Memorandum

MIAMI-DADE COUNTY

Date:	February 18, 2010
To:	Honorable Chairman Dennis C. Moss And Members, Board of County Commissioners
From:	George M. Burgess County Manager
Subject:	Governmental Facilities Hearing Application GF09-04 Gold Coast Railroad Museum

Agenda Item No. 5(F)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution endorsing the revised General Plan of the Gold Coast Railroad Museum located at 12450 SW 152 Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Park and Recreation Department and is recommended for approval.

LOCATION:	12450 SW 152 Street, unincorporated Miami-Dade County
COMMISSION DISTRICT:	9
COMMISSION DISTRICT IMPACTED:	Countywide
FOLIO NUMBER:	30-5926-000-0070
SIZE:	49.73-acres
BACKGROUND:	In 1985, Resolution 493-85 authorized the construction and operation of the Gold Coast Railroad Museum. The property was acquired in 1987 through Federal surplus as a park and recreational facility to support a historic train museum. The facility has been developed in accordance with the approved site plan. The operation of the facility has been managed in accordance with a License Agreement approved pursuant to Resolution 1662-86.
ZONING:	AU, Agricultural
JUSTIFICATION:	The proposed modified General Plan for the Gold Coast Railroad Museum allows for the continued development of the site consistent with the approved CDMP Miami Metrozoo Entertainment Area and DRI.

FACILITY DESCRIPTION: The Gold Coast Railroad Museum is an existing facility comprised of a 42,500 square foot train shed, 1,200 square foot train building, 725 square foot administrative building, 150 square foot boiler building and 150 square foot ancillary building. The revised Gold Coast Railroad Museum General Plan proposes improvements and modifications to the existing Gold Coast Railroad Museum as well as the establishment of the Miami Military Museum and the relocation of the previously approved Main Street.

Proposed improvements

Gold Coast Railroad Museum

- Additional Train Shed - 40-50,000 sq. ft.
- Additional Train Buildings - 40-50,000 sq. ft.
- Museum/Exhibit/Banquet Areas - 20-30,000 sq. ft.
- Museum Administrative Areas - 9-12,000 sq. ft.
- Repair/Maintenance Buildings - 12-22,000 sq. ft.
- Train Yard – 20 acres

Miami Military Museum

- Military Museum – 12-14,000 sq. ft.
- Parade Ground – 2-4 acres
- Outdoor Display Building – 3-7,000 sq. ft.

Main Street

- Retail and foodservice – 50,000 sq. ft.
- Parking – 300-400 spaces

DEVELOPMENT: The further development of the Gold Coast Railroad Museum will be managed by museum staff. There are currently no funds to complete planned improvements.

The development of the Military Museum will be managed by museum staff. There are currently no funds to complete planned improvements beyond relocation of the Richmond Naval Air Station Building 25.

The Main Street retail and foodservice area will be managed by the Park and Recreation Department. It is expected that a private developer will make improvements to this area as part of the Miami Metrozoo Entertainment Area.

FUNDING: Capital budget allocations for the expansion of each museum will depend on future private fundraising and grants.

Funding for the relocation, restoration and stabilization for the Richmond Naval Air Station Building 25, has been allocated through the General Obligation Bond Program. This facility will be a part of the new Miami Military Museum. It is listed as project number 283 and to date is allocated $2,000,000.

SITE REVIEW COMMITTEE: The committee's task is to review projects subject to 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on July 22, 2009.

COMMUNITY COUNCIL: The project was presented to Community Council #14 on September 10, 2009. The council members were fully supportive of the project.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners (BCC) is required. The BCC may only authorize the 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 properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

MONITOR: Gilberto Blanco, Principal Planner

DELEGATED AUTHORITY: This resolution authorizes the revised General Plan of the Gold Coast Railroad Museum.

Assistant County Manager

Memorandum

MIAMI-DADE COUNTY

Date: February 18, 2010

To: George M. Burgess
County Manager

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF09-04 Gold Coast Railroad Museum

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution for the revised General Plan for the Gold Coast Railroad Museum located at 12450 SW 152 Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade County Park and Recreation Department and is recommended for approval. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. All committee members recommend approval of the revised General Plan Gold Coast Railroad Museum.

BACKGROUND

In 1985, Resolution 493-85 approved a Government Facility Hearing authorizing the erection, construction and operation of the Gold Coast Railroad Museum to be located on a 49.73-acre site adjacent to Metrozoo. The property was acquired by the County in 1987 through Federal surplus as a park and recreational facility to support a historic train museum. Over the course of twenty-five years, the Gold Coast Railroad Museum has retained historic structures and constructed new facilities consistent with the approved site plan. The operation has been managed in accordance with a License Agreement approved by Resolution 1662-86.

Pursuant to Resolution Z-17-08 the Board of County Commissioners determined that the proposed modifications to the development program did not constitute (Resolution R-1207-75) a substantial deviation to the Miami Metrozoo Development of Regional Impact (DRI) pursuant to Section 380.06(19) of the Florida Statutes. This determination allowed the Park and Recreation Department to amend the previously approved DRI.

PROJECT DESCRIPTION

The Gold Coast Railroad Museum is an existing facility comprised of a 42,500 square foot train shed, 1,200 square foot train building, 725 square foot administrative building, 150 square foot boiler building and 150 square foot ancillary building. The revised Gold Coast Railroad Museum General Plan proposes improvements and modifications to the existing Gold Coast Railroad Museum as well as the establishment of the Miami Military Museum and the relocation of the previously approved Main Street.

Proposed improvements

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Main Street

- Retail and foodservice – 50,000 sq. ft.
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COMPREHENSIVE DEVELOPMENT MASTER PLAN

The 49.73-acre property is designated "Miami Metrozoo Entertainment Area" on the Adopted 2015-2025 Land Use Plan map. The principal uses in the "Miami Metrozoo Entertainment Area" include water park rides and attractions, a family entertainment center, museums, parks and open spaces, hotels and lodging, and other attractions and recreation facilities. The CDMP, indicates that the Gold Coast Railroad Museum's development program may include the following: new museum exhibition structures (50,000 sq. ft.), themed retail (20,000 sq. ft.), restaurant space ancillary to the museum (30,000 sq. ft.) with 600 seats, transit railroad with stops throughout the Miami-Dade Metrozoo DRI site, and up to 385 parking spaces.

The CDMP further indicates that the specific range and intensity of appropriate uses in the Miami Metrozoo Entertainment Area may vary according to availability and ease of access to public services and facilities; the museum shall have a maximum 0.30 Floor Area Ratio (FAR), which applies only to the building structures and not parking facilities, landscaped areas, environmentally protected lands and other non-buildable common areas. All of the uses proposed in the modified General Plan comply with the uses identified in the CDMP. The museum currently retains an estimated 0.038 FAR (73,750 sq. ft.). At maximum, the proposed general plan modifications would add an estimated 0.120 FAR (235,000 sq. ft.), and would increase the overall Gold Coast Railroad Museum FAR to approximately 0.158 FAR. Thus, the FAR would not exceed the maximum 0.30 FAR allowed by the CDMP.

Further, Resolution Z-17-08 sets a threshold of 50-acres (45-acres for museum facilities and open space and 5-acres for open space and transportation facilities) for new development for the Gold Coast Railroad Museum. As indicated on the General Plan, the proposed development is within the threshold set forth by Resolution Z-17-08.

The CDMP also indicates that the use of the Gold Coast Railroad Museum property shall be limited "Parks and Recreation uses, museums, and ancillary food service and related retail that supports museum uses pursuant to the approved General Plan and Program of

Utilization (R-493-85) and Article 7 of the Home Rule Amendment and Charter as amended from time to time.

In conclusion, the proposed General Plan modifications to the Gold Coast Railroad Museum are **consistent** with the CDMP.

EXISTING LAND USE PATTERN

ZONING		LAND USE PLAN DESIGNATION
Subject Property:		
AU, Agricultural		Miami Metrozoo Entertainment Area
NORTHEAST:	AU, Vacant	Institutions, Utilities and Communications
NORTHWEST:	AU, Vacant	Institutions, Utilities and Communications
SOUTH:	AU, Parking lot	Institutions, Utilities and Communications and Metrozoo Entertainment Area
SOUTHWEST:	AU, Vacant	Institutions, Utilities and Communications

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning** has reviewed the application and recommends approval and provides the following comments:

- The Department of Planning and Zoning recommends approval of the proposed Gold Coast Railroad Museum. The 49.73-acre site is designated for the **Miami Metrozoo Entertainment Area** on the adopted 2015 and 2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff is of the opinion that the proposed Railroad Museum will enhance the cultural awareness of the community by providing historic and cultural events to the residents of Miami-Dade County at this frequently visited location. In addition, the plans submitted by the applicant indicate enhancements to the existing structures on the site and proposed structures which will provide shelter from inclement weather and other environmental conditions for the historic trains. Some of the proposed structures will include theaters, restaurants, banquet halls, and retail areas. In addition, the plans depict a parking area for 349 parking spaces, outdoor garden areas, dirigible/airbase exhibit space and other recreational and activity areas. Staff opines that the requested facility should be approved as requested. As such, staff opines that as a cultural facility the proposed multi-cultural building on this site is **consistent** with the Comprehensive Development Master Plan (CDMP).

Conditions

1. That in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Gold Coast Railroad Museum", prepared

by Enviroscape Land Planning & Landscape Architecture for the Miami-Dade County Park and Recreation Department, date stamped received 10/2/09 and dated on the plan 9/2009 consisting of 1 page.

2. That all landscaping to be provided on site in accordance with Chapter 18A (The Landscape Code).

The **Public Works Department – Right of Way Division** has reviewed the application and provides the following comment:

- No additional right-of-way dedication is required.

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

- PWD has no proposed roadway project adjacent to the subject site in the 2010 Transportation Improvement Program (TIP), nor in the 2030 Long Range Transportation Plan (LRTP).

- The Metropolitan Planning Organization (MPO) has a transportation study for the SW 152 Street Corridor, from SW 162 Avenue to US-1. Please contact Jesus Guerra, MPO, at (305) 375-4507, for more information.

- Please be advised that a PWD permit will be required for this project. Please contact PWD Permit Section, at (305) 375-2142, for more information.

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

The **Public Works Department – Land Development Division** has reviewed the application and has no objection to this project. A plat is not required.

The **Fire Rescue Department** has reviewed the application, has no objection and provides the following comments:

- The closest station serving this area is the Richmond Fire Rescue Station #43 located at 13390 SW 152 Street. This station is equipped with an aerial and a rescue and can provide a two to three minute response time to this site.

- This project must comply with Uniform Fire Safety Rules and Standards. All site plans must be reviewed by Fire and Water Engineering Bureau located at 11805 SW 26 Street, telephone (786) 315-2771.

The **Miami-Dade Water & Sewer Department (M-DWASD)** comments and recommendations for the site review are as follows:

<u>Water</u>
The project can be connected to any of the existing sixteen (16)-inch water mains close to the southern boundary of the property and/or within the property, provided there is access to those mains. Any public water main extension within the property shall be

twelve (12)-inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C(s). There are water and/or sewer mains within the property, either existing dedicated right of way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In order to close and vacate an easement, please contact Odalys Bello at (786)268-5268 or e-mail her at obello@miamidade.gov for more information. In case of right of ways to be closed and vacated within the property, mains shall be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed. Easements, either existing or proposed shall be shown on plat.

Sewer

The project can be connected to an existing eight (8)-inch gravity sewer close to the northeastern boundary of the property, provided there is access to that main, otherwise a private pump extension is required as long as all legal requirements are met and the connection can be done to an existing eight (8)-inch force main close to the southern and eastern boundary of the property. There are water and/or sewer mains within the property, either in existing dedicated right of way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In order to close and vacate an easement, please contact Odalys Bello at (786) 268-5268 or e-mail her at obello@miamidade.gov for more information. In case of right of ways to be closed or vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed. Easements, either existing or proposed shall be shown on plat.

General Notes

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

Please note that improvements to the sewer system may be required based on the project's sewage flow to be discharged into M-DWASD's system and the condition of the sewage pump station(s) receiving the reference sewage flow at the time a request is sent to the M-DWASD. Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27, 1993, the First Amendment to Settlement Agreement between DEP and the County dated December 21, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any

other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

The **Office of ADA Coordination** has reviewed the subject application has no objections. Applicant needs to submit 50% development documents for preliminary review.

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

The **Department of Environmental Resources Management (DERM)** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
A Surface Water Management Individual Permit from the South Florida Water Management District shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

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

The development criteria and the level of on-site flood protection many vary from those mentioned above if ground water stages are increased as a result of the implementation of the Comprehensive Everglades Restoration Plan.

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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Natural Forest Communities
A portion of folio (30-5926-000-0070) is a designated covenanted Natural Forest Community (NFC) and/or EEL (Environmentally Endangered Lands) managed property. NFC's are upland natural areas (Pine Rockland and Hardwood Hammocks) that, meet one or more of the following criteria: the presence of endangered, threatened, rare, or endemic species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. EEL managed properties are subject to NFC regulations (See Section 24-49 of the Code) and EEL Ordinance for preservation and management consistent with the purposes set forth in Section 24-50 of the Code.

The County has a vested interest in maintaining the NFC/EEL portion as a natural preserve. Development on parcels that are NFCs and/or EEL managed properties must avoid adverse impacts to the preserve associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion. In order to minimize potential damage to the NFC/EEL portions of the property, an erect barrier should be placed along the edge of the area prior to commencing any work. Also, in order to avoid causing damage to plants and substrate, heavy machinery may not be parked along side or inside the NFC/EEL portions of the property. Roads are preferable to buildable lots abutting the natural area property line.

This pineland will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape code for Miami-Dade County, controlled species may not be planted within

500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

The site plan submitted with this application on October 2, 2009, entitled "Gold Coast Museum General Plan/Title: Amended General Plan" and dated September, 2009, includes and identifies a portion of the NFC areas that are under covenant (CFN 2008E0661288) on folio 30-5926-000-0070. Please be advised that all conditions of the covenant must be adhered to. The plan also includes pine rockland areas on folio 30-5936-000-0050 that contain the Federally-listed plant species Deltoid Spurge (Chamaesyce deltoidea). The Natural Resources Planning Section also recommends that this area be delineated and added to the existing NFC inventory at Miami Metrozoo.

Finally, the subject property contains prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49-9 of the Code, all prohibited trees are exempt from permitting and must be removed from the site prior to development. Notwithstanding the foregoing, the applicant is advised that Section 24-49 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 other tree on the subject property that is not a prohibited species. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Tree Preservation
The subject property contains prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from site prior to development. Notwithstanding the foregoing, the applicant is advised that Section 24-49 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 tree on the subject property that is not a prohibited species. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Hazardous Materials Management
Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division at (305) 372-6600 concerning required management practices.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Fuel Storage Facilities
Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In

addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by 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.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF09-04

MIAMI-DADE PARK AND RECREATION DEPARTMENT
GOLD COAST RAILROAD MUSEUM

Esther Calas, Director
Public Works Department

Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department

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

for Maria T. Cabrete
Sergio Garcia, Plans Review Manager
Plans Review Section
Water and Sewer Department

Wendi J. Norris, Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: February 18, 2010

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

SUBJECT: Agenda Item No. 5(F)

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**

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

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(F)
2-18-10

RESOLUTION NO. _____

RESOLUTION APPROVING THE REVISED GENERAL PLAN OF THE GOLD COAST RAILROAD MUSEUM LOCATED AT 12450 SW 152 STREET IN THE MIAMI METROZOO ENTERTAINMENT AREA, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

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

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE, COUNTY, FLORIDA, that this Board hereby finds that the revised General Plan for the Gold Coast Railroad Museum located at 12450 SW 152 Street, in the Miami Metrozoo Entertainment Area more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for historic building preservation and cultural enhancement of the citizens of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

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

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

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

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of February, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Dennis A. Kerbel

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Thursday 18th day of February 2010 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application:	GOLD COAST RAILROAD MUSEUM
Number:	GF09-04
Applicant:	MIAMI-DADE PARK AND RECREATION
Location:	12450 SW 152 Street, incorporated Miami-Dade County
Size:	49.67-acres
Request:	Approval of the amended general plan for the Gold Coast Railroad Museum located in the Miami Metrozoo Entertainment Area.

Legal Description: FOLIO: 30-5926-000-0070
A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY, FLORIDA.

Commence at the Northwest corner of the Northeast ¼, of Section 26, for a distance of 35.00 feet; thence S 88°05'03" W, along a line parallel with and 35.00 feet South of, as measured at right angles to, the North line of the Northwest ¼ of said Section 26, for a distance of 42.17 feet; thence S 38°47'18" W, along the Southeasterly Right of Way of CSX Transportation, Inc., for a distance of 712.14 feet to the Point of Beginning; thence Southwesterly, and Southeasterly, along a circular curve to the left, having a radius of 731.10 feet, and a central angle of 77°17'46", for an arc distance of 986.31 feet to a point of tangency; thence S 51°44'51" E, for a distance of 79.24 feet; thence S 58°51'18" e, for a distance of 1,917.17 feet to a point hereinafter called point "E"; thence continues 58°51'18"E, for a distance of 40.00 feet (the last four courses being along the Northeasterly Right of Way line of the CSX Transportation, Inc. spur line); thence S 31°08'07" W, for a distance of 260.87 feet; thence S 58°51'08" E, for a distance of 2,009.93 feet; thence S 85°39'01" W, for a distance of 1,366.98 feet; thence N 58°55'54" W, for 906.55 feet; thence N 28°48'50" W, for a distance of 492.59 feet to a point of curvature; thence Northwesterly along a circular curve to the right having a radius of 771.10 feet and a central angle of 24°32'45", for an arc distance of 330.34feet to appoint of tangency; thence N 04°16'05" W, for a distance of 290.73 feet to a point of curvature; thence Northwesterly, along a circular curve to the left having a radius of

741.10 feet and a central angle of 54°35′13″, for an arc distance of 706.06 feet to a point of tangency; thence N 58°51′18″ W, for a distance of 696.41 feet to a point of curvature; thence Northwesterly and Southwesterly, along a curve to the left, having a radius of 741.10 feet and a central angle of 66°36′06″, for an arc distance of 861.46 feet; thence N 38°47′18″ E, along the Southeasterly Right of Way line of the CSX Transportation, Inc. railroad, for a distance of 1,161.10 feet to the Point of Beginning, lying and being in Miami Dade County, Florida, containing 49.67 Acres more or less.

OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF PLANNING AND ZONING, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT "A"

MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT

Legal Description

A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY, FLORIDA.

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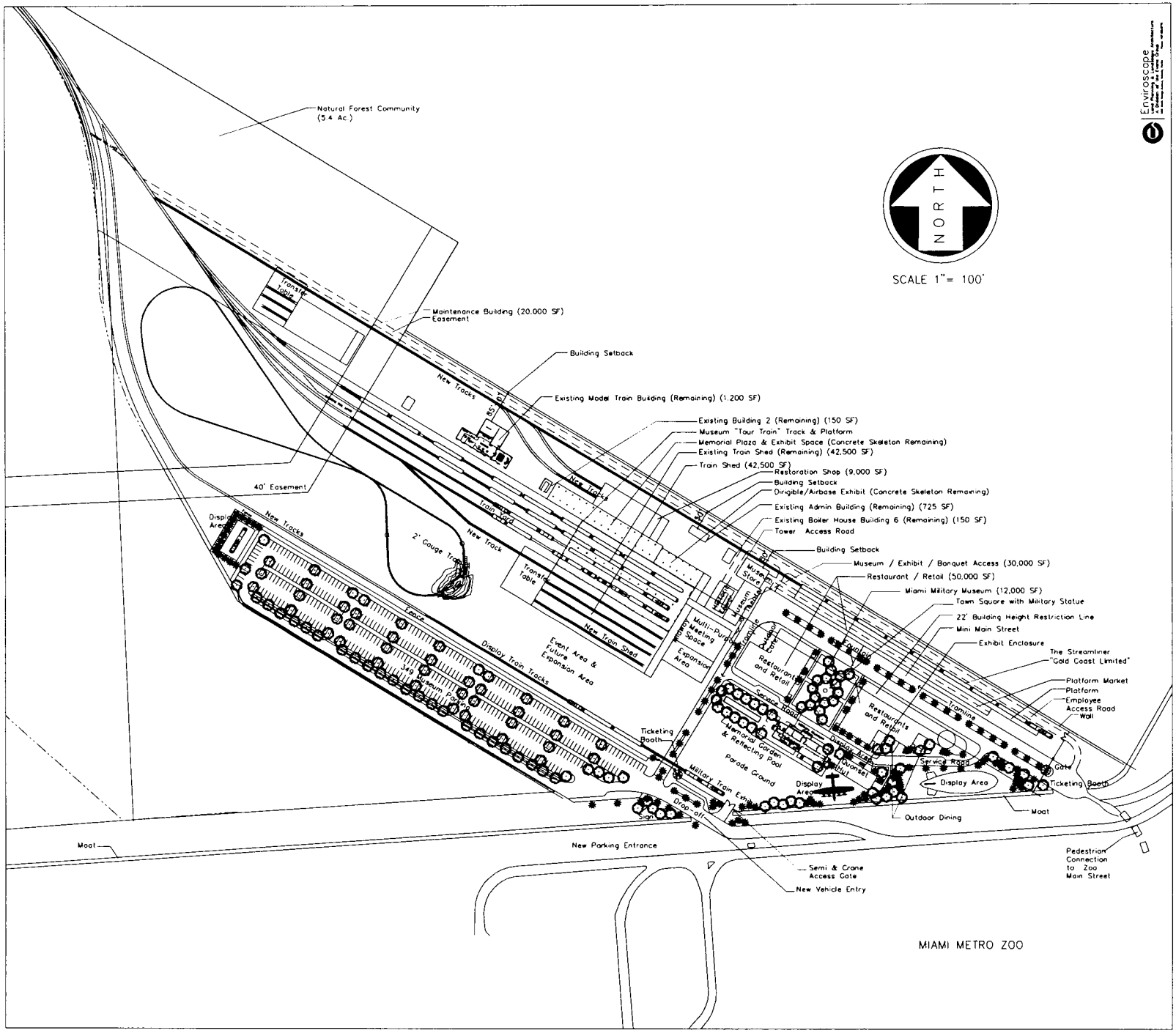

Envirascape

Revisions

N°	Date	Description

Design
Drawn: WONG
Checked:
Survey: C. SILVA
Inspectors:
Project Manager

LANDSCAPE ARCHITECT
ENVIRASCAPE, A.I.A.
275 NW 2nd STREET, 4th FLOOR
MIAMI, FLORIDA 33128 (305) 591-7501

Miami-Dade County
Park and Recreation Department
275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

Project Title:
GOLD COAST RAILROAD MUSEUM
GENERAL PLAN
12450 S.W. 152 ST., MIAMI FLORIDA

Drawing Title: AMENDED GENERAL PLAN

Contract N°

Date	Scale
9/2009	AS NOTED

Drawing N°
1 of 1

File	Drawer	Dwg.