shall have an EnergyStar certification. In addition, once occupied/functional, County projects must continuously track energy and water consumption using the County's existing ECAP software platform which can be used to transmit data to the free federal benchmarking tool known as EnergyStar Portfolio Manager. These systems help the County strategically manage electricity and water usage and bills, obtain energy and water use intensity values (and in some cases ENERGY STAR ratings), and help with other functions for County facilities.

Electric Vehicle (EV) Charging Stations (Ordinance No. [O-19-17](#)): Outlines zoning requirements for both community and County projects in UMMA that involve parking or parking facilities for both parking spaces with charging equipment for electric vehicles and EV-ready parking spaces. In particular, please review the table included within the Ordinance which outlines requirements for EV-ready spaces based on the total number of off-street parking spaces.

Life Cycle Cost Analysis (LCCA) (County Administrative Order [AO 11-3](#)):

Life Cycle Cost Analysis (LCCA) of specific equipment for the County Project is required. LCCA is an analysis that determines the most cost-effective option among different competing alternatives by including all direct and externalized costs associated with processes, materials, and goods (more than initial costs are considered) when estimating the actual total cost of an investment.

Green Procurement Preference Program (Resolution No. [R-1053-09](#)): Resulted in Miami-Dade County "[Buy Green](#)" [Purchasing Policy](#) and associated November 2, 2010 Memorandum to all Department Directors specifying the following 17 green commodity priority categories:

- o Janitorial Services – shall require contractors to use Green Seal or EcoLogo certified products
- o Carpet – shall contain the highest level of recycled content practical
- o Computers and Electronic Equipment – shall have EnergyStar and EPEAT certifications as applicable
- o Pest Control – shall use an Integrated Pest Management process
- o Paint – shall be VOC and lead-free
- o Energy using systems and appliances - all product types that are incorporated into an Energy Star certification category shall have an EnergyStar certification.
- o Furniture – shall be low VOC

- o Lighting – all lighting shall be energy efficient and lower-mercury lighting must replace older lighting
- o Landscaping – shall follow xeriscaping guidelines with native species preferred.

In addition to the requirements per BCC legislation listed above, there are many other Best Practices to strongly consider for this project. For example, LED lighting should be considered as well as installation of Electric Vehicle Supply Equipment (EVSE) Spaces above the minimum requirements. In addition, it is strongly recommended that this project be constructed “solar ready” for future installation of a limited number of solar photovoltaic panels and battery backup. Making the structure solar ready will reduce up-front costs when a solar system is installed in the future. An on-site solar + battery system would help facilitate resilience during disaster recovery times. Department design staff and consultants are encouraged to contact OOR to further discuss best practices.

Recommendation

The Office of Resilience has no objections to this project provided that it complies with legislative requirements mentioned above. For questions about sea level rise and flood risks, applicants should contact Katherine Hagemann, Resilience Program Manager for Adaptation, at Katherine.hagemann@miamidade.gov

Project designers, architects, and consultants should contact Patricia Gomez, Resilience Manager with the Office of Resilience, at gomezp@miamidade.gov before project design starts to obtain the most current guidance related to the requirements of the Sustainable Buildings Ordinance and Program mentioned above, LEED and Envision project registration, EnergyCAP, EV-ready and solar requirements, and building performance in general.

Please contact Patrick Martin, Water Use Efficiency Manager with the Water and Sewer Department at Patrick.Martin2@miamidade.gov to obtain the most current guidance regarding water efficiency requirements.

Platting and Traffic Review Section:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and finds it acceptable with the following requirement.

1. 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 through the recording of a plat.

Environmental Resources Management Division (DERM):

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced government facilities application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to 24-43.1 of the Code. With respect to other issues discussed herein **DERM does not object to this application provided that all the conditions contained herein are complied with.**

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, 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 alternative means of sewage disposal. Use of an alternative 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.

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) is required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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 for this proposed development order.

An aerial review of the subject properties indicates the presence of significant tree resources. A review of the submitted site plan entitled "168th ST Parking Garage", prepared by AECOM Technical Services Inc., and dated December 2019, indicates possible impacts to the tree resources onsite. Section 24-49 of the Code provides for the preservation and

protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code.

Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Should the applicant require impacts to specimen trees (trees with a trunk diameter at breast height of 18 inches or greater), substantive changes to the site pursuant to the specimen tree standards outlined in Section 24-49.2(II)(2) of the Code shall be made. The applicant is advised that a tree survey that includes a tree disposition table may be required prior to reviewing the tree removal permit application.

Finally, in accordance with Section 24-49.9 of the Code and CON8I 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. Please contact Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

DERM has records of current contamination issues on the subject Miami-Dade County Transit Corridor/Busway and tracked under DERM file HWR-577. Based on the information available in the referenced DERM file and the former rail use of portions of the subject and abutting properties, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM as it relates to environmental contamination issues.

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

This memorandum shall constitute written approval of the application to the extent 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.

Water and Sewer Department

The Water and Sewer Department (WASD) has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Location: The proposed project is located on approximately 1.97 Acres, at the NE of the intersection of SW 168th Street and SW 97th Avenue with Folios No. 30-5028-000-0560 and 30-5029-003-0170, in unincorporated Miami-Dade County.

Please note that WASD is in the process of entering into an Interdepartmental Memorandum of Agreement (MOA) to transfer property with Folio No. 30-5029-003-0170 to Miami-Dade Department of Transportation and Public Works (DTPW). WASD has no objections to include this parcel with the subject application.

Proposed Development: The proposed project primarily consists of the replacement of the current surface, park-and-ride facility with a 670-space parking garage that will straddle the current Park-and-Ride site (Folio No. 30-5028-000-0560), an adjacent parcel (Folio No. 30-5029-003-0170), and portions of the TransitWay corridor lying at the NE quadrant of SW 168th Street and SW 97th Avenue.

The applicant for the subject application requested a WASD Agreement No. 30651 for the water and sewer services of the proposed development. Per said Agreement, a 1,042 Sq. Ft. of office building will be constructed at the site.

The total estimated water demand for the proposed project will be 52 (gpd).

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

The project site is currently being served by WASD, as per WASD's Agreement No. 30651 and points of connection dated December 18, 2019, if a new connection is necessary, the developer shall connect to any of the existing 8-inch water main (E9375-1 and EU1129-1) in SW 168th Street, and/ or in SW 97th Avenue, abutting the southern and western boundaries of the property, respectively to provide water service to the proposed development.

However, if a fire line is required either in SW 168th Street or in SW 97th Avenue, thence the developer shall connect to an existing 12-inch water main (E9874-1) in SW 96th Court at SW 168th Street, and extend the same (12-inch water main) westerly in SW 168th Street, and if necessary, northerly in SW 97th Avenue, as required to provide fire service to the property.

The developer is responsible for obtaining access to the existing water system either by R/W dedication and/or easement.

There will be no proposed public water main extensions within the property.

There are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. 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 R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by WASD's forces at owner's expense. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with 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 and with landscape standards in accordance with Sections 8-31, 32-84, 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/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within 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 currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

Per approved points of connection dated December 18, 2019, the developer shall connect to an existing 10-inch gravity sewer system (ES5696-1, M.H. No. 1 as per Sewer Atlas Q-24) in SW 168th Street at the Busway and extend an 8-inch gravity sewer system AT FULL DEPTH westerly across the Busway in SW 168 Street to SW 97th Avenue to provide sewer service for the subject project.

The developer is responsible for obtaining access to the existing sewer system either by R/W dedication and/or easement.

There will be no proposed public gravity sewer extensions within the property.

There are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. 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 R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted

Also, PCTS No. 13182 has been installed along SW 168th Street, As-builts are still pending. The developer is responsible for coordinating and solving conflicts between the installation

of the aforementioned proposed gravity sewer system and the new force main installed under PCTS No. 13182.

Additional Services Program (ASP): The following property along the aforesaid proposed 8-inch gravity sewer extension shall receive sewer services: 16805 SW 97th Avenue. (Folio 30-5033-005-0270).

The sewage flow from the proposed development project will be transmitted to Pump Station (P.S.) No. 736 and P.S. 709. The Moratorium Code Status is OK for both pump stations. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for the aforementioned pump stations.

P.S. No. 736

Existing NAPOT: 2.97hrs.

Proposed Development: 52 gpd

Proposed Projected NAPOT: 2.98 hrs.

P.S. No. 709

Existing NAPOT: 3.04 hrs.

Proposed Development: 52 gpd

Proposed Projected NAPOT: 3.04 hrs.

For more information about our Water Conservation Program, please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, 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 are obtained.

In addition, below please find links to the 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, Planning & Water Certification Section at (786) 552-8198, Alfredo B. Sanchez at (786) 552-8237 or Suyapa Carbajal at (786) 552-8124.

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 application and provides the following comments:

- Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2020 Transportation Improvement Program (TIP), nor in the 2040 Long Range Transportation Plan (LRTP).
- Please be advised that a DTPW permit will be required for this project. Contact DTPW Permit Section at 305-375-2142, for more information.

For further information, please contact Javier Heredia, P.E., at 305-375-1901.

Traffic Engineering Division:

As a result of the initial review, the Department of Transportation and Public Works Traffic Engineering Division does not oppose your application. All items should be resolved prior to building permit. The site plan review comments are as follows:

- All driveways must be managed by a traffic signal including pedestrian signal heads for all pedestrian movements. Please note that the design must incorporate any modifications needed to the busway signal.
- Ensure that one-way street have a minimum width of 15 feet.
- Proposed driveways must comply with current Miami Dade County access management standards. The westernmost driveway needs to be at a minimum distance of 25 feet from SW 97th Avenue.
- Parking spaces must not be located within 25 feet from the right-of-way at entrance driveways (throat distance).
- Pedestrian connection has to be shown through all driveways, shared-used path, and busway.
- Standard size 90-degree parking stalls shall have a clear back up distance of twenty-two (22) feet.
- Bypass lane along the Kiss and Ride must be a minimum of 10 feet.
- Design must ensure that vehicles do not back up into the exit ramp from the parking garage.
- To the effect that the proposed entrances will be controlled by gates, a queuing analysis will need to be provided.

- Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the plans to demonstrate compliance with these requirements.

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

Fire Rescue Department

According to the Letter of Intent dated January 13, 2020 filed in connection with Governmental Facilities application G2020000001, the Department of Transportation and Public Works (DTPW) is seeking to redevelop an existing Park-and-Ride facility located on the northeast corner of SW 168 Street and SW 97 Avenue into a 670-space parking garage with premium transit amenities (the "Facility") in connection with the SW 168th Street Transit Terminal.

The property is served by Miami-Dade Fire Rescue Station 4 (Coral Reef) located at 9201 SW 152 Street and Station 50 (Perrine) located at 9798 Hibiscus Street. Station 4 is equipped with a Rescue and Engine totaling seven (7) firefighter/paramedics and Station 50 is equipped with a Rescue and Battalion Chief totaling four (4) firefighter/paramedics. Both stations are operational 24 hours a day, seven days a week and can provide the Facility with adequate fire protection and emergency medical services in an efficient and effective manner.

Although the Miami-Dade Fire Rescue Department has no objections to the proposed Facility, at time of permitting the applicant must provide a suitable site plan in accordance with the standards stipulated by the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) identifying all roadways and their widths as well as all internal roadway/driving surfaces and dimensions including turn radii information and specifically addressing the following comments:

1. The site plan shall identify the locations of aerial apparatus set-up sites on at least two sides of each building four (4) or more stories in height and each shall comply with the aerial apparatus set-up site requirements found in the Miami-Dade Fire Rescue Access Road Requirements and Miami-Dade County Code 14-68.

The aerial apparatus set-up sites shall be at least 21' x 47' and those dimensions shall be depicted on the site plan. The apparatus set-up sites shall be on at least one short side of the building and one long side of the building. The apparatus set-up sites shall be not less than 10 feet to the building and not greater than 30 feet from the building (compliance with these min/max dimensions shall be depicted on plan)

2. Delineate foot print of the building on the site plan.

Prior to the submittal of the permit plans, it is recommended that the applicant contact the Fire Engineering Bureau at 786-315-2786 and schedule a "pre-submittal" meeting to discuss the above comments.

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

Aviation Department

Please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any temporary or permanent structure on this site reaching or exceeding 200 feet Above Ground Level (AGL) must be filed by the construction contractor using Federal Aviation Administration (FAA) form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the contractor may "e-file" the information. MOAD will also need to review and issue an airspace/land use letter of determination for any structure reaching or exceeding 200 feet AGL on the site. For additional information, MDAD's airport zoning resources are available on its webpage which may be accessed by using the following link: http://www.miami-airport.com/planning_forms_maps.asp

Based upon our review of the information provided to us, MOAD does not object to the proposed request provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning.

Parks, Recreation and Open Spaces Department

Project Location: The property consists of 1.97 acres and it is located at the northeast intersection of S.W. 168th Street and S.W. 97th Avenue in unincorporated Miami-Dade County (Folio Nos.: 30-5028-000-0560 and 30-5029-003-0170). This project is adjacent to the existing and proposed Bus Rapid Transit Station as part of the SMART Plan's South Dade Transitway corridor.

Proposed Development: The applicant proposes to replace and expand the existing facilities at the S.W. 168th Street Transit Terminal. Specifically, the department plans to replace the existing surface of the park-and-ride facility and expand the existing facility by adding a 670-space parking garage. The South Dade Transitway corridor planning process has identified the need to update and expand the existing facilities.

Impact and Demand: The proposed development does not generate any residential development and therefore the County's Level of Service of Standards do not apply. The South Dade Trail is located within the project area.

Recommendations:

Due to the project's proximity to the existing South Dade Trail, the proposed development can improve the County's multi-modal transportation infrastructure, and encourage walking and biking. Based on the plans submitted, PROS recommends the following:

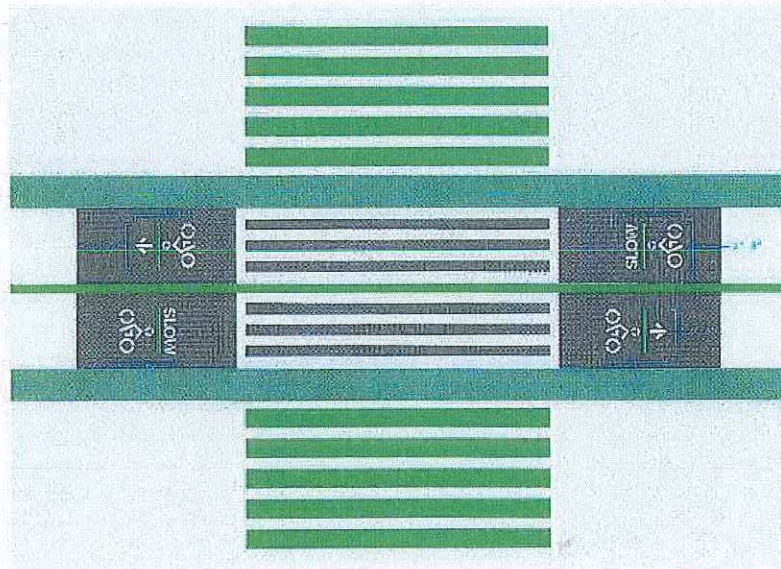
- Label the South Dade Trail in all the plans, and specifically in Section A-A in the Parking Garage Sections (Sheet No. A-5).
- Specify the dimensions of the South Dade Trail and please identify the 2' recovery zone buffer on either side of the shared use path.

- There are existing trees along the South Dade Trail which help shade the trail, although they are not shown on the submitted plans. Please clarify if these trees will remain in their existing locations or if they will either be relocated to another part of the project area and continue to shade the trail, or if new shade trees will be planted to shade the trail as possible.
- The submitted plans indicate that there will be a barrier fence on either side of the South Dade Trail. Please include in the plans the barrier fence specifications. There should be a two (2) foot recovery area on either side of the shared use path.
- Specify the landscape materials that will provide screening between the trail and the proposed barrier fence on either side of the South Dade Trail. Please ensure that the landscaping used in areas directly adjacent to the trail does not impede or encroach into the trail area. Landscaping should not introduce hazards into the trail area such as limbs or other vegetation.
- Please clarify whether the public toilet facility will contain a water fountain area. Including a water fountain as a part of this redevelopment, and adjacent to the South Dade Trail, would provide a great amenity where trail users and multi-modal users can hydrate. The water fountain should include a water bottle filler component.
- Include and indicate signage for the bicycle storage area and public toilets in the appropriate areas along the South Dade Trail.
- Include crosswalk markings on the South Dade Trail where it intersects with the pedestrian sidewalk that runs along S.W. 168th Street.
- It appears that there may be two (2) areas where pedestrians or cyclists will cross the South Dade Trail in a perpendicular manner to access other areas. Please use appropriate pavement markings and signage to provide visual and tactile cues to warn both the trail users and other pedestrians of the intersection with the South Dade Trail. This will help communicate to trail users and to the S.W. 168th Street Transit Terminal users that they are approaching and entering the trail areas. Please refer to the Underline construction documents as an example of best practices for treatment of high-traffic crossing areas, p. W508, as shown below:

WAYFINDING AND SIGNAGE
F.3 PATH INTERSECTIONS

F.3

Specifications
Applied to pavement
Paint details TBD



These recommendations are based on the following Recreation and Open Space Element in the Comprehensive Development Master Plan (CDMP):

ROS-3B. The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

ROS-4G. The Parks, Recreation and Open spaces Department will collaborate with County agencies that oversee funding programs and accounts related to horticulture, arboriculture, environmental mitigation, hazard mitigation, transportation, crime prevention, tourist development, and community and economic development, which can potentially benefit local residents through the enhancement of parks and recreation programs, should assist with the implementation of the policies in this Element by participating in inter-agency partnerships to address, for example, the following:

- v.) Improvements to physical access to parks and recreation facilities and special events through public transportation programs;

Objective ROS-8

The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote

sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international community.

ROS-8C. Miami-Dade County shall utilize the Parks and Open Space Design Criteria or "Pattern Book", to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation and energy efficiency, as well as signage and way-finding requirements.

ROS-8E. By 2014, Miami-Dade County shall develop a greenways prioritization plan to prioritize areas to be designated for greenways, trails, and bicycle lanes, and update the North Miami-Dade Greenway Master Plan and South Miami-Dade Greenway Network Master Plan and the CDMP to include such greenways. The update shall include the designation of the Western Greenway and implementation of the Miami-Dade County Trail Design Guidelines and Standards. On an on-going basis, Miami-Dade County shall coordinate with State, regional, federal, and local government agencies to establish a countywide interconnected system of non- motorized pathways that link neighborhoods, parks, natural areas, civic centers, schools, and commercial areas to achieve goals and objectives through a diverse combination of financing methods, partnerships, and interagency coordination.

ROS-8G. Miami-Dade County shall implement Urban Design guidelines and standards by incorporating meaningful public spaces in the planning and development of libraries, museums, schools, government buildings, transit stations within Transit-Oriented Developments (TOD) and stand-alone transit stations, and other civic/institutional places.

PROS has no objection to this application.

Should you have any questions, or if you need any additional information or clarification on this review, please contact Stephanie Cornejo at (305) 755-7957 or by e-mail at cornejo@miamidade.gov.

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-1101-15 - EV Charging Stations (Sections 33-122.5 and 30-243 of the Code of Miami-Dade County) – Provide parking spaces specifically designed for charging of Electric Vehicles in accordance with the provisions of referenced ordinance. Verify quantity of proposed charging stations, types of charging stations and duration, free or paid charging to promote user turnover, signage and provisions for future increase in quantities required. The provision to install infrastructure needed to enable EV charging stations, on a prospective basis, at multi-family residential buildings, offices and businesses as part of the parking requirements for new construction is considered to be

Honorable Carlos A. Gimenez
Mayor
Page No. 18

more cost-effective than having to retro-fit. 2. R-63-16 – Designated Parking Program for Veterans – follow recommendations outlined in the report – Directive No. 152796.

For additional information, please contact Francisco Suarez at 305-375-1112.

Department of Cultural Affairs

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from the Miami-Dade County Department of Transportation and Public Works (DTPW) for the SW 168th Street Park-and-Ride Parking Garage, in regard to the applicability of the Art in Public Places (APP) requirement, reference GF 20-01 – Folio NO. 30-5028-000-0560 & Folio No. 30-5029-003-0170 proposed at SW 168th Street, and offers the following comments in accordance with Section 1/ Section 2-11.15 (2) (a), of the Miami-Dade County Code:

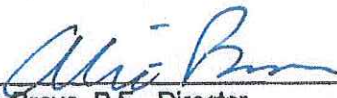
The Art in Public Places Ordinance of the Miami-Dade County Code **is a requirement** of this project.

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. Project team must contact Art in Public Places for ordinance implementation.

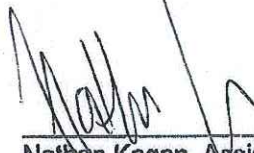
For project implementation and additional information, please contact Patricia Romeu from the Department of Cultural Affairs at patricia.romeu@miamidade.gov or 305-375-5920.

APPLICATION GF20-01

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
SW 168 STREET PARK-AND RIDE PROJECT



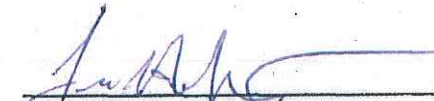
Alice Bravo, P.E., Director
Department of Transportation
and Public Works



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



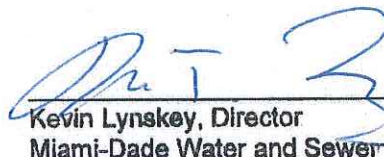
Alan R. Cominsky, Interim Fire Chief
Miami-Dade Fire Rescue Department



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



Lester Sola, Director
Miami-Dade County
Aviation Department



Kevin Lynskey, Director
Miami-Dade Water and Sewer
Department



Michael Spring, Director
Cultural Affairs Department



Tara C. Smith, Director
Internal Services Department



Jerry H. Bell, Assistant Director
Planning Division of the Department
of Regulatory and Economic Resources



Maria Nardi, Director
Miami-Dade County
Parks, Recreation and Open Spaces
Department

EXHIBIT "A"

A portion of the Southwest 1/4, of Section 28, Township 55 South, Range 40 East, **TRACT "A"** of **PALMETTO COUNTRY CLUB ESTATES, PART ONE** according to the plat thereof as recorded in Plat Book 65, at Page 135 of the Public Records of Miami-Dade County, Florida, and that portion of the **SOUTH DADE TRANSITWAY** Right-of-Way abutting that said **TRACT "A"**, lying and being in Miami-Dade County, Florida and being more particularly described as follows:

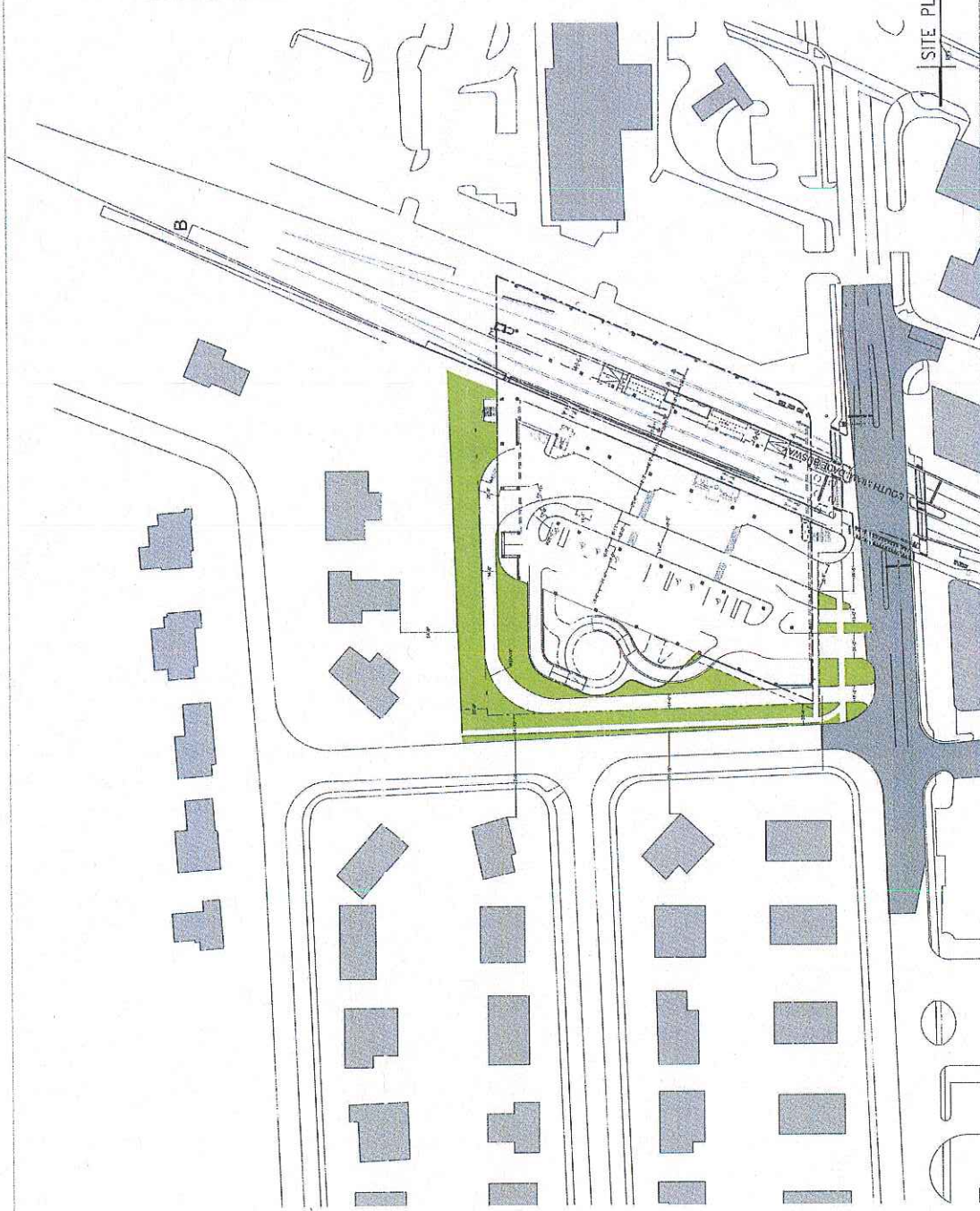
BEGINNING at the Southwest corner of said Section 28; thence run N02°51'05"W along the West line of said Section 28, for a distance of 378.50 feet to a point; thence run N87°22'20"E, departing said West line along the South line of lots 1, 2 and 3, in Block 1 of **PALMETTO COUNTRY CLUB ESTATES PART ONE**, for a distance of 463.54 feet to a point of intersection with the Southeasterly Right-of-Way line of the South Dade Transit way; thence run S22°33'12"W, along the said Southeasterly Right-of-Way line, for a distance of 418.04 feet to a point of intersection with the South line of said Section 28; thence run S87°22'20"W, along said South line, for a distance of 284.19 feet to the **POINT OF BEGINNING**.

Containing 141,437 Square Feet or 3.247 Acres more or less.

EXHIBIT B

NOT FOR CONSTRUCTION PRELIMINARY AND SUBJECT TO CHANGE

RECEIVED
 520-001 1/4
 JAN 30 2020
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By: _____



N
 SCALE 1"=100'
 SITE PLAN

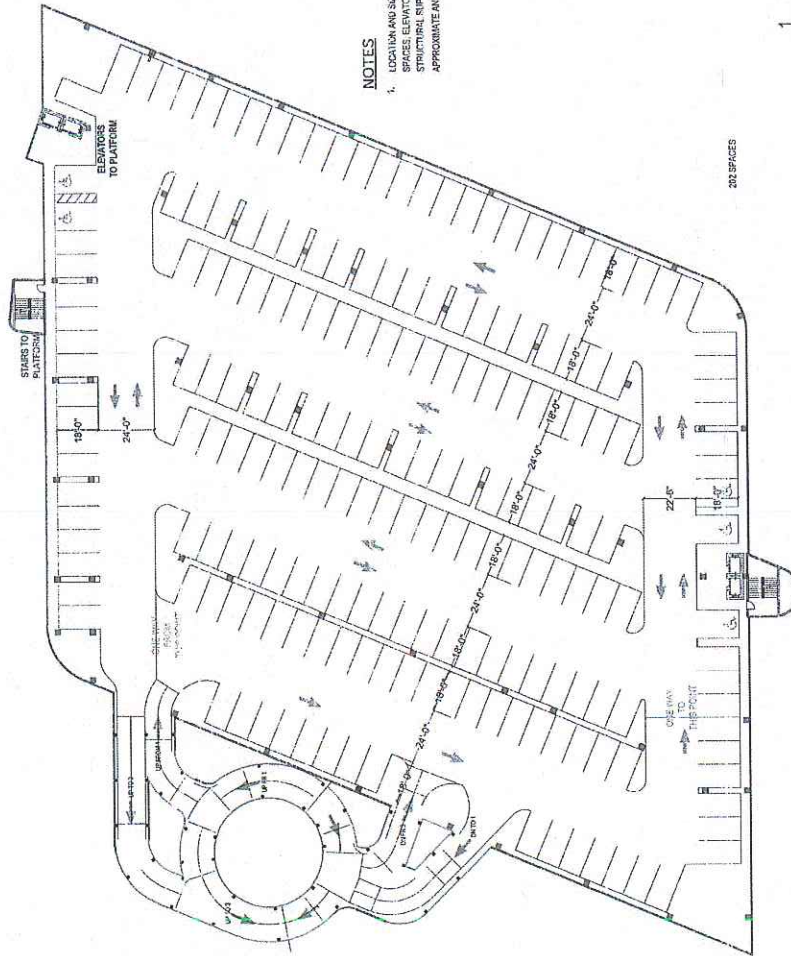
168TH ST PARKING GARAGE
 SITE PLAN
 DRAWING NO. A-1

DB19-DTPW-01: SOUTH CORRIDOR (SOUTH-DADE TRANSITWAY) RAPID TRANSIT PROJECT
AECOM
 TRANSPORTATION
 AECOM TECHNICAL SERVICES, INC. www.aecom.com
 DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS

Revised	By	Date

EXHIBIT B

NOT FOR CONSTRUCTION PRELIMINARY AND SUBJECT TO CHANGE



NOTES

1. LOCATION AND SIZE OF STAIRWELLS, ELEVATORS, SPACES, ELEVATOR COLUMNS, AND OTHER STRUCTURAL SUPPORT MEMBERS ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN.



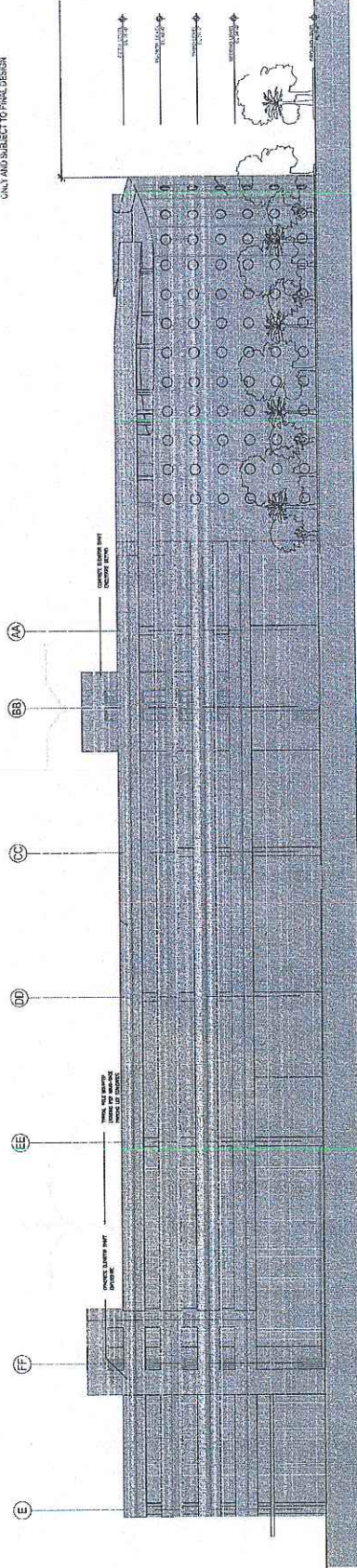
1 TYPICAL FLOOR PLAN SCALE 1"=10'-0"

DESIGNED BY DATE CHECKED BY DATE CONVEYED SCALE		DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS MIAMI-DADE COUNTY		PROJECT DS15-DTPM-01: SOUTH CORRIDOR (SOUTH-DADE TRANSITWAY) RAPID TRANSIT PROJECT DESIGNED BY DATE CHECKED BY DATE CONVEYED SCALE		168TH ST PARKING GARAGE TYPICAL LEVEL SHEET NO. A-3	
APPROVED DATE		APPROVED DATE		APPROVED DATE		APPROVED DATE	

EXHIBIT B

NOT FOR CONSTRUCTION PRELIMINARY AND SUBJECT TO CHANGE

- NOTES**
1. EXTERIOR FINISHES ARE SHOWN FOR INFORMATION ONLY AND SUBJECT TO FINAL DESIGN AND APPROVAL
 2. LANDSCAPING SHOWN IS FOR INFORMATION ONLY AND SUBJECT TO FINAL DESIGN



1 NORTH ELEVATION

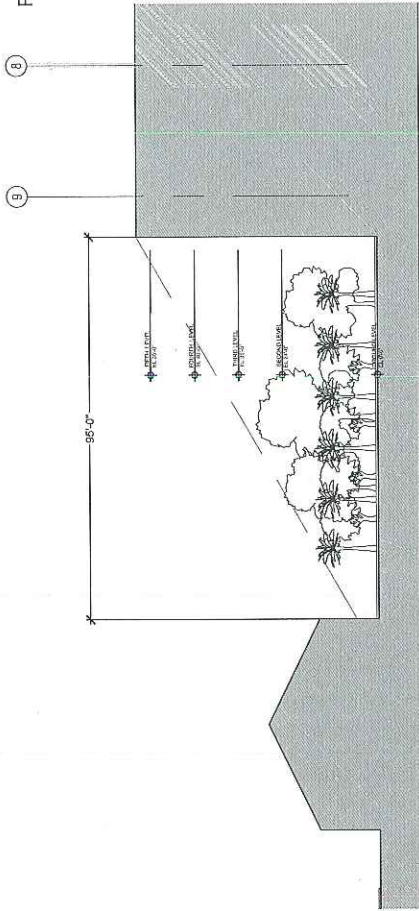
SCALE 1/8\"/>



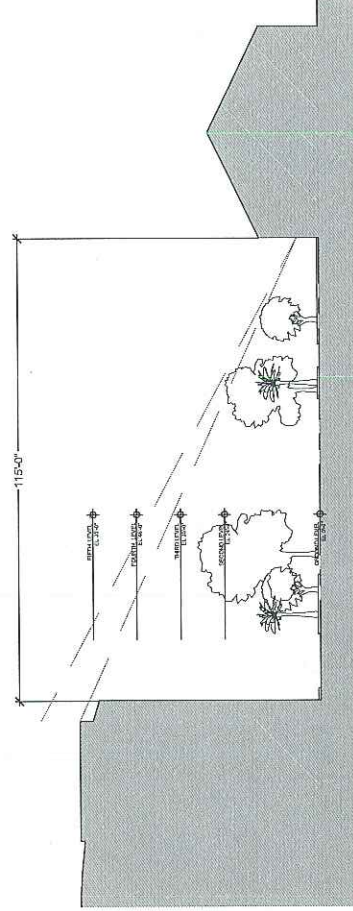
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS		DB19-DTPW-01: SOUTH CORRIDOR (SOUTH-DADE TRANSITWAY) RAPID TRANSIT PROJECT		PARKING GARAGE ELEVATION	
DESIGNED BY DRAWN BY CHECKED BY DATE	AECOM 1400 G Street, Suite 200 San Jose, CA 95128 TEL: (408) 255-8200 FAX: (408) 255-8201 WWW.AECOM.COM	APPROVED DATE	APPROVED DATE	SHEET NO. A-4	SHEET NO. A-4

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: G20-001
DATE: JAN 30 2020
BY: GONGOL



2 VIEW LOOKING SOUTH
SCALE: 1"=30'



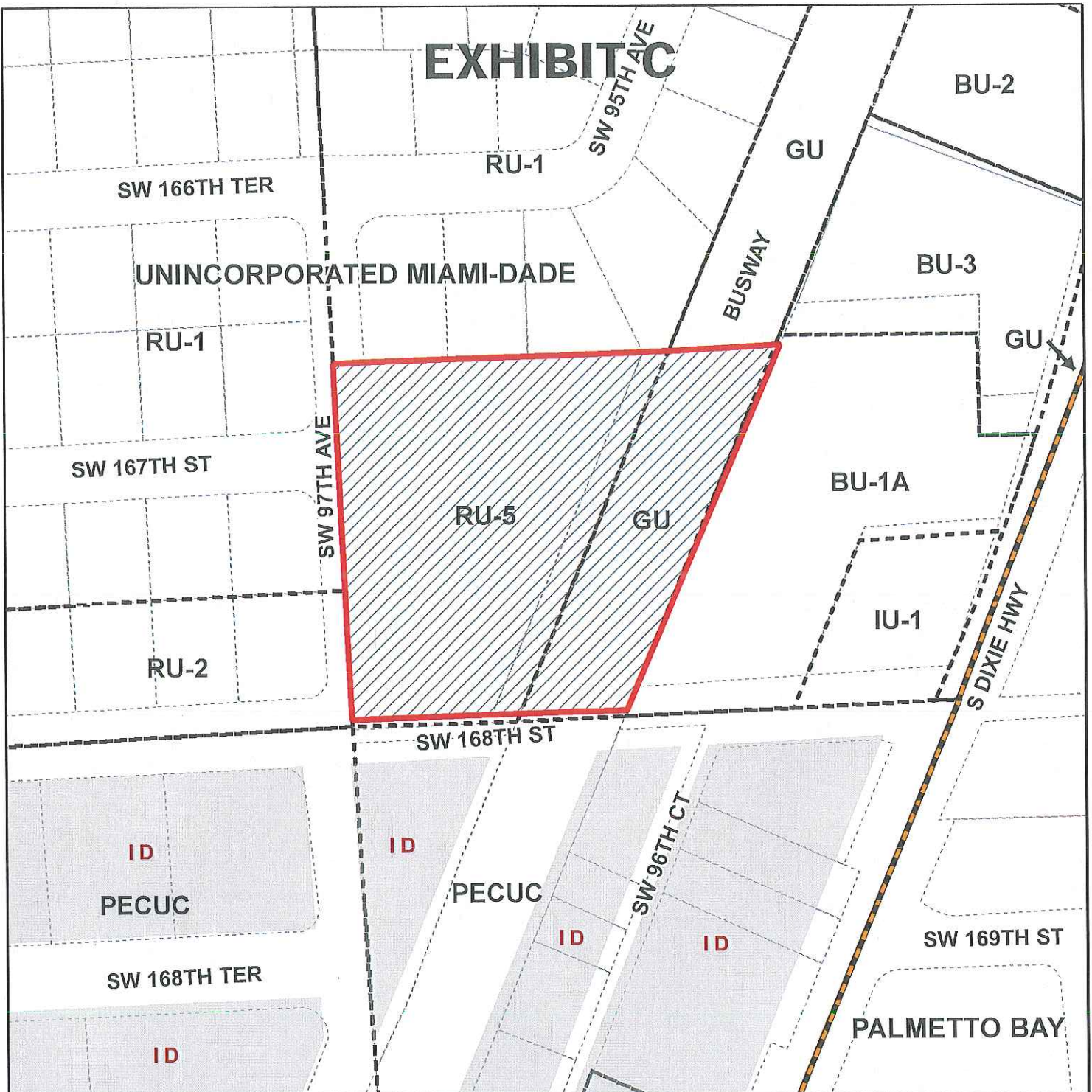
1 VIEW LOOKING EAST
SCALE: 1"=30'

EXHIBIT B

NOT FOR CONSTRUCTION. PRELIMINARY AND SUBJECT TO CHANGE

Department of Transportation and Public Works		DB19-07PW401: SOUTH CORRIDOR (SOUTH-DADE TRANSITWAY) RAPID TRANSIT PROJECT		PARKING GARAGE LINE OF SIGHT DIAGRAMS		SHEET NO. A-5	
AECOM		TRANSPORTATION AECOM TECHNICAL SERVICES, Inc.		TRANSPORTATION AECOM TECHNICAL SERVICES, Inc.		TRANSPORTATION AECOM TECHNICAL SERVICES, Inc.	
APPROVED		DATE		APPROVED		DATE	
APPROVED		DATE		APPROVED		DATE	

EXHIBIT C



MIAMI-DADE COUNTY HEARING MAP

Process Number
G2020000001

Section: 28 Township: 55 Range: 40
Applicant: Miami Dade County Transit
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

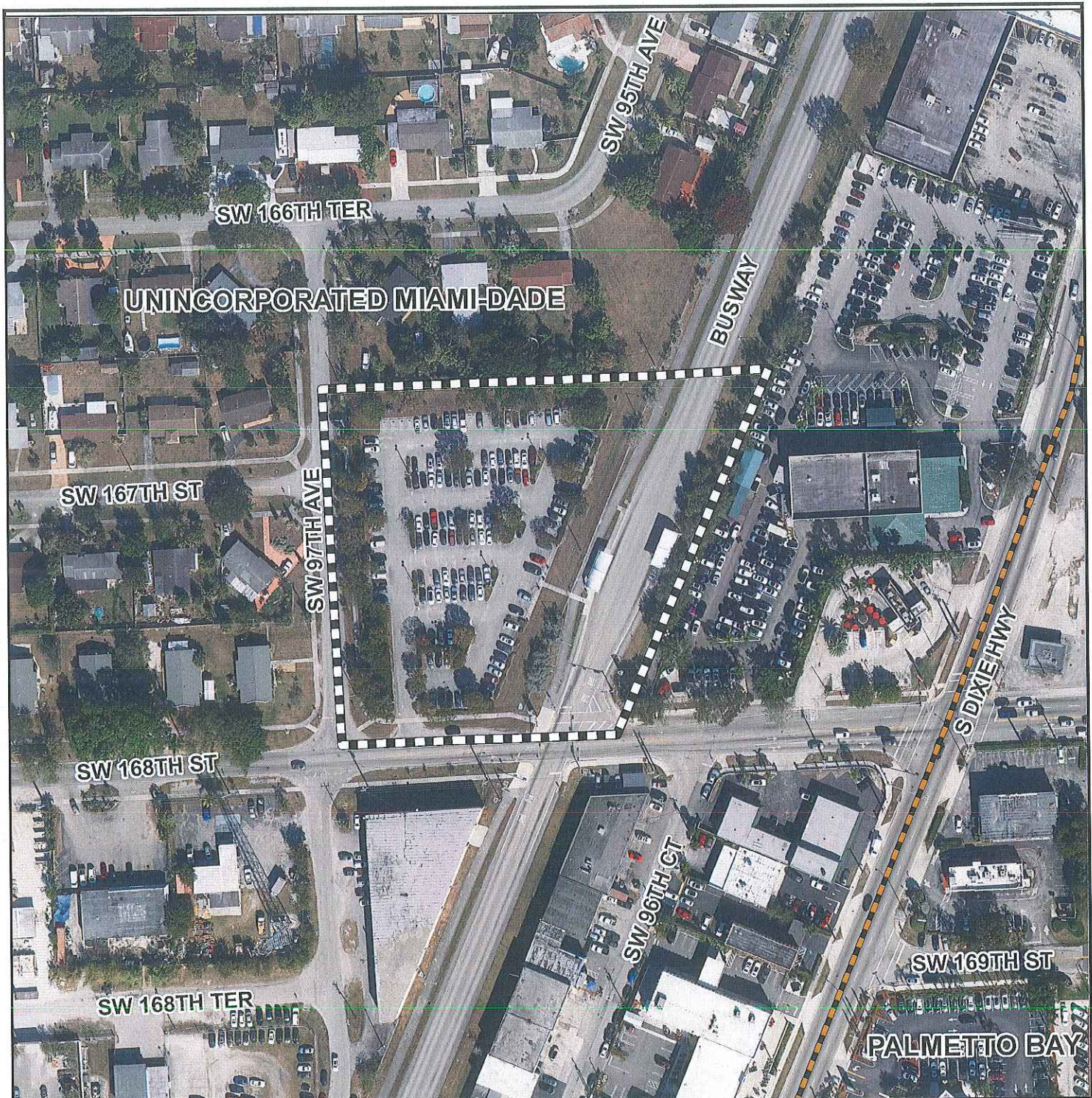
- Subject Property Case
- Zoning



SKETCH CREATED ON: Wednesday, February 5, 2020

29

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2019

Process Number
G2020000001

Legend
 Subject Property
 Municipalities



Section: 28 Township: 55 Range: 40
 Applicant: Miami Dade County Transit
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, February 5, 2020

30

REVISION	DATE	BY

EXHIBIT C



MIAMI-DADE COUNTY RADIUS MAP

Section: 28 Township: 55 Range: 40
 Applicant: Miami Dade County Transit
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
G2020000001
 RADIUS: 300

Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries

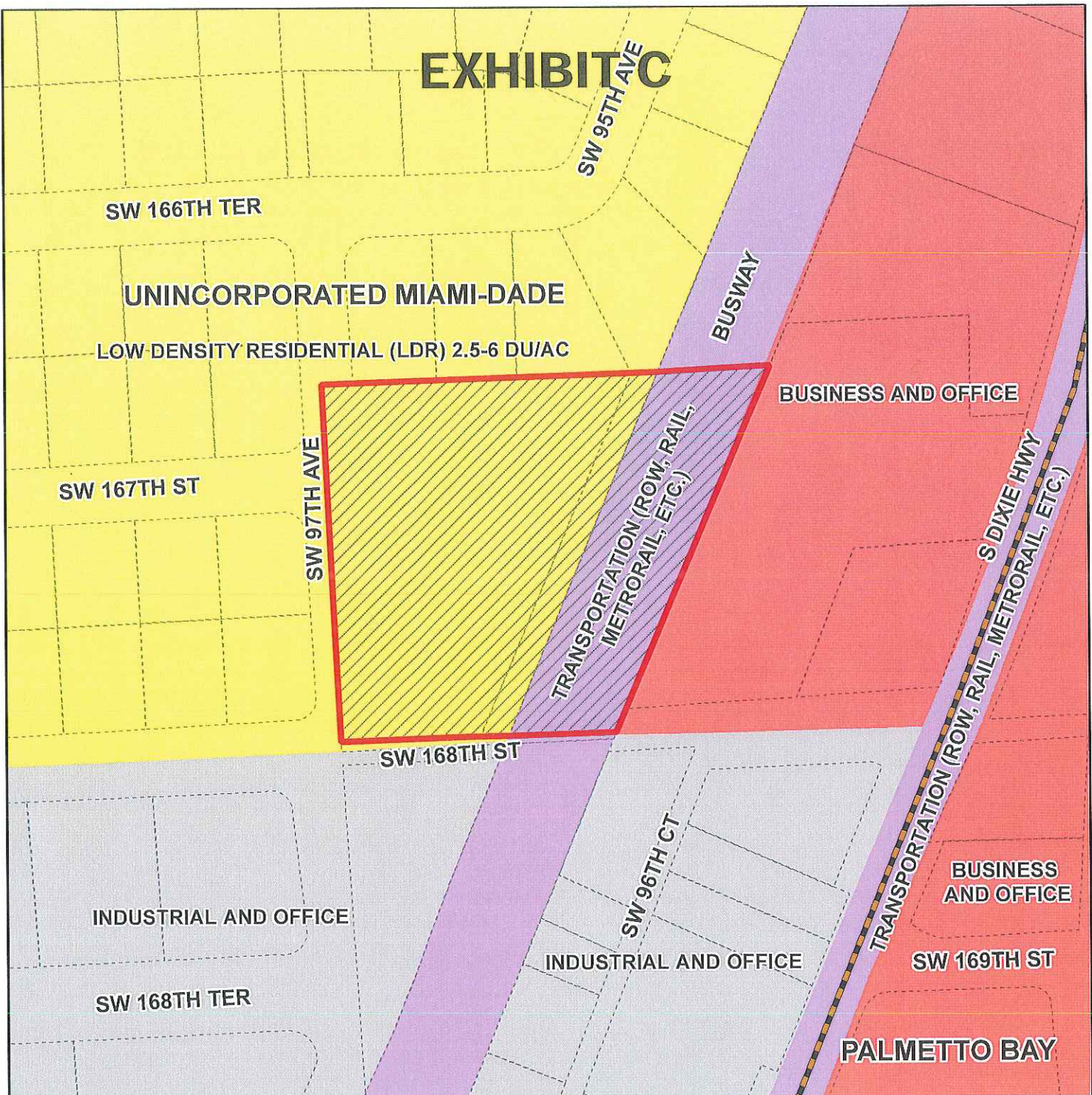


SKETCH CREATED ON: Wednesday, February 5, 2020

31

REVISION	DATE	BY

EXHIBIT C



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2020000001

Section: 28 Township: 55 Range: 40
Applicant: Miami Dade County Transit
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 5, 2020

32

REVISION	DATE	BY

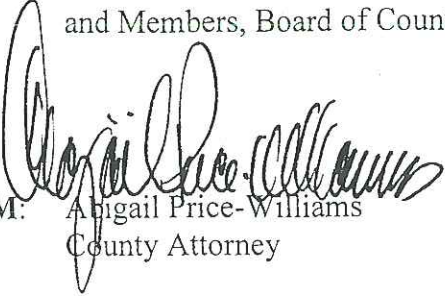


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: February 19, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(M)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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(M)
2-19-20

RESOLUTION NO. R-195-20

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE PLAN FOR THE MIAMI-DADE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SW 168 STREET PARK-AND RIDE PROJECT LOCATED AT THE NE CORNER OF SW 168 STREET AND SW 97 AVENUE, 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

WHEREAS, notice has been provided and this Board has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida; and

WHEREAS, the Miami-Dade Department of Transportation and Public Works (DTPW) is pursuing the development/redevelopment of former surface park-and-ride lot; and

WHEREAS, the proposed upgrade of the existing surface Park-and-Ride facility with the 670-space garage structure, will support the projected transit demand of the surrounding South Dade area of unincorporated Miami-Dade County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are hereby incorporated into this resolution and approved.

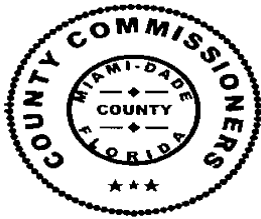
Section 2. Having considered, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, and the nature of the impact on the

surrounding property, this Board hereby finds that the proposed Miami-Dade Department of Transportation and Public Works SW 168 Street Park and Ride project, as more specifically described in the Site Review Committee recommendation incorporated herein, will provide for the public health, safety, and welfare of the residents of Miami-Dade County, Florida, and this Board approves the development of the governmental facility in substantial accordance with the submitted plans and subject to the conditions set forth in the Site Review Committee recommendation.

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

Audrey M. Edmonson, Chairwoman	aye
Rebeca Sosa, Vice Chairwoman	aye
Esteban L. Bovo, Jr.	aye
Jose "Pepe" Diaz	aye
Eileen Higgins	aye
Joe A. Martinez	aye
Dennis C. Moss	aye
Xavier L. Suarez	aye
Daniella Levine Cava	aye
Sally A. Heyman	absent
Barbara J. Jordan	aye
Jean Monestime	aye
Sen. Javier D. Souto	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of February, 2020. 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: **Linda L. Cave**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse