

**MEMORANDUM**

Agenda Item No. 5(G)

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**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** September 4, 2012

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

**SUBJECT:** Resolution approving the  
general plan for the  
development and operation of  
Miami-Dade Regional Soccer  
Park

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The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/jls

# Memorandum



**Date:** September 4, 2012  
**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners  
**From:** Carlos A. Gimenez  
Mayor   
**Subject:** Governmental Facilities Hearing Application  
GF11-06 Miami-Dade Regional Soccer Park

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## RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution approving the General Plan for the 47-acre Miami-Dade Regional Soccer Park, located at theoretical 9000 NW 58<sup>th</sup> Street, in compliance with Section 33-303 of the Miami-Dade County Code. This item was prepared by the Department of Regulatory and Economic Resources at the request of the Miami-Dade Parks, Recreation and Open Spaces Department (PROS) and is recommended for approval.

**LOCATION:** Theoretical 9000 NW 58<sup>th</sup> Street, Miami-Dade County

**COMMISSION DISTRICT:** 12 – Commissioner Jose "Pepe" Diaz

**COMMISSION DISTRICT IMPACTED:** Countywide

**FOLIO NUMBER:** 30-3016-000-0012

**SIZE:** Approximately 47.33 acres

**BACKGROUND:** In 1952 the subject property was part of a larger parcel used as a landfill. The approximate 37 acre site was acquired by PROS in 2007 through an inter-departmental agreement with the Public Works and Waste Management Department (PWWM). Further, PWWM permitted PROS to use in perpetuity an adjacent approximate 10 acres of Florida Power and Light (FPL) easement property with high voltage transmission lines with PWWM providing a limited amount of maintenance assistance for a 10-year period.

**ZONING:** GU, Interim District

**JUSTIFICATION:** This application is being processed as a Government Facility application to allow PROS to develop the Miami-Dade Regional Soccer Park in northwest Miami-Dade County at the former NW 58<sup>th</sup> Street landfill.

- PROJECT DESCRIPTION:** The facility consists of eight (8) full size soccer athletic fields, with one field designed as a stadium. Each field consists of natural or synthetic turf, and is irrigated and lighted. The stadium field house consists of grandstands and press boxes, lockers, coaches' rooms, judges' rooms, restrooms, equipment and storage areas, AV room, ticketing, cash management and offices. An academy building is proposed on the south side of the property for use as a sports training facility and overnight lodging building. The academy building consists of classrooms, offices, restrooms, event room, kitchen and restaurant/cafeteria, laundry area, mechanical and equipment storage. A parking lot serving the academy is proposed on its north side. Most parking to support the athletic fields is concentrated along the north portion of the site, under FPL transmission lines. Parallel parking is proposed along each side of the vehicular drive leading into the park from NW 87<sup>th</sup> Avenue and NW 58<sup>th</sup> Street. Ancillary structures such as restrooms, concessions, pavilions, and a maintenance yard are included to support park functions. The maintenance yard consists of full mechanical, equipment and field maintenance building and storage area.
- DEVELOPMENT:** The proposed facilities will be developed in phases, as funding becomes available.
- FUNDING:** Future funding: To be determined
- 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 for the proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on September 21, 2011 and recommended approval.
- PUBLIC HEARING:** Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction, erection or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board is required. The Board may only authorize the use, construction, erection and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

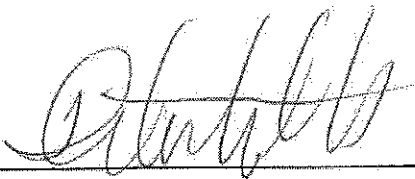
Honorable Chairman Joe A. Martinez and Members,  
Board of County Commissioners  
Page 3.

MONITOR:

Gilberto Blanco, Supervisor

DELEGATED AUTHORITY:

This resolution authorizes the construction, erection and operation of the Miami-Dade Regional Soccer Park.



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Jack Osterholt  
Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** September 4, 2012

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

**SUBJECT:** Agenda Item No. 5(G)

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 (G)  
9-4-12

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

RESOLUTION APPROVING THE GENERAL PLAN FOR THE DEVELOPMENT AND OPERATION OF MIAMI-DADE COUNTY REGIONAL SOCCER PARK, LOCATED AT THEORETICAL 9000 NW 58 STREET, 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 memorandums, copies of which are incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board hereby finds that the proposed Miami-Dade County Regional Soccer Park located at theoretical 9000 NW 58 Street, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for the recreational needs 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:

Joe A. Martinez, Chairman  
Audrey M. Edmonson, Vice Chairwoman

|                      |                      |
|----------------------|----------------------|
| Bruno A. Barreiro    | Lynda Bell           |
| Esteban L. Bovo, Jr. | Jose "Pepe" Diaz     |
| Sally A. Heyman      | Barbara J. Jordan    |
| Jean Monestime       | Dennis C. Moss       |
| Rebeca Sosa          | Sen. Javier D. Souto |
| Xavier L. Suarez     |                      |

The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> day of September, 2012. 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.

Craig H. Collier



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

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**Date:** September 4, 2012

**To:** Carlos A. Gimenez  
Mayor

**From:** Miami-Dade County Site Review Committee

**Subject:** Governmental Facilities Hearing Application  
GF11-06 Miami-Dade Regional Soccer Park

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## RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the General Plan for Miami-Dade Regional Soccer Park, located at theoretical 9000 NW 58 Street, in compliance with Section 33-303 of the Miami-Dade County Code. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Miami-Dade Parks, Recreation and Open Spaces Department (PROS). 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 construction, erection and operation of the proposed Miami-Dade Regional Soccer Park.

## BACKGROUND

In 1952 the subject property was part of larger parcel used as a landfill. This landfill was closed in 1987 and designated as an Environmental Protection Agency superfund site. Groundwater and methane monitoring began in 1996 and continued for a twenty year period due to leaching ammonia and methane gas from solid waste decomposition, which poses multiple regulatory restrictions and special conditions for site improvements. The site was acquired by the Parks, Recreation and Open Spaces (PROS) Department in 2007 through an inter-departmental agreement with the Public Works and Waste Management Department (PWWM). Further, 13.76 acres of Florida Power and Light (FPL) easement property with high voltage transmission lines was sold to PROS from PWWM with PWWM providing a limited amount of maintenance assistance for a 10-year period.

## PROJECT DESCRIPTION

The facility consists of eight (8) full size soccer athletic fields, with one field designed as a stadium. Each field consists of natural or synthetic turf, and is irrigated and lighted. The stadium field house consists of grandstands and press boxes, lockers, coaches' rooms, judges' rooms, restrooms, equipment and storage areas, AV room, ticketing, cash management and offices. An academy building is proposed on the south side of the property for use as a sports training facility and overnight lodging building. The academy building consists of classrooms, offices, restrooms, event room, kitchen and restaurant/cafeteria, laundry area, mechanical and equipment storage. A parking lot serving the academy is proposed on its north side. Most parking to support the athletic fields is concentrated along the north portion of the site, under the FPL transmission lines.



Parallel parking is proposed along each side of the vehicular drive leading into the park from NW 87<sup>th</sup> Avenue and NW 58<sup>th</sup> Street. Ancillary structures such as restrooms, concessions, pavilions, and maintenance yard are included to support park functions. The maintenance yard consists of full mechanical, equipment and field maintenance building and storage area.

| <b>NEIGHBORHOOD CHARACTERISTICS</b> |  |   |
|-------------------------------------|--|---|
|                                     | <b>Zoning and Existing Use</b>   | <b>Land Use Designation</b>   |
| <b>Subject Property</b>             | GU; vacant property and FPL transmission lines   | Parks and Recreation and Institutions Utilities, and Communications |
| <b>North</b>                        | GU; Miami-Dade County capped landfill  | Parks and Recreation  |
| <b>South</b>                        | GU; South Florida Water Management District facility; Miami Dade Public Works and Waste Management facility; Hotel | Institutions Utilities, and Communications; City of Doral           |
| <b>East</b>                         | IU-3 and GU; industrial uses; FPL easement; Miami-Dade Public Works and Waste Management facility                  | Industrial and Office; Institutions Utilities, and Communications   |
| <b>West</b>                         | GU; Miami-Dade County Public Works and Waste Management facility; South Florida Water Management District          | Institutions Utilities, and Communications                          |

**COMPREHENSIVE DEVELOPMENT MASTER PLAN**

The subject property is designated as "Parks and Recreation" and "Institutions, Utilities and Communications" on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map.

**Land Use Element**

The proposed development of the soccer park will further the following policies of the Land Use Element:

**Policy LU-1D**

In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

**Policy LU-4A**

When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking,

height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

**Parks and Recreation text**

Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP.

**Recreation & Open Space Element**

The proposed general plan will further the following objective and policies of the Recreation and Open Space Element:

**Policy ROS-3E**

The Park and Recreation Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

**Objective ROS-5**

Maintain a formal capital improvements planning program that improves and expands the park and recreation system through the acquisition of land, the renovation and restoration of facilities and natural areas, the development of new park and recreation open space and facilities, and the linking of parks and other public spaces.

**Policy ROS-5A**

The County shall prioritize capital improvement expenditures in accordance with the following criteria: 1) Acquire local parkland to maintain the adopted LOS standard for local recreation open space by correcting existing deficiencies and addressing future needs, and acquire countywide parkland suitable for compatible outdoor recreation while preserving natural, historical, and cultural resources; 2) renovate, restore, and upgrade existing recreation open spaces and facilities; and, 3) develop new recreation open spaces and facilities within undeveloped or incomplete parks (Page V1-10).

**Policy ROS-5C**

The Park and Recreation Department shall, as funds are available, renovate, restore, and upgrade County facilities to ensure that the public can safely and securely enjoy recreational opportunities, and that the County can cost-effectively extend the useful life of existing facilities. Expenditures for the renovation, restoration and upgrade of existing parks and recreation facilities are prioritized as follows: 1) repairs and projects increasing visitor safety; 2) hazard reduction; 3) facility upgrade and resource management; 4) accessibility improvements in compliance with ADA; and, 5) energy efficiency improvements (Page V1-12).

**Institutions, Utilities and Communications**

Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A.

### IMPACT OF FACILITY ON SURROUNDING LAND USE

The proposed eight (8)-field Regional Soccer Park will generate traffic in the area, especially on NW 87<sup>th</sup> Avenue and NW 58<sup>th</sup> Street. This impact should increase during tournaments and special events. A residential community lies to the southeast of the subject property within the jurisdictional boundaries of the City of Doral, which may be impacted by traffic and noise generated by this facility. However, the park lies across from and slightly west of this residential community, a distance that buffers this residential enclave from potential aural or visual impacts generated by the facility. Further, a traffic study conducted to assess the impact of the proposed park on NW 58<sup>th</sup> Street, from NW 87<sup>th</sup> to NW 97<sup>th</sup> Avenues concluded that there will not be significant detrimental traffic impacts on said corridor. No visual impacts on surrounding properties are anticipated due to the internal location of the facility, lying between industrial uses to the east, a capped landfill to the north, and institutional facilities to the east, west and south; however some aural impacts generated by physical activities are expected. The proposed soccer park will provide active recreational opportunities for residents in the City of Doral, unincorporated areas of Miami-Dade County and other municipalities such as Hialeah, Hialeah Gardens, and Medley among others. In this regard, the application is **consistent** with CDMP policies providing for compatible parks in all land use categories to serve the recreational needs of the community.

### STAFF RECOMMENDATIONS

The Department of Regulatory and Economic Resources has reviewed the application, recommends approval and provides the following comments:

The Department of Regulatory and Economic Resources recommends approval of this application.

### CONDITIONS:

1. The General Plan for Regional Soccer Park shall be submitted to the Director of the Regulatory and Economic Resources Department or its successor Department upon the submittal of an application for a building permit.
2. That in the approval of the application at the time of permitting, the General Plan considered shall be basically in accordance with that submitted for the hearing entitled, "Regional Soccer Park", prepared by the Miami-Dade Parks, Recreation and Open Spaces Department, consisting of 1 page.
3. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.
4. That the applicant submit to the Regulatory and Economic Resources Department or its successor Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior

to the issuance of a building permit, and to be installed prior to final construction sign off.

5. That the lighting shall be designed so that any overspill of lighting onto adjacent properties shall be limited to not exceed one-half (1/2) foot candle power (vertical) and one-half (1/2) foot candle power (horizontal) illumination on adjacent properties or structures. An outdoor lighting installation shall not be placed in permanent use until a letter of compliance from a registered architect or engineer is provided stating that the installation has been field checked and meets the requirements as set forth above.
6. That the night lights be turned off at or before 10 P.M. nightly.
7. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Sections 9-71 through 9-75 of the Code of Miami-Dade County.

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

- No comments.

The **Public Works and Waste Management Department – Highway Engineering Division** has reviewed the application and provides the following comments:

- The 2011 Transportation Improvement Program (TIP) includes the following:  

|              |  |
|--------------|--|
| Project:     | NW 87 Avenue from NW 58 Street to NW 74 Street       |
| Description: | New road construction                                |
|              | FDOT #4056152, 2011 TIP, Section A1 (Page 32 of 149) |
| Comments:    | Construction complete                                |
- Please be advised that a PWWM permit will be required for this project. Please contact the PWWM 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 and Waste Management Department – Land Development Division** has reviewed the application and provides the following comment:

Property requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Road improvements will be accomplished through the recording of the plat.

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

- The vicinity of the proposed park is currently served by Miami-Dade Fire Rescue Station No. 45 (Doral) located at 9710 NW 58 Street. The station is equipped with an Advanced Life Support (ALS) Engine and a Rescue totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week.
- The Fire Water and Engineering Bureau has reviewed and approved the site plan entitled "Miami-Dade Regional Soccer Park as prepared by the Miami-Dade County Parks, Recreation and Open Spaces Department with the following condition: at the time of permitting, the site plan must identify all driveway dimensions, widths, turning radii, signage location, accessibility, emergency vehicle access, set-up sites, and all other pertinent requirements as stipulated by the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact, Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

The **Miami-Dade Water & Sewer Department (M-DWASD)** has reviewed the application, has no objections and provides the following comments:

#### Water

Connect to any of the existing sixteen (16)-inch and/or twenty four (24)-in water mains in NW 58 Street and/or NW 87 Avenue, respectively. Any public water main extension within the property shall be eight (8)-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) points of connection.

#### Sewer

If Regulatory and Economic Resources requires connection to sewer, then connect to the existing eight (8)-inch gravity sewer located in NW 87 Avenue and NW 61 Street and extend the same northerly in NW 87 Avenue as required to provide sewer service to the property. If a 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 the aforementioned 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.

The **Internal Services Department** has reviewed the application and has no objections.

ISD does not have any objections to the application; however, we offer the following recommendations:

- Include site plan data table indicating all zoning related information.
- Identify required ADA spaces, stroller spaces, and ADA site accessibility.
- Indicate size of academy building. Provide preliminary floor plans and elevations. Similar for other site amenities such as restrooms and entry plaza.
- Buffer area should be provided between park and industrial sites.

Should you have any questions regarding this notification, please contact Asael Marrero at 305-375-1115.

The **Department of Regulatory and Economic Resources - Environmental Resources Management Section** 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, the application 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.

Be advised that the water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Department's Water and Wastewater Engineering Section.

Civil drawings for the proposed sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Department's Water and Wastewater Engineering Section.

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 for this proposed development order.

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

#### Stormwater Management

An Environmental Resources Permit from the South Florida Water Management District may 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.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

#### Pollution Remediation

There are records of current buried solid waste and associated contamination on the property as well as abutting the property (NW 58 Street Landfill, 8831 NW 58 St., SW-1373/F-10545 and IW5-1218/F-1134).

Additionally, on the abutting Folio (#30-3016-000-0010) (GSA Fleet Mgmt - Shop 3, 8801 NW 58 St., UT-14/F-1134, there are records of petroleum contamination assessment/remediation issues.

Due to the above, all construction plans, including dewatering projects and any alteration of the land surface or subsurface, associated with the aforementioned site will require submittal to the Department's Pollution Control Division for review and approval.

#### 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.

#### Tree Preservation

The Tree Removal Permit TREE-003460-2011 was issued for this site on February 8, 2012. This permit requires the preservation of one specimen-sized (Trunk diameter 18 inches or greater) strangler fig (*Ficus aurea*) tree as identified in the approved permitted site plans. The site plan submitted with this application on March 22, 2012, entitled "Miami Dade Regional Soccer Park- Miami Dade County Park and Recreation Department" matches the approved permitted site plans and depicts this strangler fig tree (located on the eastern side of the southern retention area) to remain.

All approved tree removal/relocation, replanting and final inspection (a two weeks-notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on February 8, 2013 in order to avoid violation of permit conditions.

Also, the 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.

Please be advised that a new Miami-Dade County Tree Removal/Relocation Permit or an amendment to this permit is required prior to the removal and/or relocation of any other trees on the subject property that are not prohibited. Please contact the Tree Permitting Program at 305-372-6600, voice option #2, for information regarding tree permits.

Concurrency Review Summary

A concurrency review has been conducted 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 development order applications concerning the subject property.

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

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

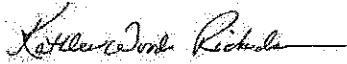


MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION G2011000006

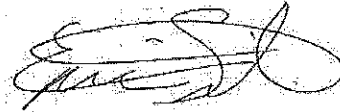
MIAMI-DADE PARKS, RECREATION AND OPEN SPACES DEPARTMENT

REGIONAL SOCCER PARK



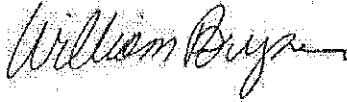
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Kathleen Woods-Richardson, Director  
Public Works and Waste Management



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Eric Silva, Interim Assistant Director  
Sustainability, Planning and Economic  
Enhancement



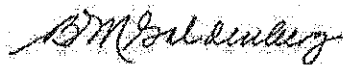
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William W. Bryson, Fire Chief  
Fire Rescue Department



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Jose Gonzalez, Assistant Director  
Permitting, Environment and  
Regulatory Affairs



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Bertha Goldenberg, Assistant Director  
Water and Sewer Department



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Lester Sola, Director  
Internal Services Department

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 4th day of September 2012 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: MIAMI-DADE REGIONAL SOCCER PARK  
Number: GF11-06  
Applicant: MIAMI-DADE PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
Location: Theoretical 9000 NW 58<sup>th</sup> Street, Miami-Dade County  
Size: Approximately 47.33 acres  
Request: Approval of the General Plan for the Miami-Dade Regional Soccer Park  
Legal Description: FOLIO: 30-3016-000-0012

All that lot, piece or parcel of land situate, lying and being in Section 16, Township 53 South, Range 40 East, Miami-Dade County, Florida, the same being more particularly described by metes and bounds as follows, viz.:

Commence at the south  $\frac{1}{4}$  corner of said Section 16; thence N01°45'13"W along the west line of the Southeast  $\frac{1}{4}$  of said Section 16 for 659.80 feet to the northwest corner of the southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said Section 16, this also being the point of beginning of the hereinafter described parcel of land; from said point of beginning, thence continue N01°45'13"W along said west line of the southeast  $\frac{1}{4}$  of Section 16 for 989.69 feet to a point of intersection with the north line of the Florida Power & Light Company right of way area as described in that certain right of way agreement as recorded January 24, 1964 in official records book 3992 at page 60 of the public records of Dade County (now Miami-Dade County), Florida (hereinafter, "The Right of Way Agreement"); thence N 89°32'37" E along said north line of the land described in the right of way agreement for 2605.05 feet to a point of intersection with a line lying 40 feet westerly of, as measured at right angles to and parallel with the east line of said southeast  $\frac{1}{4}$  of Section 16, this also being the west right of way line of N.W. 87<sup>th</sup> Avenue; thence S01°45'42"E along said parallel line and the west right of way line of N.W. 87th Avenue for 365.09 feet; thence departing said parallel line and the west right of way line of N.W. 87th Avenue, S89°32'37" W for 555.87 feet; thence S01°51'09"E for 146.88 feet; thence S88°31'21"W for 794.29 feet; thence S01°03'45"W for 239.86 feet to a point of non-tangent intersection

with the arc of a circular curve concave to the southwest, with said point of non-tangent intersection bearing N19°57'21"E from the center of said curve; thence northwesterly along the arc of said curve, having a radius of 244.00 feet and a central angle of 18°53'36" for 80.46 feet to the point of tangency; thence N88°56'15"W for 10.96 feet; thence S01°03'45"W for 63.62 feet; thence S89°57'34"W for 80.27 feet; thence S00°11'14"E for 795.50 feet to a point of intersection with a line lying 40 feet northerly of, as measured at right angle to and parallel with the south line of said southeast ¼ of Section 16, this also being the north right of way line of N.W. 58th Street; thence S89°31'31"W along said parallel line and the north right of way line of N.W. 58th Street for 387.51 feet to the southeast corner of the South Florida Water Management District (formerly the Central and Southern Florida Flood Control District) property as described in that certain fee simple deed from the Board of County Commissioners of Dade County, Florida to the Central and southern Flood control District, as recorded May 4, 1964 in official records book 4124 at page 310 of the public records of Dade County (now Miami-Dade County), Florida (hereinafter, "The South Florida Water Management District Property"); thence N01°45'21"W along the east line of the southwest ¼ of the Southwest ¼ of the southeast ¼ of said Section 16 and the east line of said South Florida Water Management District Property for 619.70 feet to the northeast corner of said southwest ¼ of the Southwest ¼ of the southeast ¼ of Section 16 and the northeast corner of said South Florida Water Management District Property; thence S89°31'57"W along the north line of said southwest ¼ of the Southwest ¼ of the southeast ¼ of Section 16 and the north line of said South Florida Water Management District Property for 661.30 feet to the northwest corner of said southwest ¼ of the Southwest ¼ of the southeast ¼ of Section 16, the northwest corner of said South Florida Water Management District Property and the point of beginning.

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 REGULATORY AND ECONOMIC RESOURCES, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12<sup>TH</sup> 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

REGIONAL SOCCER PARK

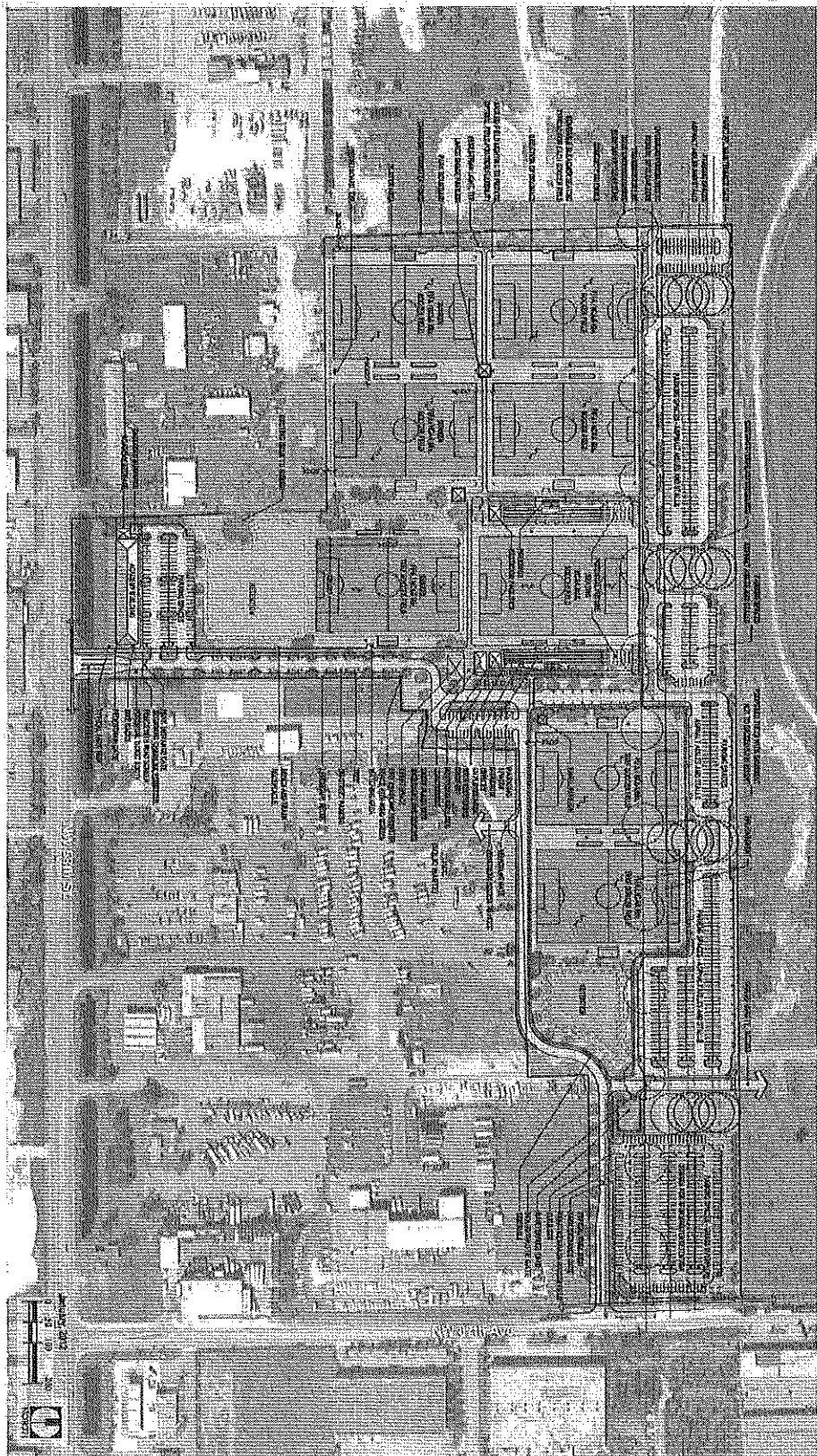
Legal Description

All that lot, piece or parcel of land situate, lying and being in Section 16, Township 53 South, Range 40 East, Miami-Dade County, Florida, the same being more particularly described by metes and bounds as follows, viz.:

Commence at the south  $\frac{1}{4}$  corner of said Section 16; thence  $N01^{\circ}45'13''W$  along the west line of the southeast  $\frac{1}{4}$  of said Section 16 for 659.80 feet to the northwest corner of the southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said Section 16, this also being the point of beginning of the hereinafter described parcel of land; from said point of beginning, thence continue  $N01^{\circ}45'13''W$  along said west line of the southeast  $\frac{1}{4}$  of Section 16 for 989.69 feet to a point of intersection with the north line of the Florida Power & Light Company right of way area as described in that certain right of way agreement as recorded January 24, 1964 in official records book 3992 at page 60 of the public records of Dade County (now Miami-Dade County), Florida (hereinafter, "The Right of Way Agreement"); thence  $N89^{\circ}32'37''E$  along said north line of the land described in the right of way agreement for 2605.05 feet to a point of intersection with a line lying 40 feet westerly of, as measured at right angles to and parallel with the east line of said southeast  $\frac{1}{4}$  of Section 16, this also being the west right of way line of N.W. 87<sup>th</sup> Avenue; thence  $S01^{\circ}45'42''E$  along said parallel line and the west right of way line of N.W. 87<sup>th</sup> Avenue for 365.09 feet; thence departing said parallel line and the west right of way line of N.W. 87<sup>th</sup> Avenue,  $S891^{\circ}32'37''W$  for 555.87 feet; thence  $S01^{\circ}51'09''E$  for 146.88 feet; thence  $S88^{\circ}31'21''W$  for 794.29 feet; thence  $S01^{\circ}03'45''W$  for 239.86 feet to a point of non-tangent intersection with the arc of a circular curve concave to the southwest, with said point of non-tangent intersection bearing  $N19^{\circ}57'21''E$  from the center of said curve; thence northwesterly along the arc of said curve, having a radius of 244.00 feet and a central angle of  $18^{\circ}53'36''$  for 80.46 feet to the point of tangency; thence  $N88^{\circ}56'15''W$  for 10.96 feet; thence  $S01^{\circ}03'45''W$  for 63.62 feet; thence  $S89^{\circ}57'34''W$  for 80.27 feet; thence  $S00^{\circ}11'14''E$  for 795.50 feet to a point of intersection with a line lying 40 feet northerly of, as measured at right angle to and parallel with the south line of said southeast  $\frac{1}{4}$  of Section 16, this also being the north right of way line of N.W. 58<sup>th</sup> Street; thence  $S89^{\circ}31'31''W$  along said parallel line and the north right of way line of N.W. 58<sup>th</sup> Street for 387.51 feet to the southeast corner of the South Florida Water Management District (formerly the Central and Southern Florida Flood Control District) property as described in that certain fee simple deed from the Board of County Commissioners of Dade County, Florida to the Central and Southern Flood Control District as recorded May 4, 1964 in official records book 4124 at page 310 of the public records of Dade County (now Miami-Dade County), Florida (hereinafter, "The South Florida Water Management District Property"); thence  $N01^{\circ}45'21''W$  along the east line of the southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said Section 16 and the east line of said South Florida Water Management District Property for 619.70 feet to the northeast corner of said southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 16 and the northeast corner of said South Florida Water

Management District Property; thence S89°31'57"W along the north line of said southwest ¼ of the southwest ¼ of the southeast ¼ of Section 16 and the north line of said South Florida Water Management District Property for 661.30 feet to the northwest corner of said southwest ¼ of the southwest ¼ of the southeast ¼ of Section 16, the northwest corner of said South Florida Water Management District Property and the point of beginning.

SITE PLAN



Miami-Dade  
REGIONAL SOCCER PARK

Miami-Dade County  
Park & Recreation Department