Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(C)

Date: May 4, 2010

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

From: George M. Burgess
County Manager

Subject: Governmental Facilities Hearing Application
GF09-07 Seminole Wayside Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the General Plan for Seminole Wayside Park located at 29901 U.S. 1, 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:	29901 U.S. 1, unincorporated Miami-Dade County
COMMISSION DISTRICT:	8
COMMISSION DISTRICT IMPACTED:	Countywide
FOLIO NUMBERS:	30-7908-015-0010, 30-7908-025-0810
SIZE:	24.434-acres
BACKGROUND:	Seminole Wayside Park became a part of the Miami-Dade County park system in May, 1936 as part of a mortgage foreclosure. County funds had been placed in the Bank of Homestead and when the bank failed during the depression of 1929, the funds were lost. In settling the affairs of the closed bank, the County assigned the mortgage that the bank held on the subject property at U.S. 1 and SW 299 Street. The County foreclosed on the mortgage and acquired the title.
ZONING:	GU, Interim District and RU-1, Single Family Residential
JUSTIFICATION:	The development of the site will allow the Park and Recreation Department to develop the facility for recreation, community events, and environmental education to serve residents of south Miami-Dade County.

FACILITY DESCRIPTION: Seminole Wayside Park is currently an open roadside park with shade trees and over 20 acres of globally imperiled Pine Rockland. Planned amenities include:

- Community Center (16,000 sq ft)
- Up to 2 playgrounds with optional shade structure
- Up to 5 rain shelters (400 sq ft each)
- 20-50 parking spaces provided in a parking lot and on-street parking along SW 162 Avenue
- Up to 15 interpretive signs for Pine Rockland
- Interior pathways (3,800 LF)
- Exterior pedestrian sidewalks (up to 75,000 sq. ft.)
- Access control – coral rock wall and 2-rail wood fence (3,620 LF)
- Up to 4 park signs (height: 4ft 7in, width: 7ft 11 in, depth: 1ft)

DEVELOPMENT: The Park and Recreation Department will develop the site when funding becomes available.

FUNDING: Currently, there is no funding reserved for development of this site. The Park and Recreation Department will develop as funding becomes available.

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 September 16, 2009.

COMMUNITY MEETING: The project was presented at two community meetings: January 10, 2008 and April 24, 2008. Public comments from the meetings have been incorporated into the site plan.

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 that the site be developed in accordance with the proposed General Plan.

Assistant County Manager

Memorandum

MIAMI-DADE COUNTY

Date: May 4, 2010

To: George M. Burgess
County Manager

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF09-07 Seminole Wayside Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the development and operation of the Seminole Wayside Park located at 29901 US 1, 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 proposed General Plan for Seminole Wayside Park.

BACKGROUND

Seminole Wayside Park became a part of the Miami-Dade County park system in May, 1936 as part of a mortgage foreclosure. County funds had been placed in the Bank of Homestead and when the bank failed during the depression of 1929, the funds were lost. In settling the affairs of the closed bank, the County assigned the mortgage that the bank held on the property at U.S. 1 and SW 299 Street. The County foreclosed on the mortgage and acquired the title.

PROJECT DESCRIPTION

Seminole Wayside Park is currently an open roadside park with shade trees and over 20 acres of globally imperiled Pine Rockland. Planned amenities include:

- Community Center (16,000 sq ft)
- Up to 2 playgrounds with optional shade structure
- Up to 5 rain shelters (400 sq ft each)
- 20-50 parking spaces provided in a parking lot and on-street parking along SW 162 Avenue
- Up to 15 interpretive signs for Pine Rockland
- Interior pathways (3,800 LF)
- Exterior pedestrian sidewalks (up to 75,000 sq. ft.)
- Access control – coral rock wall and 2-rail wood fence (3,620 LF)
- Up to 4 park signs (height: 4ft 7in, width: 7ft 11in, depth: 1ft)

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Department of Planning and Zoning recommends approval of the proposed amenities to the existing park. The portion of the park fronting U.S. Highway 1 is designated "Business and Office," with the remainder of the park and adjacent neighborhoods to the south and east, being designated "Low Density Residential" on the Adopted 2015-2025 Land Use Plan (LUP) map. As indicated by the Park and Recreation text of the Comprehensive Development Master Plan (CDMP), compatible parks may be allowed in any land use category on the LUP map. The "Business and Office" designation accommodates the full range of sales and service activities including retail, wholesale, and commercial and professional offices. The "Low Density Residential" designation is generally characterized by single-family housing comprised of detached homes, cluster homes and townhomes. The CDMP, indicates that neighborhood and **community services** such as schools, **parks**, houses of worship, etc., are permitted in residential communities only when consistent with other goals, objectives and policies of the CDMP and compatible with the neighborhood. As indicated on the plans submitted for this application the proposed amenities to the existing park will provide passive areas, shaded pedestrian walkways, bicycle paths and trails including bicycle racks. The letter of intent submitted by the applicant indicates that the proposed expansion to the existing park will include a 16,000 square foot community center and covered shelters for the use of pedestrians. Additionally, the plans depict a proposed parking lot with access to South Dixie Highway and parallel parking within the public right-of-way of SW 162 Avenue. In addition, 3,800 linear feet of shell rock pathways will be provided and pedestrian sidewalks ranging from 50,000 to 75,000 square feet. A proposed coral rock wall and two-rail wood fence consisting of approximately 3,620 linear feet will also be constructed on the site. Additionally, the plans depict a proposed sign which identifies the park entrance at South Dixie Highway, crosswalks to provide traffic calming at six locations along SW 162 Avenue and pedestrian and bike access points at SW 162 Avenue, SW 302 Street, SW 164 Avenue and S. Dixie Highway. The location of the most intense development building program consisting of the community center, playground, parking lot, and shelters, in close proximity to US1, protects the residential community east and south of the park from any potentioal adverse impacts generated by the amenities once in operation. Further, the County designated Natural Forest Community and green areas reserved for passive recreation located on the east portion of the subject property, also buffer the residential neighborhood from the active portions of the planned building program along US1. As proposed, staff is of the opinion that the park is **compatible** with surrounding land uses and as a neighborhood and community service is **consistent** with the Comprehensive Development Master Plan.

EXISTING LAND USE PATTERN

Subject Property:	LAND USE PLAN DESIGNATION
Park	Business and Office & Low Density Residential (2.5 to 6 dua)
Surrounding Properties	
NORTH: Commercial Building	Business and Office
SOUTH: Single Family Residences	Low Density Residential (2.5 to 6 dua)

EAST:	Single Family Residences	Low Density Residential (2.5 to 6 dua)
WEST:	Single Family Residences, Commercial & DERM EEL Pineland Rockland Preserve	Business and Office & Low Density Residential (2.5 to 6 dua)

STAFF RECOMMENDATIONS

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

- The portion of the park fronting U.S. Highway 1 is designated "Business and Office," with the remainder of the park and adjacent neighborhoods to the south and east, being designated "Low Density Residential" on the Adopted 2015-2025 Land Use Plan (LUP) map. As stated on Page I-51 of the Comprehensive Development Master Plan (CDMP), parks may be allowed in any land use category on the LUP map. The "Business and Office" designation accommodates the full range of sales and service activities including retail, wholesale, and commercial and professional offices. The "Low Density Residential" designation is generally characterized by single-family housing comprised of detached homes, cluster homes and townhomes. The CDMP, Page I-26, states that neighborhood and **community services** such as schools, **parks**, houses of worship, etc. are permitted in residential communities only when consistent with other goals, objectives and policies of the CDMP and compatible with the neighborhood. The proposed general plan preserves the Pine Rockland areas, which is **consistent** with Policies ROS-6B and CON-7D regarding important natural resources. The park is **compatible** with the adjacent residential land uses and, as a neighborhood and community service, is **consistent** with the Comprehensive Development Master Plan.

CONDITIONS:

1. That in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Seminole Wayside Park – General Plan", prepared by Miami-Dade County Park and Recreation Department, dated stamped received August 25, 2009 consisting of 1 page.

2. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material to be provided on subject property. Said landscaping shall be installed prior to final zoning inspection.

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

4. That the applicant comply with all applicable conditions and requirements of the Departments represented by the Site Review Committee.

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 projects adjacent to the subject site in the 2010 Transportation Improvement Program (TIP), nor in the 2030 Long Range Transportation Plan (LRTP).

- Please be advised that US-1/South Dixie Highway (SR 5) from Miami-Dade/Monroe County Line to Miami-Dade/Broward County Line is part of the State Highway System. Please contact Ali Al-Said, P.E., Florida Department of Transportation (FDOT), at (305) 470-5367, for information regarding permitting requirements.

- FDOT, in the 2010 TIP, has listed the following project:

Project:	SR 5/US-1/S. Dixie Highway from SW 304 Street to 400 feet South of SW 248 Street
Description:	Flexible Pavement Reconstruction
Comments:	2010 TIP, Section F1 (Page 4 of 31), FDOT #4106251. Please contact Adriana Manzanares, P.E., Project Manager, FDOT, at (3050 470-5283, for more information

- FDOT, in the 2030 LRTP, has listed the following project:

Project:	South Miami-Dade Corridor Rail Extension to Florida City
Description:	Premium Transit
Comments:	2030 LRTP, table 7 Cost Feasible Plan, Highway and Transit, Priority IV

- 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 objections and provides the following comments:

- The closest station serving this area is our Modello Fire Rescue Station #6 located at 15890 SW 288 Street. This station is equipped with a tanker 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:

Water
Connect to an existing twelve (12)-inch water main in Farm Life School N/O SW 301 Street and extend the same northerly in Farm Life School Road interconnecting to and existing twelve (12)-inch water main S/O SW 297 Terrace. Also interconnect the twelve (12)-inch water main to the sixteen (16)-inch water main in SW 299 Street and US 1. 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).

Sewer
Connect to any of the existing eight (8)-inch gravity sewers in Farm Life School Road and/or in SW 302 Street. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-inch minimum in diameter.

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

Please note that improvements to the 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 referenced 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 **General Services Administration Design and Construction Services Division** has reviewed the subject application and has no objections.

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 General Permit from DERM 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 even 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.

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 properties do 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

DERM has reviewed the site plan entitled "Seminole Wayside Park General Plan" dated December 18, 2009, submitted with the Letter of Intent for the Government Facilities Hearing for Seminole Wayside Park for folios: 30-7908-015-0010 and 30-7908-025-0810.

The subject properties are designated Natural Forest Communities (NFC) by Miami-Dade County, and as such are protected under the environmental regulations contained in the Code. Natural Forest Communities 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.

Section 24-49.2 of the Code generally requires that trees and other vegetation, including shrubs and groundcover plants, in or outside of the NFC's boundaries must be preserved. A permit is required for any work within a Natural Forest Community, and permits may only be issued for limited clearing consistent with the detailed standards in Section 24-49.2(I)(1)(a) of the Code. Section 24-49.3 (2)(a) states "If it is determined that the proposed development site is within a Natural Forest Community the standards set forth in 24-24.2 shall apply. Proposed site actions that are not in accordance with said standards shall receive a recommendation of deferral from the Department. Section 24-49 (2)(b) states, in part, "DERM or his designee shall issue his written recommendation for approval only if the DERM or his designee determines that a preservation area equivalent in size to the minimum preservation area required for the site under Section 24-49.2(I) has been designated prior to the proposed action."

Any work within the boundaries of the NFC, including but not limited to, improvements to existing trails, creation of new trails or planting of vegetation, requires a NFC permit from DERM. All areas designated as NFC must be protected via a barrier during all phases of site development. Said barrier must be inspected by DERM prior to development and may only be removed with DERM authorization.

Additionally, the subject properties contain 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.

DERM recommends approval of this application provided the applicant is made aware of these comments. For any questions regarding the NFC permit or required barriers please contact DERM's Forest Resources Program at (305) 372-6548.

Tree Preservation

The subject properties contain tree resources; however, the properties are designated Natural Forest Communities (NFC) by Miami-Dade County therefore tree resources will be regulated through a NFC permit. Please be advised that any tree resources on the sites that are not regulated through a NFC Permit will require a Miami-Dade County

Tree Removal Permit prior to removal or relocation. Please see Natural Forest Community comments.

Enforcement History
DERM has found no open or closed enforcement records for the subject preliminary notice.

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, Interim Manager at (305) 372-6764.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF09-07

MIAMI-DADE PARK AND RECREATION
SEMINOLE WAYSIDE PARK

Esther Calas, Director
Public Works Department

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

Carlos Hevia for
Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department

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

for Maria T. Caballero
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: May 4, 2010

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

SUBJECT: Agenda Item No. 5(C)

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(C)
5-4-10

RESOLUTION NO. _____

RESOLUTION APPROVING THE GENERAL PLAN FOR THE DEVELOPMENT AND OPERATION OF A 24-ACRE PARK SITE KNOWN AS SEMINOLE WAYSIDE PARK, LOCATED AT 29901 US 1, 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 proposed general plan for the development and operation of Seminole Wayside Park located at 29901 US 1, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for and protect the public health, safety and welfare of the citizens 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 4th day of May, 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

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

By:_____
Deputy Clerk

Craig H. Coller

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

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

Application:	SEMINOLE WAYSIDE PARK
Number:	GF09-07
Applicant:	MIAMI-DADE PARK AND RECREATION
Location:	29901 U.S. 1, unincorporated Miami-Dade County
Size:	24.43-acres
Request:	Approval of the general plan for the Seminole Wayside Park.

Legal Description: Folio Number: 30-7908-015-0010
22.751 acres more or less, in Plat Book 77-70, Seminole Heights Wayside Park Rev Tract A, Lot size irregular, in Section 8 of Township 57 South, Range 39 East

Folio Number: 30-7908-025-0810
1.683 acres more of less, in Plat Book 125-10, Pine Needles Homes Tract A

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

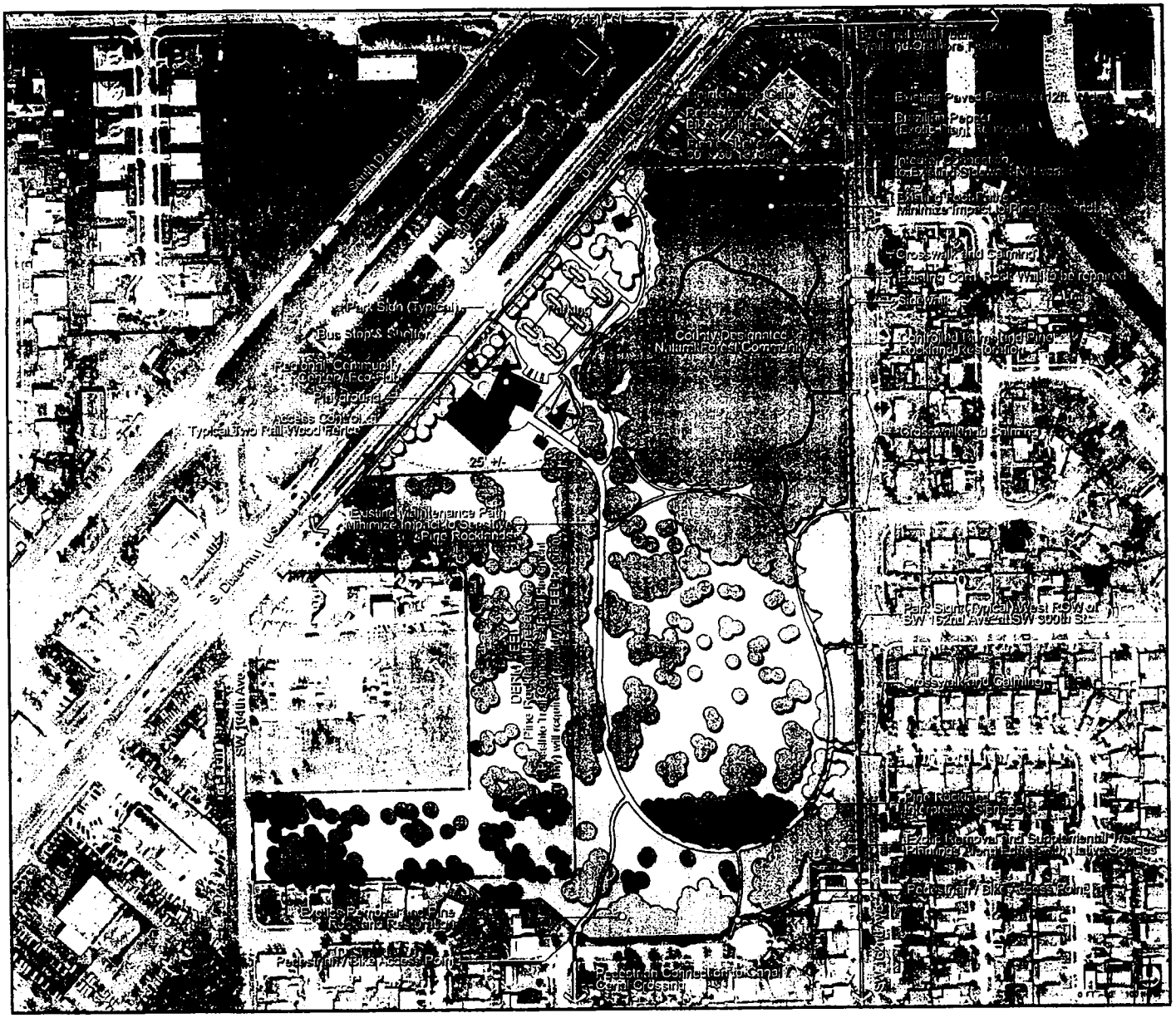
EXHIBIT "A"

MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT

Legal Description

22.751 acres more or less, in Plat Book 77-70, Seminole Heights Wayside Park Rev Tract A, Lot size irregular, in Section 8 of Township 57 South, Range 39 East

1.683 acres more or less, in Plat Book 125-10, Pine Needles Homes Tract A



SEMINOLE WAYSIDE PARK

GENERAL PLAN

General Plan Description:

REGIONAL COMMUNITY CENTER / ECO HUB
Gathering space for the community through the use of classroom(s), offices, restrooms, and gym. The Eco Hub component could provide ecological exhibits and interpretive kiosks. Provide a two access point parking lot that meets required spaces needed for community center and park with drop-off and pickup area.

BUS STOP
Park will attract users from a broad area, increasing the need for bus stop with shelter along U.S. Highway 1.

PLAY GROUND
Large school-age (Ages 5-12) play structure with several smaller play stations in a stabilized play surface, fenced in area. Provide clear visibility from street to play area.

PICNIC SHELTERS
One to two picnic shelters provided for large gatherings to small groups. Minimum of one BBQ grill and two picnic tables at each shelter. All structures will be located adjacent to U.S. Highway 1 in the previously disturbed open area.

PEDESTRIAN / BIKE TRAILHEAD
Entry for bike and pedestrian users from adjacent residential areas.

EXISTING MAINTENANCE PATHWAYS / TRAILS
Existing maintenance paths and footpaths throughout site providing direct access into park. All trails and paths must minimize impact to sensitive Pine Rocklands.

NATURAL AREA MANAGEMENT
Hardwood reduction and exotic species removal associated with Pine Rockland restoration. Prescribed burns may be necessary.

TRAFFIC CALMING
Neighborhood traffic calming to increase access into park from residential areas to the east and south.

MIAMI-DADE COUNTY PARK and RECREATION DEPARTMENT

GLATTING JACKSON KERCHER ANGLIN