



MEMORANDUM


Agenda Item No. 5(G)

TO: Honorable Vice Chairwoman Audrey M. Edmonson **DATE:** December 4, 2012
and Members, Board of County Commissioners

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


SUBJECT: Resolution approving the Revised
General Plan for Haulover Park,
located at 10800 Collins Avenue, in
Compliance with Section 33-303 of
the Code of Miami-Dade County

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Commissioner Sally A. Heyman.



R. A. Cuevas, Jr.
County Attorney

RAC/jls

Date: December 4, 2012
To: Honorable Vice Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor 
Subject: Governmental Facilities Hearing Application
GF12-02 Revised General Plan for Haulover Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the revised General Plan for Haulover Park, located at 10800 Collins Avenue, south of the City of Sunny Isles Beach, in compliance with Section 33-303 of the Code of Miami-Dade County. 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 (MDPROS) and is recommended for approval.

LOCATION 10800 Collins Avenue, Miami-Dade County

COMMISSION DISTRICTS 4

COMMISSION DISTRICT IMPACTED Countywide

FOLIO NUMBER: 30-2214-008-0010

SIZE: Approximately 177 acres

BACKGROUND:

Haulover Park was acquired by Dade County in 1939. Development of the park began in the 1940's, and it remains today as a public beach and regional open space for the enjoyment of all county residents. Haulover Park is a Metropolitan Park, designed to preserve valuable natural historic resources, while providing a broad mix of resource dependent recreation opportunities. This application revises the plan approved for Haulover pursuant to Resolution No. R-162-02. The plan revision is designed to update park facilities to better respond to current recreational demands, improve pedestrian and vehicular circulation, and enhance the quality and diversity of natural resources.

ZONING: GU, Interim Zoning District; BU-2, Special Business District; IU-1, Industrial, Light Manufacturing.

JUSTIFICATION	This application is being processed as a Government Facility to allow the Parks, Recreation and Open Spaces Department (PROS) to continue improvements and renovations at Haulover Park. The application will allow PROS to enhance, renovate, improve and develop public facilities that will serve all County residents.
PROJECT DESCRIPTION:	The Haulover Park revised General Plan addresses the following; traffic circulation improvements; improve access to the beach for bicycles, pedestrians, and people with disabilities; improve transit connections; improve beach access through tunnel ramps; provide more green space; expand the dry rack storage facility capacity up to 510 spaces; rebuild the pier; rebuild the marina and pier restaurants, and restore the dunes. Once implemented, the General Plan will provide enhanced service to residents of Miami-Dade County. Parking areas to support all park uses are included. Parking on natural terrain used for overflow during special events is also indicated.
DEVELOPMENT	The revised General Plan for improvements and renovations to the park was the subject of a public meeting held on August 20, 2012. Information gathered at the public meeting was considered and where appropriate, incorporated in the plan. The plan will be implemented as funding becomes available.
FUNDING	Building Better Communities General Obligation Bond funds are available for improvements to Haulover Park. The total estimated cost of improvements to Haulover Park is 70 million dollars. The improvements listed will be developed with a phased approach, as funding becomes available. Park operation and maintenance funding will rely on park fees and charges, concession revenue, lease fees and the General Fund.
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 27, 2012 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 of County Commissioners (BCC) is

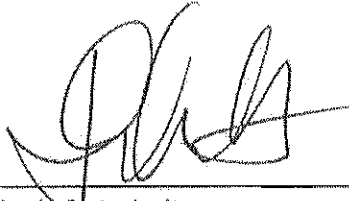
required. The BCC may only authorize the use, construction, erection and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER:

Gilberto Blanco, Supervisor

DELEGATED AUTHORITY:

This resolution approves the revised General Plan for Haulover Park.



Jack Osterholt
Deputy Mayor

Date: December 4, 2012

To: Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF12-02 Revised General Plan for Haulover Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the revised General Plan for Haulover Park, at 10800 Collins Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. 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. The committee reviewed the application on September 27, 2012 and recommends approval of the revised General Plan for Haulover Park.

STAFF REPORTS

Department of Regulatory and Economic Resources

CDMP CONSISTENCY AND IMPACT OF FACILITY ON SURROUNDING LAND USE

Comprehensive Development Master Plan (CDMP)

The subject property is designated for Parks and Recreation on the adopted 2015-2025 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map.

Land Use Element

The proposed general plan 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-10C

Miami-Dade County shall encourage energy conservation by adopting Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental

Design (LEED), or other acceptable commercial building standards for County-owned facilities.

Parks and Recreation

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 Parks and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP.

Recreation & Open Space Element

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

Policy ROS-3A

The County shall continue to improve motorized access to parks and recreation open spaces on roads and mass transit routes for autos, bicycles, and public transport through the joint efforts of the Park and Recreation Department, the Public Works Department, and the Transit Agency, as well as other concerned County agencies where deemed necessary by the Park and Recreation Department.

Policy ROS-3D

Through its park and recreation programs and all other available means, Miami-Dade County shall preserve and protect beaches and shores and maximize public ownership of these coastal resources. The County shall improve the maintenance of existing public park and recreation entrances and shall, where feasible, provide additional access points at water front and coastal locations.

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).

BACKGROUND

Haulover Park was acquired by Dade County in 1939. Development of the park began in the 1940's and it remains today as public beach and regional open space for the enjoyment of all county residents. Haulover Park is a Metropolitan Park, designed to preserve valuable natural historic resources, while providing a broad mix of resource dependent recreation opportunities. This application revises the plan approved for Haulover pursuant to Resolution No. R-162-02. The new plan revision is designed to update park facilities to better respond to current recreational demands, improve pedestrian and vehicular circulation, and enhance the quality and diversity of natural resources

PROJECT DESCRIPTION

The Haulover Park revised General Plan addresses the following: traffic circulation improvements; improve access to the beach for bicycles, pedestrians, and people with disabilities; improve transit connections; improve beach access through tunnel ramps; provide more green space; expand the dry rack storage facility capacity up to 510 spaces; rebuild the pier; rebuild the marina and pier restaurants, and restore the dunes. Once implemented, the General Plan will provide enhanced service to residents of Miami-Dade County. Parking areas to support all park uses are included. Parking on natural terrain used for overflow during special events is also indicated.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; IU-1; and BU-2; Metropolitan Park (beach, marina, natural and recreational open spaces, surface parking lots, park and lifeguard offices, FPL substation)	Parks and Recreation
North	City of Sunny Isles Beach; High-rise residential, commercial and beach	High Density Residential, Business and Office, and Parks and Recreation
South	City of Bal Harbour; Haulover Inlet	Business and Office; Medium Density Residential; Parks and Recreation; Water
East	Atlantic Ocean	Water
West	Biscayne Bay	Water

METROPOLITAN PLANNING

The Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) has proposed a revised General Plan for the development and renovation of Haulover Park. The revised General Plan for the 177-acre park indicates: improvements to traffic and circulation; improvements to park and beach access for pedestrians, people with disabilities and bicycles; improvements to beach access through tunnel ramps; provision of more green space; improvements to transit connections; expansion of the dry stock storage facility capacity up to 510 spaces; the rebuilding of an existing pier; the rebuilding of the marina and pier restaurants; and the restoration of beach dunes.

The 177-acre County-owned park is bounded by the City of Sunny Isles Beach to the north, Haulover Inlet and Bal Harbour Village to the south, the Atlantic Ocean to the east and Biscayne Bay to the west. The areas of Sunny Isles and Bal Harbour adjacent to Haulover Park are dense, urbanized areas primarily comprised of high-rise residential buildings. The park currently includes the beach, a marina, natural and recreational open spaces, surface parking lots, park and lifeguard offices, and an FPL substation.

The property is designated "Parks and Recreation" on the Adopted 2015-2025 Land Use Plan map. The "Parks and Recreation" land use designation allows parks and recreational areas, golf courses, and certain commercial activities that support recreational uses and relate to the uses of the park. Other commercial and recreational entertainment or cultural uses may also be considered for approval if authorized in accordance with Article 6 of the Miami-Dade Charter, as amended, and may be allowed in all categories of the Land Use Plan map of the Comprehensive Development Master Plan (CDMP pp. I-51 and I-52). The project is generally identified in the Capital Improvements Element of the CDMP, Table 6, Park and Recreation, as Project No. 56: Haulover Park – BBCBP (CDMP p. IX-49). In conclusion, the proposed General Plan is **consistent** with the adopted goals, objectives and policies of the CDMP.

The Metropolitan Planning Section of the Department of Regulatory and Economic Resources that the applicant coordinate with the Americans with Disabilities Act Coordination staff and other permit agencies to address all accessibility requirements. Also, Policy LU-10C (CDMP p. I-23) encourages the adoption of Florida Green Building Coalition, U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) or other energy conservation standards for County-owned buildings.

DEVELOPMENT SERVICES DIVISION

The Miami-Dade County Parks, Recreation and Open Spaces Department is seeking approval of the revised General Plan for Haulover Park. The new plan reflects the need to accommodate present and future park growth to serve the residents of the area and those visiting from abroad. Among other improvements for Haulover, there will be the following enhancements and redevelopment goals: reduction of traffic conflicts between A1A and park facilities; pedestrian crosswalks on A1A; provision of pedestrian connectivity throughout the park and onto adjoining communities; provision of a shore walk along Biscayne Bay; improvement of existing tunnels for pedestrian and disabled accessibility to the beach; the reduction of existing impervious parking areas and their rehabilitation into green spaces which can also be used for overflow parking during special events; continual mangrove and sand dune restorations; and construction of a new dry stock storage.

The CDMP's Recreation and Open Space Policy 5C indicates that "*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.*" The revised General Plan's goal is to renovate older park amenities and upgrade the park to increase traffic and pedestrian safety while enhancing the visitor's enjoyment through the development of new facilities and increasing open space opportunities. The plan provides for greater public access to the County's shoreline through the development of a shore walk promenade along Biscayne Bay and shows improvements to the park's vehicular and traffic circulation system, which include bicycle access and bus

stops. According to the CDMP's Recreation and Open Space Policies 3A and 3D, the County shall continue to "provide additional access point at water front and coastal locations" and "improve motorize access to parks and recreation open spaces on roads and mass transit routes for autos, bicycles, and public transport the joint efforts of the Park and Recreation Department, the Public Works Department, and the Transit Agency." In this regard, the revised General Plan for Haulover furthers the aforementioned policies and is therefore, **consistent** with the CDMP.

The **Development Services Division** recommends approval of this application with the following conditions. The proposed revised General Plan for Haulover Park will provide enhanced recreational opportunities for the residents of Miami-Dade County.

CONDITIONS:

1. The revised General Plan for Haulover Park shall be submitted to the Director of the Department of Regulatory and Economic Resources 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 revised General Plan considered shall be basically in accordance with that submitted for the hearing entitled, "Haulover Park General Plan", as 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 Permitting Section of the Department of Regulatory and Economic Resources 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, if provided, 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 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.

Environmental Resources

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of 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.

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) sanitary sewer franchised service area. The sanitary flow is directed to three private pump stations (99-1005A, 99-1005B and 99-1005C), which direct it into WASD pump station 30-0301, and then, the North District Wastewater Treatment Plant. The aforementioned sanitary sewer pump stations as well as the North District Wastewater Treatment Plant are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree. At this time the North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

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 Resource Permit from the Florida Department of Environmental Protection (FDEP) and Standard General Permit from the South Florida Water Management District (SFWMD) may be required for the proposed project for the construction and operation of the required surface water management system. The FDEP and SFWMD will determinate if those permits are required.

A retention/detention system adequately designed to contain on-site the runoff generated by a 5-year storm event shall be provided. If this system is designed with an emergency overflow into any adjacent surface water body, a Class II permit issued by the Department shall be obtained before the construction of any surface water management system.

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 Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

The project site is in the vicinity of a landfill area; therefore, a Class VI maybe is required for the installation of the required surface water management system.

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

The subject property has records of solid waste impacts on a part of the northern portion of the site, under tracking number SW-1196. There are no records of current contaminated sites directly abutting the subject site.

Coastal Resources

Any development of Haulover Park which involves work in, on, over or upon tidal waters of Miami-Dade County, or any work within coastal wetlands, or any work to trim, cut, or alter mangroves anywhere in Miami-Dade County, requires a Class I Permit. The applicant must make sure to obtain said Class I Permit prior to the commencement of any applicable work as described above. A Class I Permit application may be submitted to the Coastal and Wetlands Resources Section.

Applicable Class I Permits may require relocation or modification of the proposed work in order to avoid and minimize adverse impacts to natural resources, such as submerged benthic habitat including seagrasses and coastal wetlands containing mangroves and buttonwoods. In addition, the applicant will be required to mitigate for any unavoidable adverse impacts to said resources.

Class I permit applications proposing work to dredge or fill coastal wetlands must first demonstrate compliance with one of the criteria listed in Section 24-48.3(2) of the Code, and obtain approval from the Board of County Commissioners at a Public Hearing.

Development of Haulover Park to facilitate the mooring or storage of vessels, to create new marinas, to modify current uses at existing marinas, or to provide water dependant public transportation services, requires a review for compliance with applicable operating permits from Miami-Dade County. Such proposed development may be required to obtain or modify an Annual Marine Facilities Operating Permit (MOP).

Areas along the east shorelines of Haulover Park may include sensitive beach dunes which provide valuable habitat for nesting sea turtles. Development of these areas may require coordination with the Florida Fish and Wildlife Conservation Commission (FWC) for applicable State and Federal Permits.

Additional permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (FDEP) (561-681-6600), FDEP's Bureau of Beaches and Coastal Systems (850-921-7757) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project.

The applicant is encouraged to plant native species and avoid planting exotic, non-native, prohibited species as per Prohibited Plant Species List (list may be reviewed at: <http://www.miamidade.gov/development/library/guidelines/prohibited-plant-species.pdf>)

Please contact the Coastal and Wetlands Resources Section of at (305)372-6575 with any questions.

Tree Preservation

According to the site plan submitted with this zoning application, the property may contain specimen-sized trees (trunk diameter 18 inches or greater), that may be impacted by the proposed project. Section 24-49 of the Code requires the preservation of tree resources. Prior to the removal and/or relocation of any tree on site, a Miami-Dade County Tree Removal/Relocation Permit is required. Section 24.49.3 of the Code states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 shall apply." As such, this Department recommends approval of this application with the condition that the applicant obtain a Miami Dade County Tree Removal/Relocation permit prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal/Relocation Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Please be advised that if this condition cannot be met prior to development orders, this zoning application would have to be resubmitted for review. The applicant is required to comply with the above tree permitting requirements. This Department's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact the Tree Permitting Program for additional information regarding tree permitting procedures and requirements prior to site development.

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

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.

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

Public Works and Waste Management Department (PWWM)

The **Right-of-Way Division** has reviewed the application and provides the following:

- No comments.

The **Highway Division** has reviewed the application and provides the following comments:

- Currently, the PWWM has no proposed roadway project adjacent to the subject site in the 2013 Transportation Improvement Program (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).
- Please be advised that Collins Avenue (SR A1A) is part of the State Highway System. Contact Ali Al-Said, P.E., Florida Department of Transportation, at (305) 470-5367, for information regarding permitting requirements.
- Please be advised that a PWWM permit will be required for this project. 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) 375-2142, for more information.

The **Zoning and Platting Section** of the Department of Regulatory and Economic Resources has reviewed the application and offers the following comments:

- The subject property has been used as a park prior to the enactment of the Subdivision Code; therefore, a plat is not required..

Should you have any questions, please contact Julio Delgado, P.S.M., Land Development Division, at (305) 375-2141.

Miami-Dade Fire Rescue Department

The **Fire Rescue Department** has reviewed the application and provides the following comments:

According to the letter of intent dated September 6, 2012, the Parks, Recreation and Open Spaces Department (PROS) is seeking approval of a new General Plan for the development and renovation of Haulover Park. The general plan is designed to update park facilities to better respond to current recreational demands, improve the efficiency of pedestrian and vehicular circulation, and enhance the quality and diversity of natural resources.

Haulover Park is currently served by Miami-Dade Fire Rescue Station No. 21 (Haulover) located on the grounds of Haulover Park at 10500 Collins Avenue. The station is equipped with an Advanced Life Support (ALS) Engine, a Rescue, a Platform, and a Battalion Chief totaling twelve (12) firefighter/paramedics 24 hours a day, seven days a week.

The Miami-Dade Fire Rescue Department (MDFR) has no objections to the proposed general plan. MDFR believes that the improvements will provide enhance service to residents of Miami-Dade County.

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

Miami-Dade Water & Sewer Department

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

Project: Haulover Park

Location: 10800 Collins Avenue

Water:

The Water Service Area for the referenced project belongs to the City of North Miami Beach.

Sewer:

There is no sewer available for connection in the referenced area at the present time.

Should you have any questions, please do not hesitate to call 786-268-5214.

Internal Services Department

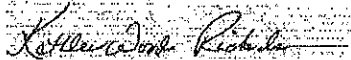
The **Design and Construction Services Division** has reviewed the application and has no objections.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

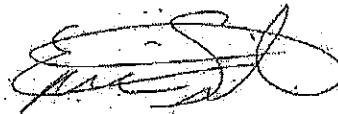
APPLICATION G2012000002

Parks Recreation and Open Spaces Department

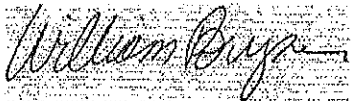
Revised General Plan for Haulover Park



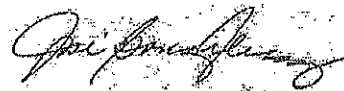
Kathleen Woods-Richardson, Director
Public Works and Waste Management




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



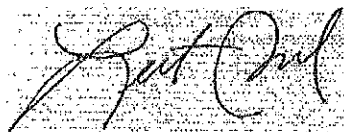
William W. Bryson, Fire Chief
Fire Rescue Department



Jose Gonzalez, Assistant Director
Permitting, Environment and
Regulatory Affairs



Bertha Goldenberg, Assistant Director
Water and Sewer Department



Lester Sola, Director
Internal Services Department



MEMORANDUM
(Revised)

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

DATE: December 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)
12-4-12

RESOLUTION NO. _____

RESOLUTION APPROVING THE REVISED GENERAL PLAN
FOR HAULOVER PARK, LOCATED AT 10800 COLLINS
AVENUE, IN COMPLIANCE WITH SECTION 33-303 OF THE
CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying 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 Revised General Plan for Haulover Park located at 10800 Collins Avenue, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide recreational opportunities 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:

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	Juan C. Zapata

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 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

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



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 Tuesday 4th day of December 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: REVISÉD GENERAL PLAN FOR HAULOVER PARK
Number: GF12-02
Applicant: MIAMI-DADE PARKS, RECREATION AND OPEN SPACES DEPARTMENT
Location: 10800 Collins Avenue, Miami-Dade County
Size: Approximately 177 acres
Request: Approval of the Revised General Plan for Haulover Park
Legal Description: FOLIO: 30-2214-008-0010

Lots 4 through 75 inclusive of TATUM OCEAN BEACH PARK, according to the Plat thereof as recorded in Plat Book 5, at Page 35 of the Public Records of Miami Dade County, Florida, together with all the Submerge land and riparian rights adjoining to the property, AND, all of the land bounded to the North by the South line of said Lot 4 of TATUM OCEAN BEACH PARK, bounded to the East, South and to the West, by the Bulkhead Line as shown in the DADE COUNTY BULKHEAD PLAT as recorded in Plat Book 74, at Page 10 of the Public Records of Miami Dade County, Florida; together with all Submerge land and Riparian rights thereto. LESS, the Right of Way of State Road A-1-A as shown in the Department of Transportation Section map #8706 dated 3/31/47, in Section 14 and 23, of Township 52 South, Range 42 East, Miami-Dade County, Florida.

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, 12TH FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305) 670-9099 AT LEAST FOUR DAYS IN ADVANCE.

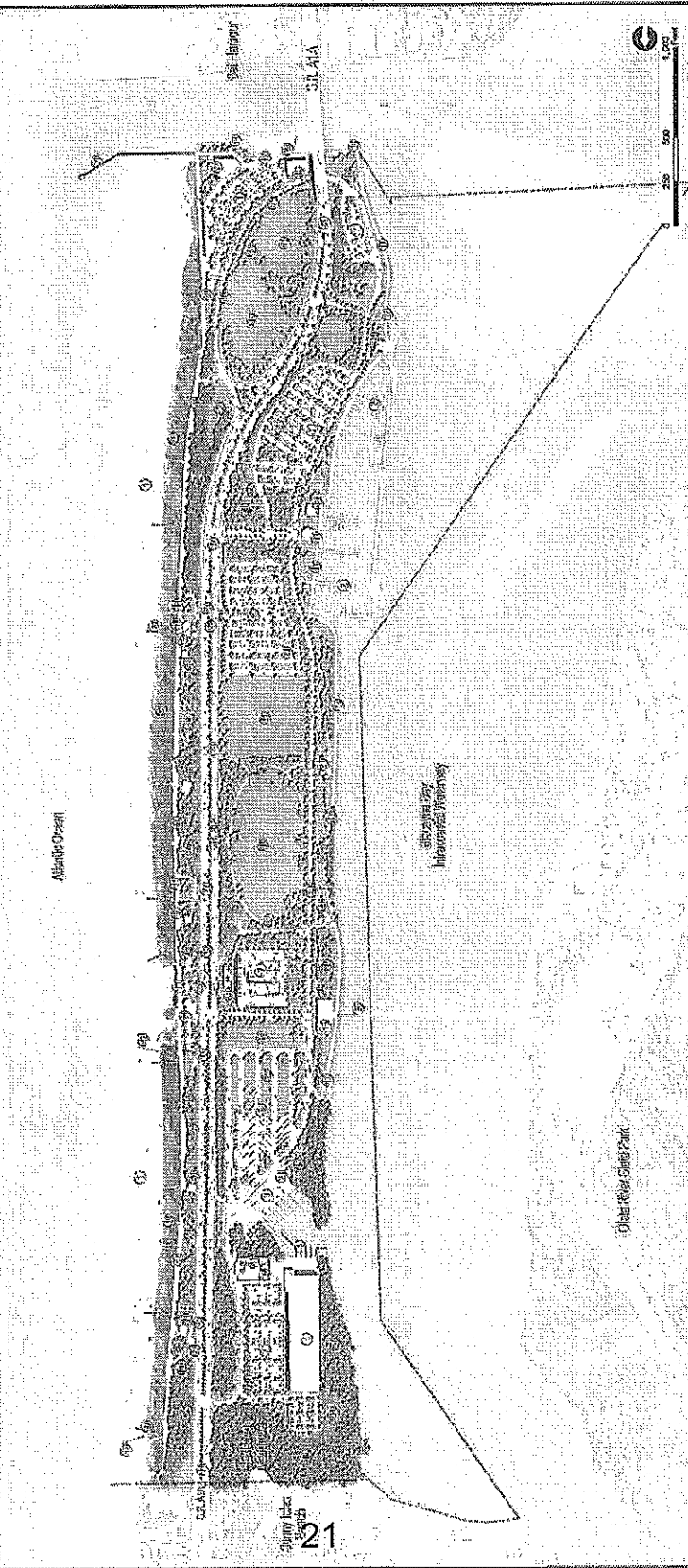
EXHIBIT "A"

MIAMI-DADE COUNTY

REVISED GENERAL PLAN FOR HAULOVER PARK

Legal Description.

Lots 4 through 75 inclusive of TATUM OCEAN BEACH PARK, according to the Plat thereof as recorded in Plat Book 5, at Page 35 of the Public Records of Miami Dade County, Florida, together with all the Submerge land and riparian rights adjoining to the property, AND, all of the land bounded to the North by the South line of said Lot 4 of TATUM OCEAN BEACH PARK, bounded to the East, South and to the West, by the Bulkhead Line as shown in the DADE COUNTY BULKHEAD PLAT as recorded in Plat Book 74, at Page 10 of the Public Records of Miami Dade County, Florida; together with all Submerge land and Riparian rights thereto. LESS, the Right of Way of State Road A-1-A as shown in the Department of Transportation Section map #8706 dated 3/31/47, in Section 14 and 23, of Township 52 South, Range 42 East, Miami-Dade County, Florida.



HAULOVER PARK GENERAL PLAN

General Plan Description:

As a Miami-Dade County Heritage Park, the general plan for Haulover Park combines the historic layout of the original William Leitch Park design with the modern needs of a growing and evolving population upon further cultural resources. Key elements of the design include improvements to circulation through and around the park for pedestrians and bicyclists, spaces will be able to safely walk, bike or drive to all of the park amenities with special emphasis on access to the beach, trails, parking, and open spaces.

- Legend**
- 1 Beach
 - 2 Bikes
 - 3 Boat Launch
 - 4 Expanded Beach
 - 5 Historic Park Structure
 - 6 Historic Parking
 - 7 Historic Building
 - 8 Historic Parking
 - 9 Historic Parking
 - 10 Historic Parking
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