



# MEMORANDUM

RCA  
Agenda Item No. 3(F)

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TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

DATE: October 15, 2003

FROM: George M. Burgess  
County Manager

SUBJECT: Amendment to Amended  
and Restated Lease of  
Land to Miami-Dade  
County Youth Fair  
and Exposition, Inc.



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## RECOMMENDATION

It is recommended that the Board authorize the County Manager to execute an amendment to the Amended and Restated Lease of County Lands to Miami-Dade County Youth Fair and Exposition, Inc. (The Fair), to reconfigure parking available during youth fair-time and special events.

## BACKGROUND

In June 1996, the Board of County Commissioners directed the Park and Recreation Department (Parks) to complete a feasibility study to "maximize the facilities and acreage of Tamiami Park" (R-720-96). In compliance, Parks and its consultant completed a thorough study and community planning process that resulted in a revised general plan for Tamiami Park. The new plan, approved by the County Commission in 1999 (R-20-99), significantly increases the diversity of recreational activities while greatly improving vehicular and pedestrian circulation throughout the park. Parks has begun implementation of the new plan through Safe Neighborhood Parks Bond, Quality Neighborhood Improvement, and Capital Outlay Reserve funding.

The Fair has a 30-year record of partnering with Parks, particularly in support of the operation and development of Tamiami Park. In keeping with this long-standing partnership, The Fair has agreed to donate up to \$3.0 million in improvements towards the implementation of the new Tamiami Park general plan. Design has been initiated by The Fair to construct four (4) new lighted baseball fields, new bicycle and pedestrian paths, perimeter roadway improvements, and three (3) new parking lots.

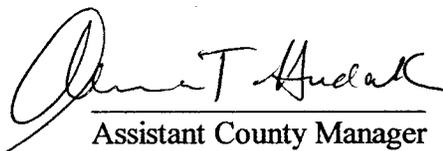
The approved Tamiami Park general plan alters the configuration of the parking areas available to The Fair during its events, as defined in the current lease agreement with the County. The proposed amendment deletes existing language, and substitutes new language and exhibits to reconfigure event parking to be in conformance with the general plan. The amendment also requires advance notice to Parks of planned events that require parking on specified areas in the park.

Honorable Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners  
Page 2

In furtherance of the implementation of the Tamiami Park general plan, it is clearly in the best interest of the County to authorize the execution of the attached Amendment to the Amended and Restated Lease of County Lands to substitute revised parking plan language and exhibits.

The Fair Board of Directors approved the amendment at a special meeting held on August 25, 2003 (Attachment A).

Attachment

  
Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** November 4, 2003

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No.

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE AMENDED AND RESTATED LEASE OF COUNTY LANDS WITH THE MIAMI-DADE COUNTY YOUTH FAIR AND EXPOSITION INC. TO SUBSTITUTE REVISED PARKING PLAN LANGUAGE AND EXHIBITS

WHEREAS, this Board desires to accomplish the purposes set forth in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, this Board approved a new general plan for Tamiami Park in 1999 that significantly increases the diversity of recreational activities while greatly improving vehicular and pedestrian circulation; and

WHEREAS, the Park and Recreation Department (Parks) has begun implementation of the new general plan through a variety of funding sources; and

WHEREAS, Miami-Dade County Fair and Exposition Inc. (The Fair) has a 30-year record of partnering with Parks, particularly in support of the operation and development of Tamiami Park; and

WHEREAS, The Fair has agreed to donate up to \$3.0 million in improvements towards the implementation of the Tamiami Park general plan; and

WHEREAS, the new Tamiami Park general plan alters the configuration of event parking areas defined in the current lease agreement with The Fair, and requires that an amendment to the current lease agreement be executed; and

**WHEREAS**, this Board finds that it is in the best interest of the County to execute an Amendment to the Amended and Restated Lease of County Lands to Youth Fair to substitute revised parking plan language and exhibits,

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

Section 1. The recital clauses enumerated above are true and correct and are incorporated herein by reference.

Section 2. This Board authorizes the County Manager to execute a Lease Amendment with the Miami-Dade County Fair and Exposition Inc. substantially in the form attached hereto and made a part hereof, subject to proper execution by all parties and after approval by the County Attorney's office.

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:

- |                                       |                  |
|---------------------------------------|------------------|
| Dr. Barbara Carey-Shuler, Chairperson |                  |
| Katy Sorenson, Vice-Chairperson       |                  |
| Bruno A. Barreiro                     | Jose "Pepe" Diaz |
| Betty T. Ferguson                     | Sally A. Heyman  |
| Joe A. Martinez                       | Jimmy L. Morales |
| Dennis C. Moss                        | Dorin D. Rolle   |
| Natacha Seijas                        | Rebeca Sosa      |
| Sen. Javier D. Souto                  |                  |

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of November, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

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

By: \_\_\_\_\_  
Deputy Clerk

**AMENDMENT TO AMENDED AND RESTATED LEASE  
OF COUNTY LANDS TO YOUTH FAIR**

THIS AMENDMENT to Amended and Restated Lease of County Lands to Youth Fair is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by and between Miami-Dade County, Florida, a political subdivision of the State of Florida (hereinafter called the "County") and Miami-Dade County Fair & Exposition, Inc., a Florida not for profit corporation (f/k/a Dade County Youth Fair and Exposition, Inc.) (hereinafter called the "Youth Fair" or "The Fair").

WHEREAS, County and The Fair entered into an Amended and Restated Lease of County Lands To Youth Fair dated August 1, 1995, (the "Lease"); and as further amended by Resolution R-719-00 of Miami-Dade County, which is recorded in the Public Records of Miami-Dade County, Florida (the "Lease");

WHEREAS, County has requested and The Fair has agreed to make improvements to Tamiami Park valued up to but not to exceed Three Million Dollars (\$3,000,000.00); and

WHEREAS, The Fair shall make such improvements to Tamiami Park in accordance with the Scope of Services attached as Schedule I hereto and by reference made a part hereof; and

WHEREAS, in order to make the improvements and to reallocate the parking areas for The Fair and special events, the parties have agreed that it is necessary to revise Article I. A. (2)" of the Lease, together with Exhibit "A.1"; Exhibit "A.2" and Exhibit B Section 6 of the Lease relating to parking and overflow parking in Tamiami Park, by replacing it with the revised terms set forth herein, and with Substitute Exhibit "A-1", Substitute Exhibit "A-2", and an additional Exhibit "A-3" attached hereto and Substitute Exhibit "B, Section 6" as referred herein and by reference made a part hereof.

NOW THEREFORE, in consideration of the premises and covenants contained herein, and for other good and valuable consideration, the parties agree as follows:

1. The Fair agrees to make the improvements with an expenditure of up to but not to exceed Three Million Dollars (\$3,000,000.00), designated in Schedule I and, subject to Articles IV and XI of the Lease, (collectively the "Improvements").
2. The Fair acknowledges and agrees that it shall make the Improvements in accordance with the Scope of Services attached as Schedule I hereto.

3. County and The Fair hereby acknowledge and agree to modify Article I. A. (2) of the Lease pertaining to parking during the Fair. Language added is underlined while language deleted is stricken as follows:

In accordance with the current practice of utilizing Tamiami Park grounds for parking, the Youth Fair shall have the exclusive right to use the land described on Substitute Exhibit "A-1" and Substitute Exhibit "A-2". ~~attached to this Lease consisting of approximately 36 acres to allow for parking approximately 5,000 cars per day during the annual Fair together with such additional overflow parking as indicated on the sketch attached to this Lease as~~ Substitute Exhibit "A-3". It is further understood The Fair shall annually advise the Park Director six (6) months prior to each year's annual Fair of the exact days needed for overflow parking on the site demonstrated as Substitute Exhibit "A-3".

4. Exhibit "B, Section 6 pertaining to the Fair's event parking during non-Fair time is modified as follows:

PARKING – In accordance with the current practice of utilizing Tamiami Park Grounds for parking, and in order to accommodate patrons attending shows and events contracting for the use of the Youth Fair facilities, the Youth Fair shall have the exclusive right to use the land described on Substitute Exhibit "A-1" attached to this Lease consisting of approximately 36 acres to allow for patron parking together with such additional overflow parking as indicated on the sketch attached to this Lease as Substitute Exhibit "A-2". ~~of approximately 5,000 cars together with such overflow parking in Tamiami Park as indicated in the sketch attached to this Lease as Exhibit A.2~~ When such overflow parking use is required the Fair shall provide the Park and Recreation Department notice for such use sixty (60) days in advance for one or two day events and ninety (90) days in advance for events greater than 2 days.

5. County and The Fair hereby acknowledge and agree to delete Exhibit "A.1" and Exhibit "A.2" and substitute the attached Substitute Exhibit "A-1", Substitute Exhibit "A-2", and additional Exhibit "A-3" in lieu thereof.
6. County hereby acknowledges that the Improvements constitute a part of the Lease and the terms of this Lease shall govern the use thereof. The other provisions of the Lease will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first herein above set forth.

ATTEST: Harvey Ruvin  
Clerk of the Board

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

BY: \_\_\_\_\_  
Witness

BY: \_\_\_\_\_  
George M. Burgess, County Manager

DADE COUNTY YOUTH FAIR AND  
EXHIBITION, Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

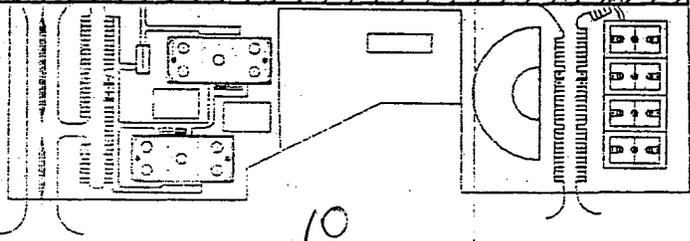
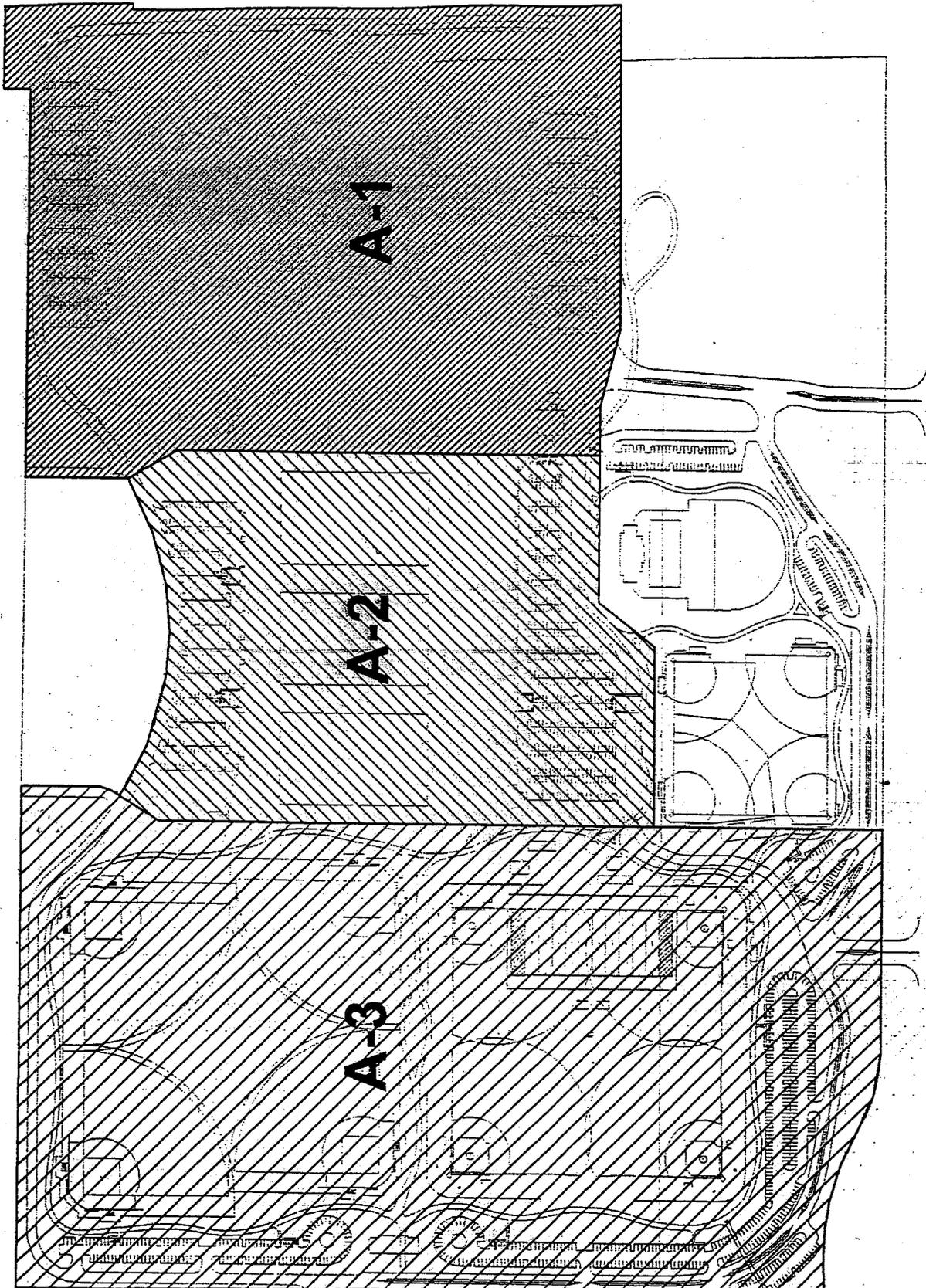
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2003 by \_\_\_\_\_ as

\_\_\_\_\_ of Miami-Dade County Fair & Exposition Inc., a Florida not for profit corporation (f/k/a Dade County Youth Fair and Exposition, Inc.), on behalf of the corporation. (Check one) [ ] He/She is personally known to me or [ ] He/She has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC – STATE OF FLORIDA  
Print, type or stamp Notary name:

Approved as to form and legal sufficiency \_\_\_\_\_



10

**SCHEDULE I**  
**Improvements To Tamiami Park**  
**Scope of Work**

- New Loop Roadway from west of FIU Stadium to S. W. 117 Avenue Entry.
- New Intersection at S. W. 117 Avenue Entry.
- 4 New Baseball fields and parking in northwest corner of Tamiami Park.
- New Loop Roadway from Recreation Center to Coral Way / 114 Avenue Entry, including Parking west of Recreation Center.
- Walkways / Jogging Paths throughout the scope of work area.
- Removal / Relocation of existing landscaping and lighting as required.
- New landscaping and lighting as required.

**MIAMI-DADE COUNTY FAIR & EXPOSITION  
MINUTES OF  
SPECIAL CALLED BOARD OF DIRECTORS MEETING  
AUGUST 25<sup>th</sup> 2003**

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Chairman Jack Griffith called the meeting to order at 7:15 p.m. in the Board Room at the Executive Offices of The Fair located in Arnold Hall at the Fair Expo Center.

Chairman Griffith stated that this special called meeting was called to review a proposal by staff to work with our Miami-Dade County Parks Department and assist the Parks Department in the development of Tamiami Park.

Griffith called on President E. Darwin Fuchs to discuss the proposed Park Master Plan.

Fuchs stated he had been working with the Parks Dept., for the past several months in the review of the proposed redevelopment of the Park. This development includes redesign of internal roadways, jogging paths, relocation of playing fields, new soccer fields, restrooms, paved parking, ingress and egress traffic and miscellaneous enhancements to the Park.

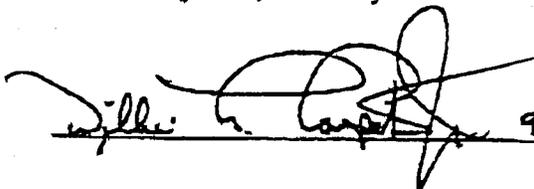
After preliminary design by the Parks Dept., the cost for such development exceeded the Bond funding available to the Parks Dept. for Tamiami Park.

Fuchs then stated the Parks Director came to him asking for financial assistance from The Fair. After review of the proposed master plan and discussion, Fuchs requested approval of the following attached proposed documents to be submitted to the County Manager and County Commission:

1. Proposed County Manager's recommendation to Commission.
2. Proposed Amendment To Amended and Restated Lease Of County Lands To Youth Fair.
3. Proposed resolution authorizing the County Manager to execute an amendment with the Miami-Dade County Fair & Exposition, Inc.
4. Approval of up to 5-million dollars to assist the funding of the proposed project as outlined and so stated in the attached documents.

After further discussion, Al Dotson motioned, seconded by Willie Carpenter to approve the proposal as submitted. Motion unanimously approved.

Respectively submitted  
Willie Carpenter, Secretary

 9/2/2003 -

**MEMORANDUM**

Agenda Item No. 6(D)(4)

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**TO:** Hon. Chairperson and Members  
Board of County Commissioners

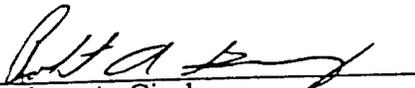
**DATE:** June 18, 1996

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Tamiami Park  
Recreational Uses  
of Park Facilities

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The accompanying resolution was prepared and placed on the agenda at the request of  
Commissioner Javier D. Souto.

  
Robert A. Ginsburg  
County Attorney

RAG/ydl

RESOLUTION NO. R-720-96

RESOLUTION DIRECTING THE COUNTY MANAGER TO  
CONDUCT A FEASIBILITY STUDY ON MAXIMIZING  
RECREATION USE OF TAMIAMI PARK FACILITIES AND  
ACREAGE

WHEREAS, there currently exists a shortage of parks, recreational facilities and sports facilities in the area commonly known as Westchester in Dade County; and

WHEREAS, Tamiami Park provides a limited amount of park space and facilities to youth sports leagues and neighboring residents; and

WHEREAS, a portion of Tamiami Park is currently utilized by the Dade County Youth Fair and its use remains limited throughout the year ; and

WHEREAS, on June 4, 1996 this Board adopted Resolution No. 627-96 which directed the County Manager to design a program to construct a youth education and recreation facility in District One and at Tamiami Park; and

WHEREAS, this Board desires to maximize the recreational use of Tamiami Park,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF DADE COUNTY, FLORIDA,** that this Board directs the County  
Manager to conduct a feasibility study on maximizing the recreational use of Tamiami Park  
facilities and acreage and to present this report to the Board at the first meeting in September.

The foregoing resolution was sponsored by Commissioner Javier D. Souto and was offered by Commissioner Javier D. Souto, who moved its adoption. The motion was seconded by Commissioner Arthur E. Teele Jr. and upon being put to a vote, the vote was as follows:

James Burke	aye	Miguel Diaz de la Portilla	absent
Betty T. Ferguson	aye	Maurice A. Ferre	aye
Bruce Kaplan	aye	Gwen Margolis	aye
Natacha S. Millan	aye	Dennis C. Moss	aye
Alexander Penelas	aye	Pedro Reborado	aye
Katy Sorenson	aye	Javier D. Souto	aye
	Arthur E. Teele, Jr.	aye	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of June, 1996.

DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: KAY SULLIVAN  
Deputy Clerk



Approved by County Attorney as  
to form and legal sufficiency.

RA6

15

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

Agenda Item No. 5(2)  
1-21-99 ORIGINAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

RESOLUTION NO.                     R-20-99                    

RESOLUTION AUTHORIZING APPROVAL OF THE  
REVISED GENERAL PLAN FOR TAMAMI PARK LOCATED  
AT SW 107 AVENUE AND 24 STREET (CORAL WAY),  
IN COMPLIANCE WITH SECTION 33-303 OF THE CODE  
OF MIAMI-DADE COUNTY

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

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

Section 1. This Board hereby finds and declares that the Revised General Plan for Tamiami Park located at S.W. 107 Avenue and 24 Street (Coral Way), more specifically described as follows:

SEE ATTACHED LEGAL DESCRIPTION

is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Miami-Dade County, Florida, and in so finding, has considered, among other factors, the type of function involved, the public need therefor, the land use pattern in the area, and the nature of the impact of the revised plans for the Park on the surrounding property.

Section 2:- This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

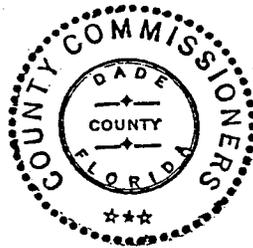
The foregoing resolution was offered by Commissioner

**Miguel Diaz de la Portilla** , who moved its adoption. The motion was seconded by Commissioner **Pedro Reboredo**

and upon being put to a vote, the vote was as follows:

Dr. Miriam Alonso	aye	Bruno A. Barreiro	aye
Dr. Barbara M. Carey	absent	Miguel Diaz de la Portilla	aye
Betty T. Ferguson	aye	Gwen Margolis	aye
Natacha Seijas Millan	aye	Jimmy L. Morales	aye
Dennis C. Moss	aye	Pedro Reboredo	aye
Dorrin D. Rolle	aye	Katy Sorenson	aye
Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of January, 1999. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



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

HARVEY RUVIN, CLERK

Approved by the County Attorney as  
to form and legal sufficiency. *[Signature]*

By: **KAY SULLIVAN**  
Deputy Clerk

18

5

TO: Honorable Chairperson and Members DATE: January 21, 1999  
Board of County Commissioners

FROM: M.R. Stierheim  
County Manager

SUBJECT: Governmental  
Facilities Hearing  
for Revised General  
Plan for Tamiami  
Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the revised General Plan for the Tamiami Park located at S.W. 107 Avenue and 24 Street (Coral Way). Pursuant to County Code, the application was reviewed by the Dade County Site Review Committee. The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need of the proposed facility, its impact upon the surrounding community, and other similar considerations. The Committee recommends approval of this item.

BACKGROUND

The Miami-Dade Park and Recreation Department proposes to improve Tamiami Park through the modification and addition of recreational facilities. The property was dedicated as a park in 1962 and currently contains 241.86 acres serving the residents of central west Miami-Dade County. The park is located within an area principally characterized by varying densities of single family residential housing, apartments, commercial centers, and public and educational institutions. The park abuts the South Campus of Florida International University (FIU), a Solid Waste Management Department trash transfer station, and the State of Florida Third District Court of Appeals.

In 1996 the Board of County Commissioners approved Resolutions R-626-96 and R-720-96 which directed the Parks and Recreation Department to complete a feasibility study to "maximize the facilities and acreage of Tamiami Park." With input from various interest groups the Department evaluated alternative park needs and presented the results of the study to the Board on October 7, 1997. This new General Plan incorporates the recommendations of the feasibility study. The new plan is designed to maximize

Honorable Chairperson and Members  
Board of County Commissioners  
Page 2

public use of park property and to improve the operating efficiency of the park as a whole. Some of the proposed improvements include a recreation center, a cultural center and tennis center, lighted soccer and ballfields, children's playgrounds, an aquatic center addition to the pool and additional parking areas.

The Miami-Dade County Fair and Exposition (DCFE) has been operating at Tamiami Park since 1971. This plan was developed with input from and the approval of DCFE. Subsequent to approval of this plan, an amendment to the existing lease of County lands to the DCFE will be required to modify the parking areas within the park for DCFE events.

The funding for the recommended improvements is anticipated to come from a variety of sources: the Safe Neighborhood Parks Bond Program, Community Based Organization grants from the Capital Outlay Reserve, Impact Fees, and the Quality Neighborhood Improvement Bond Program. The Project is to be completed in phases over several years, beginning in mid-1999 with the development of roller hockey facilities and roadway/pathway improvements. Full completion of the plan is contingent on funding availability. Community Council 10 reviewed this application on November 5, 1997 and unanimously recommended that it be approved.

#### PUBLIC HEARING REQUIREMENTS

Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated area of Dade County on County property, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding property. The attached report from the Dade County Site Review Committee addresses these factors.

20

12/08/1998

\*\*\* PUBLIC VALUE INQUIRY \*\*\*

PTXM0186

FOLIO 30 4007 000 0010 PROP ADDR 10901 CORAL WAY

MCD 3000

NAME AND LEGAL		VALUE HISTORY			
DADE COUNTY DDFM		YEAR	1997	1998	01/01/1999
111 NW 1 ST STE 2460		LAND	3781356	3781356	
MIAMI FL		BLDG	7418965	8074291	
		MARKET	11200321	11855647	
	331281907	-----			
7 54 40 86.808 AC M/L		ASSESS	11200321	11855647	
BEG 115.04FTN & 55.02FTW OF SE		HEX			
COR OF SEC CONT W2158.71FT N650FT WVD					
E450.59FT N1476.99FT E830.35FT		TOT EX	11200321 T	11855647 T	
S64FT E830FT SLY2067.73FT TO POB		TAXABLE			
A/K/A PARCELS A-B-C-D-E		STATE EXEMPT:	COUNTY		
OR 16884-3017 0895 3					

SALE DATE	SALE AMT	
SALE TYPE	I/V	SALE O/R

PF1-MORE LEGAL PF2-PARCEL INFO PF3-FOL SRCH PF5-TAX COLL PF7-PREV OWNER PF8-MENU

01/01/1999

12/08/1998

\*\*\* PUBLIC VALUE INQUIRY \*\*\*

PTXM0186

FOLIO 30 4007 000 0020 PROP ADDR 11201 CORAL WAY

MCD 3000

NAME AND LEGAL		VALUE HISTORY		
DADE COUNTY	YEAR	1997	1998	01/01/1999
GSA R/E MGMT - PARKS DEPT USER	LAND	7403240	7403240	
111 NW 1 ST STE 2460	BLDG	1514421	1514421	
MIAMI FL	MARKET	8917661	8917661	
-----				
7 54 40 169.955 AC M/L	ASSESS	8917661	8917661	
ALL OF SEC LESS ALL R/WYS & LESS	HEX			
W39.01FT FOR SNAPPER CREEK CANAL	WVD			
& LESS N3090.35FT & LESS BEG	TOT EX	8917661 T	8917661 T	
115.04FTN & 55.02FTW OF SE COR OF	TAXABLE			
SEC CONT W2158.71FT N650FT				
E450.59FT N1476.99FT E830.35FT	STATE EXEMPT:	COUNTY		
S64FT E830FT SLY2067.73FT TO POB				
& LESS BEG 1860.83FTN & 150.01FT	SALE DATE		SALE AMT	
	SALE TYPE	I/V	SALE O/R	

PF1-MORE LEGAL PF2-PARCEL INFO PF3-FOL SRCH PF5-TAX COLL PF7-PREV OWNER PF8-MENU

7 22

M E M O R A N D U M

Stierheim  
County Manager

DATE: December 1, 1998

Site Review Committee

SUBJECT: Revised General Plan  
for Tamiami Park

RECOMMENDATION

This application was reviewed by the Site Review Committee. All committee members recommend approval of the revised General Plan of Tamiami Park located at S.W. 24th Street (Coral Way) and S.W. 107 Avenue in unincorporated Miami-Dade County. The Miami-Dade County 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 of the proposed facility, its impact upon the surrounding community, and other similar considerations.

BACKGROUND

The Miami-Dade Park and Recreation Department proposes to improve Tamiami Park through the modification and addition of recreational facilities. The property was dedicated as a park in 1962 and currently contains 241.86 acres serving the residents of central west Miami-Dade County. The park is located within an area principally characterized by varying densities of single family residential housing, apartments, commercial centers, and public and educational institutions. The park abuts the South Campus of Florida International University (FIU), a Solid Waste Management Department trash transfer station, and the State of Florida Third District Court of Appeals.

In 1996 the Board of County Commissioners approved Resolutions R-626-96 and R-720-96 which directed the Parks and Recreation Department to complete a feasibility study to "maximize the facilities and acreage of Tamiami Park." With input from various interest groups the Department evaluated alternative park needs and presented the results of the study to the Board on October 7, 1997. This new General Plan incorporates the recommendations of the feasibility study. The new plan is designed to maximize

M.R. Stierheim  
County Manager  
Page 2

public use of park property and to improve the operating efficiency of the park as a whole. In addition, an amendment to the existing lease of County lands to the DCFE will be required to modify the parking areas within the park for DCFE events.

#### DESCRIPTION OF FACILITY FUNCTION

The site comprises approximately 241 acres of GU zoned property adjacent to S.W. 107 Avenue to the west and S.W. 24 Street (Coral Way) along the south property line. The proposed recreational facilities in the revised General plan include: twelve lighted ballfields; four formal lighted and eight practice soccer fields; walking/jogging paths; two children's playgrounds; one tennis center with six lighted tennis courts; four lighted basketball courts; six lighted volleyball courts; batting cage operation; one recreation center (15,000 - 20,000 sq. ft.); one cultural center (20,000 - 30,000 sq. ft.); two lighted roller hockey/skateboard rinks with a small center building (under 1,000 sq. ft.); seven picnic shelters (400 sq. ft. to 1000 sq. ft.); bicycle paths (approximately 2 miles); family aquatics center addition to the existing pool (3 acres); three restroom/concession buildings and from 1,200 to 1,800 parking spaces. Also included are more than 300,000 square feet of enclosed exhibit space, midway areas and supporting infrastructure within the DCFE complex, and a lighted stadium and performing arts complex within areas leased to FIU. The above modifications are designed to respond to public demand and to reflect areas included in agreements with DCFE and FIU.

#### EXISTING LAND USE PATTERN

The land uses surrounding the subject site are low-medium density family residences to the east and south respectively the Turnpike Expressway to the west, and the FIU North Campus to the north.

24  
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W. Stierheim  
County Manager  
Page 3

### COMPREHENSIVE DEVELOPMENT MASTER PLAN

The subject property is located inside the Urban Development Boundary (UDB) and is designated for parks and recreation. In addition, "Compatible parks are encouraged in all residential categories and may be allowed in all other categories of the Land Use Plan (LUP) map." (Land Use Element, page I-42)

### IMPACT OF THE FACILITY ON SURROUNDING LAND USES

The proposed expansions, and additions to the existing park facility will provide open area and improved facilities for the residents of the surrounding community. The project will result in additional traffic and field lighting, however, since the construction will be completed over a several year period, and since the plan diversifies activities, very few are intensified so that additional traffic or noise will not impact adjacent neighbors or roads.

### STAFF RECOMMENDATIONS

The Department of Planning and Zoning, makes the following recommendation:

#### Zoning Section

1. That a site plan be submitted to and meet the approval of the Director of Planning and Zoning. Upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan should include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, irrigation, etc.
2. That in the approval of the plan, the same be basically in accordance with that submitted by the Miami-Dade Park and Recreation Department for the hearing entitled "Tamiami Park General Plan" consisting of one (1) page.

42 25

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

Planning Division

The Planning Division makes the following recommendation:

1. The Department is requested to submit a more detailed site plan and landscape plan to DPDR for review and approval, in accordance with the Miami-Dade County Landscape Ordinance.

The Public Works Department makes the following recommendation:

1. Concur with this project

The Fire Rescue Department makes the following recommendation:

1. Concur with this project.

The Department of Environmental Resources Management makes the following recommendation:

Potable Water Supply and Wastewater Disposal:

Public Water and public sanitary sewers can be made available to serve this site. Therefore, connection of any proposed facility will be required.

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 stipulated 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 until adequate capacity

R. Stierheim  
County Manager  
Page 5

becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system, or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Water Conservation:

The Department will require that water conserving fixtures be incorporated into the design of the proposed project as required by the South Florida Building Code, in order to use more efficiently, the southeast Florida Water resources.

If irrigation is desired, drip irrigation techniques should be used where appropriate and should include the use of moisture sensors and rain shut-off devices. However, if a sprinkler system is utilized, the system should use low precipitation sprinklers and shall not throw water onto non-planted areas or off the property.

As for the landscape materials, applicable native plant materials and drought-tolerant species are recommended for water conservation. Lists of these types of plants commonly available in the southeast region of Florida can be found in the Xeriscape, Plant Guide II, published by the South Florida Water Management District.

Turf typically requires more water than ground covers and shrubs. The use of turf is, therefore, not recommended unless it is essential for parts of the project such as playing grounds and fields. Pursuant to the model Xeriscape Code, published by the South Florida Water Management District, every effort should be made to limit the maximum area of turf to 40% or less of the

entire landscaped area, and to utilize low water demand grasses such as Bahia wherever feasible.

Further assistance in regard to these requirements can be provided upon request by the Water Supply Section of DERM.

Water Management:

Provide on-site drainage for all proposed improvements where pervious areas are being replaced with impervious material. All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution control devices shall be required at all drainage inlet structures. A standard General Environmental Permit from DERM will be required for the drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 CDMP subject to compliance with the conditions stipulated by DERM for this proposed development order.

Tree Preservation:

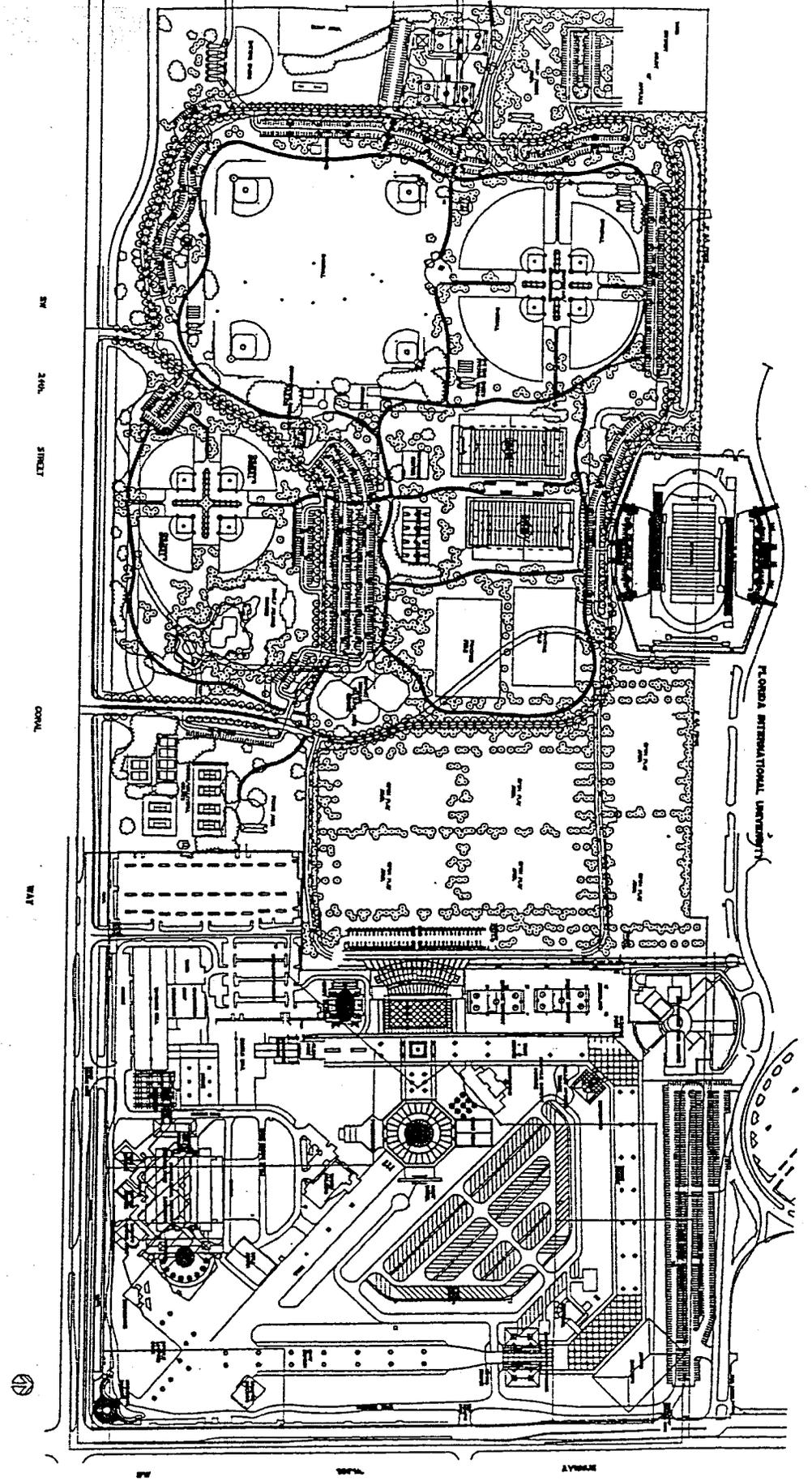
An on-site inspection revealed the presence of specimen-sized tree resources, including *Quercus Virginiana*. Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Concurrency Review Summary:

The department has conducted a concurrency review for this application and has determined that the same meets all applicable Level of Service (LOS) standards as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and, therefore, it may be scheduled for public hearing. Furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact, and after reviewing the available information, offers no objection to the approval of the request.

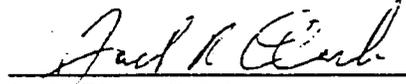


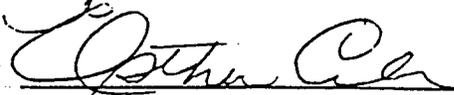
<b>TAMIAAMI PARK</b> ORIGINAL PLAN		Miami-Dade County Park and Recreation Department	Date: _____ Drawn by: _____ Checked by: _____	Scale: _____ Project No.: _____ Drawing No.: _____	Title: _____ Author: _____ Date: _____ Revision: _____
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DADE COUNTY SITE REVIEW COMMITTEE

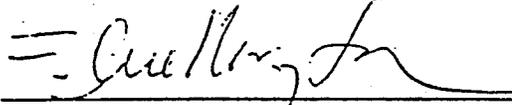
Application 98GF05  
Revised General Plan for Tamiami Park

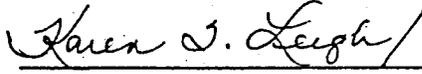
  
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Jack Clark, Chief  
Right-of-Way Division  
Public Works Department

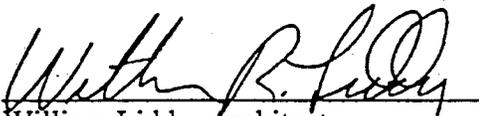
  
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Esther Calas, Assistant Director  
Public Works Department

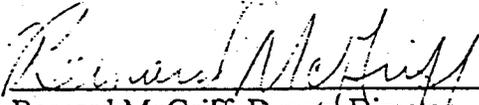
  
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Diane O'Quinn Williams,  
Assistant Director  
Planning and Zoning

  
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Gregory A. Adkins, Section Supervisor  
Zoning Evaluation/Plan Review  
Planning and Zoning

  
\_\_\_\_\_  
Alyce M. Robertson, Assistant Director  
Department of Environmental  
Resources Management

  
\_\_\_\_\_  
for Barbara Matthews, Principal Planner  
Capital Improvements and Planning  
Fire and Rescue Department

  
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William Liddy, Architect  
General Services Administration

  
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Bernard McGriff, Deputy Director  
General Services Administration