

# MEMORANDUM

Agenda Item No. 5(R)

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

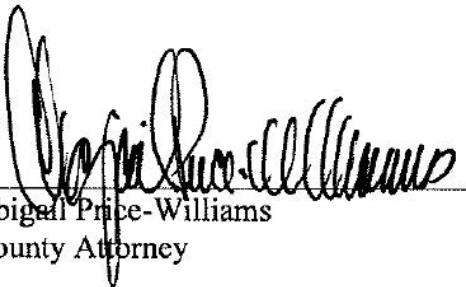
**DATE:** August 31, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution approving as a governmental facility the General Plan for the Miami-Dade Parks, Recreation and Open Spaces Department, the Preston B. Bird & Mary Heinlein Fruit and Spice Park project located at 24801 SW 187 Avenue, in compliance with section 33-303 of the Code

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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 Daniella Levine Cava.

  
Abigail Price-Williams  
County Attorney

APW/uw

**Date:** August 31, 2020

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

**Subject:** Governmental Facilities Hearing Application  
GF 18-06 Miami-Dade Parks, Recreation and Open Spaces Department – The Preston B. Bird & Mary Heinlein Fruit and Spice Park Project

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**Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the General Plan for the Preston B. Bird & Mary Heinlein Fruit and Spice Park Project of the Miami-Dade Parks, Recreation and Open Spaces Department (PROS) as a Governmental Facility, in compliance with Section 33-303 of the Code of Miami-Dade County (Code).

This Governmental Facility item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of PROS.

**Scope**

The Preston B. Bird & Mary Heinlein Fruit and Spice Park (Fruit & Spice Park) is located in Commission District 8, which is represented by Commissioner Daniella Levine Cava. The subject property consists of an existing park located on approximately 38.2 acres inclusive of two recently acquired adjacent parcels. The project consists of the modification of the general plan approved by the Board in 2008 through Resolution No. R-576-08. The new general plan includes planned facilities for the two new parcels as well as improvements to the existing park. The proposed general plan combines the historic intent of the original design with the needs of a growing and evolving population. The general plan also incorporates new amenities that will further the recreational and educational opportunities for residents and visitors.

**Fiscal Impact/Funding Source**

The Preston B. Bird & Mary Heinlein Fruit and Spice Park Project will be developed with a phased approach as the funding becomes available. The Building Better Communities General Obligation Bond Program Project #939650 will be the funding source for the park.

**Track Record/Monitor**

Joe Cornely, Assistant Director of Planning, Design and Construction Excellence, Miami-Dade Parks, Recreation and Open Spaces Department.

**Background**

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Code. Specifically, this item requests Board approval for the Preston B. Bird & Mary Heinlein Fruit and Spice Park Project.

LOCATION:	24801 SW 187 Avenue, Miami-Dade County, Florida.
COMMISSION DISTRICT:	8
COMMISSION DISTRICTS IMPACTED:	Countywide
FOLIO NUMBER(S):	30-6825-000-0170, 30-6825-000-0160, 30-6825-000-0161- (See Exhibit A to attached Site Review Committee recommendation for Legal Description).

SIZE:	The lot size is 1,663,992 sq. ft. (38.2 acres).
BACKGROUND:	The Parks Recreation and Open Spaces Department (PROS) proposes to modify the Fruit & Spice Park General Plan, approved by the Board in 1998 through Resolution No. R-751-98 and modified in 2008 by Resolution No. R-576-08, to include planned facilities for two recently acquired parcels and to make improvements to the existing park. Fruit & Spice Park is a 38.2-acre park located at 18700 SW 248 Street in The Redland. Originally established between 1943 and 1944 as a 20-acre County park to showcase tropical fruit, it was eventually named Redland Fruit & Spice Park; in June 1980, the park was renamed again in honor of Preston B. Bird and Mary Heinlein.
ZONING:	AU- Agricultural/Residential 5 Acres Gross
JUSTIFICATION:	The General Plan includes the newly acquired parcels and incorporates new amenities that will continue to provide recreational activities and educational opportunities for residents and visitors.
PROJECT DESCRIPTION:	The specific improvements include the following proposed facilities: an entry sign; a new restaurant; indoor event space; restrooms; a new visitor center with a gift shop and restrooms; an outdoor shaded dining area; shaded seating areas; new pedestrian pathways; tram pick-up and drop-off; a new observation platform; a children's natural play feature; the relocation of the Mitchell House; Historic Homestead Demonstration Garden; concessions; covered special event space concessions and restrooms; an enhanced greenhouse; a small shelter/outdoor classroom; enclosed dumpsters; and a new green house. The general plan also incorporates the acquired parcels adjacent to the park, that will include the following new facilities : overflow parking; maintenance access; existing Summers House/research facility; a research garden; a new maintenance building; a new maintenance parking area; a new stockpile area; and a new covered storage area.
DEVELOPMENT:	The Preston B. Bird & Mary Heinlein Fruit & Spice Park will be developed with a phased approach as the funding becomes available.
FUNDING:	The Building Better Communities General Obligation Bond Program Project #939650 will be the funding source for the park.
SITE REVIEW COMMITTEE:	The 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 proposed facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed this project on October 10, 2018 and recommends approval.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a governmental facility in the unincorporated areas of Miami-Dade County, a public hearing before the Board is required. The Board may only authorize the use, construction, 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: Carl Harrison, Governmental Facilities Coordinator

DELEGATED AUTHORITY: This resolution approves the Miami-Dade Parks, Recreation and Open Spaces Department, Preston B. Bird & Mary Heinlein Fruit and Spice Park Project as a Governmental Facility. Pursuant to Section 33-303(b)(6) of the Miami-Dade County Code, the Department of Regulatory and Economic Resources (RER) Director is thereafter delegated the authority to approve non-substantial changes to the approved plans.



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Jack Osterholt  
Deputy Mayor



# Memorandum



**Date:** May 29, 2020

**To:** Honorable Carlos A. Gimenez  
Mayor

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

**Subject:** Governmental Facilities Hearing Application  
GF 18-06 Miami-Dade Parks, Recreation and Open Spaces Department – The Preston B. Bird & Mary Heinlein Fruit and Spice Park Project



## **Recommendation**

It is recommended that the Board of County Commissioners approve the attached resolution approving the general plan for the Miami-Dade Parks, Recreation and Open Spaces Department – The Preston B. Bird & Mary Heinlein Fruit and Spice Park Project in compliance with Section 33-303 of the Code of Miami-Dade County. The site is legally described in Exhibit A attached hereto. 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. 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 October 10, 2018, and **recommends approval.**

## **STAFF REPORTS**

### **Department of Regulatory and Economic Resources**

#### **Development Services Division:**

**Background:** The subject property is an existing Miami-Dade Parks, Recreation and Open Spaces Department public park and is surrounded by single-family residences, a religious facility located to the west and active agriculture uses. Miami-Dade Parks, Recreation and Open Spaces Department is proposing the modification of the general plan approved in 2008 by resolution #R-576-08. The new general plan includes planned facilities for two (2) recently acquired parcels as well as improvements to the existing park.

**Project Description:** The subject property consists of approximately 38.2 acres. The proposed general plan will provide an enhanced and cohesive visitor experience. The specific improvements include the following proposed facilities: an entry sign; a new restaurant; indoor event space; restrooms; a new visitor center with a gift shop and restrooms; an outdoor shaded dining area; shaded seating areas; new pedestrian pathways; tram pick-up and drop-off; a new observation platform; a children's natural play feature; the relocation of the Mitchell House; Historic Homestead Demonstration Garden; concessions; covered special event space concessions and restrooms; an enhanced greenhouse; a small shelter/outdoor classroom; enclosed dumpsters; and a new green house. The general plan also incorporates the acquired parcels adjacent to the park, that will include the following new facilities: overflow parking; maintenance access; existing Summers House/research facility; a research garden; a new maintenance building; a new maintenance parking area; a new stockpile area; and a new covered storage area.

This application combines the historic intent of the original design with the needs of a growing and evolving population. The general plan incorporates new amenities that will continue to provide recreational activities and educational opportunities for residents and visitors.

	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU; park	Agriculture
<b>North</b>	AU; single- family residences, active agriculture	Agriculture
<b>South</b>	AU; single- family residences, active agriculture	Agriculture
<b>East</b>	GU; railroad right-of-way	Transportation
<b>West</b>	AU; religious facility, single- family residences, vacant	Agriculture

The **Development Services Division** finds that the proposed development will be consistent with and in keeping with the character of the surrounding neighborhood and recommends **approval** of the Government Facilities application.

**Metropolitan Planning Division:**

The Parks Recreation and Open Spaces Department (PROS) proposes to modify the Preston B. Bird and Mary Heinlein Fruit & Spice Park (Fruit & Spice Park) General Plan, approved in 1998 by Resolution No. R-751-98 and modified in 2008 by R-576-08, to include planned facilities for two recently acquired parcels and to make improvements to the existing park. The modified general plan will allow Fruit & Spice Park to serve its historic purpose, while incorporating new amenities that will continue to provide recreational activities and educational opportunities for residents and visitors. The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

**Background:**

Fruit & Spice Park is a 38.2-acre park located at 18700 SW 248 Street in Redland. Originally established between 1943 and 1944 as a 20-acre County park to showcase tropical fruit. It was eventually named Redland Fruit & Spice Park; in June 1980 the park was renamed again in honor of Preston B. Bird and Mary Heinlein. The Preston B. Bird and Mary Heinlein Fruit & Spice Park has since expanded and has implemented a development program of classes, workshops, tours, and expansive plantings of trees, vegetables and herbs. The park also maintained and showcased the original Redland Schoolhouse (1906), a coral rock building (1913) and the Bauer-Neill-Mitchell House (1902) which were destroyed during Hurricane Andrew in 1992. However, replicas of the schoolhouse and Bauer-Neill-Mitchell House were constructed and completed in 2002.

The proposed general plan includes planned facilities for the two recently acquired parcels (Folio Nos. 30-6825-000-0160 and 30-6825-000-0161) as well as improvements to the existing park. The general plan modifications include: a defined entry sequence, improved circulation within the park, parking areas, a park maintenance area, and flexible event spaces. The modifications also incorporate the recently acquired parcels and will include: overflow parking, maintenance access, the Summers House/research facility, a research garden, a new maintenance building and parking area, a stockpile area and a new covered storage area. Specific improvements include an entry sign, new restaurant, indoor event space, restrooms, a new visitors center and gift shop and restrooms, an outdoor shaded dining area, shaded seating areas, new pedestrian pathways, tram pick up and drop off, a new observation platform, children's natural play feature, relocation of the Mitchell House, Historic Homestead Demonstration Garden, concessions, covered special event space concessions and restrooms, enhanced greenhouse, small shelter/outdoor classroom, enclosed dumpsters, and a new greenhouse.

**Existing Use:**

Fruit & Spice Park/County Park

Proposed Use: Fruit & Spice Park/County Park  
CDMP Land Use Designation: Agriculture

Zoning: AU- (Agriculture)

Existing Use of surrounding properties: North: Active agriculture/residential (Agriculture)  
South: Active agriculture/residential (Agriculture)  
East: Railroad Right-of-Way (Transportation)  
West: Active agriculture/residential/church Agriculture)

CDMP Analysis/Recommendations:

The Adopted 2020 and 2030 Land Use Plan (LUP) map of the Comprehensive Development Master Plan CDMP designates the entire property as “Agriculture.” The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Furthermore, no business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal...however, agricultural processing facilities for produce grown in Florida and uses that promote ecotourism and agritourism consistent with Policy LU-1P are not restricted to locating on an existing arterial roadway (CDMP; Page I-62). Policy LU-1P reads as follows: “While continuing to promote agriculture as a viable economic activity in the County, Miami-Dade County shall explore and may authorize alternative land uses in the South Dade agricultural area which would be compatible with agricultural activities and associated rural residential uses, and which would promote ecotourism and agritourism related to the area’s agricultural and natural resources base including Everglades and Biscayne National Parks (CDMP; Page I-4).

The park, originally ± 20-acres (now 38.2 acres), has served as a park since 1943 - 44 and precedes the establishment of the CDMP in 1975. Also, the park is classified by PROS as a Special Activity Area; Special Activity Areas provide unique recreational opportunities centered on a single theme and are typically large. The park supports agritourism in accordance with Policy LU-1P by showcasing the agricultural products and heritage of the Redland Agricultural Area. The proposed improvements will further the park’s agritourism efforts.

Based upon a review of the information provided, the uses described in the application for the Preston B. Bird and Mary Heinlein Fruit & Spice Park by the Parks Recreation and Open Spaces Department, and the CDMP Goals, Objectives and Policies, this Division finds the proposed general plans and construction to be **consistent** with the CDMP.

Office of Historic Preservation

The Office of Historic Preservation has no objections to the subject application. It should be noted, however, that Mary Heinlein and Preston B. Bird Fruit & Spice Park is a Miami-Dade County Historic Site, designated pursuant to the Miami-Dade County Historic Preservation Ordinance (81-13), and is subject to the requirements and procedures of that ordinance prior to the implementation of any physical improvements.

For any questions, please call Sarah Cody at (305) 375-4438.

**Office of Resilience:**

Summary: In compliance with [Resolution No. R-451-14](#) and [Ordinance No. 14-79](#), all County infrastructure projects that come before the Board of County Commissioners must consider sea level rise in their planning, design, and construction. This resolution requires that,

“all County infrastructure projects... shall consider sea level rise projections at potential impacts as best estimated at the time of the project, using the regionally consistent unified sea level rise projections, during all project phases including but not limited to planning, design, and construction, in order to ensure that infrastructure projects will function properly for fifty (50) years or the design life of the project, whichever is greater.”

Furthermore, the County requires that all agenda items pertaining to planning, design and construction of County infrastructure include a statement that the impact of sea level rise has been considered.

The site is located inland and in FEMA’s AH flood zone. While it is not expected to be directly impacted by tidal flooding due to sea level rise, it is likely to experience the indirect effects of sea level rise including **higher groundwater** levels and **higher storm surges**. This site is inland, but according to Florida International University’s [Storm Surge Simulator](#), the property could still be vulnerable to between 1-3 feet of flooding in the event of a Category 4, and more than 3 feet of flooding in a Category 5, hurricane. Sea level rise will increase these risks and will affect the groundwater table. Higher groundwater levels could affect underground systems, such as drainage and septic, as well as natural features such as the lake and vegetation. Where feasible, it is recommended that new facilities consider these risks and elevate key electrical and mechanical equipment above grade. While designing new underground infrastructure, it is recommended that designs recognize impacts from groundwater levels expected in the medium-term future.

In addition, all County infrastructure must comply with the requirements of the County’s Sustainable Buildings Program and use the LEED standard for buildings per [Resolution No. R-1200-05](#), [Ordinance No. 07-65](#), and [Resolution No. R-1309-07](#) and the Envision Standard for County infrastructure projects per [Resolution No. R-617-17](#). These standards ensure an integrated approach to design and long-term cost savings. The Sustainable Buildings Program and associated legislation are not prescriptive, understanding that each project is unique and there are many paths to achieving the required certification level for each rating system. Per approved County [Resolution No. R-54-18](#), Cool Roof Rating Council Certified materials shall be used for roofing projects including maintenance and re-roofing. In addition, County projects involving parking surface lots or garages should incorporate electrical vehicle (EV) readiness plans and construction. Prior to project commencement, make sure all required information (structural square footage, parking square footage, landscaped area, etc.) have been properly entered into the County’s EnergyCAP software system which tracks electricity and water accounts, usage, and associated utility expenditures. This information can be used to make sure that site structures are performing as designed. Solar hot water systems provide a quick return on investment and should be considered as well as solar photovoltaics.

**Recommendation**

The Office of Resilience does not have any objections to the construction of this facility as designed. However, it is always recommended that the project designers consider whether cost-effective measures are available to protect or elevate key equipment (such as electrical equipment or generators) further above grade to protect it from damage during flooding and to design underground systems in preparation for future higher groundwater levels.

Project designers, architects, and consultants should contact Patricia Gomez with the Office of Resilience at [gomezp@miamidade.gov](mailto:gomezp@miamidade.gov) before project design starts to obtain the most current guidance related to the

requirements of the Sustainable Buildings Ordinance and Program mentioned above, LEED and Envision project registration, EnergyCAP, EV-ready and solar requirements, and building performance in general.

**Platting and Traffic Review Section:**

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no **objections**.

A full set of plans for review must be provided.

A road closure application is required to vacate SW 184<sup>th</sup> Court where the overflow event is proposed.

**Environmental Resources Management Division (DERM):**

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the revised documents stamped received by RER on February 20, 2019, for the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 of the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Public water and public sanitary sewer systems are not available in this general area. The existing park and the newly acquired parcels folios no. 30-6825-000-0160 and 30-6825-000-0161 are served by an on-site drinking water supply well for potable water and a septic tank and drainfield as a means for the disposal of domestic wastewater disposal.

The purpose of this application is to modify the existing general plan approved in 2008 by BCC Resolution R-576-08, to include two recently acquired parcels folios no. 30-6825-000-0160 and 30-6825-000-0161 and add amenities to the park. The revised “General Plan” stamped received by RER on February 20, 2019, shows new amenities such as an entry sign, an enhanced existing restaurant, new observation platform, new greenhouse, new storage building, new staff parking area, new visitor center with gift shop and restrooms, an outdoor shaded dining area, an enhanced greenhouse and new covered special event space.

Section 24-43.1(6) of the Code prohibits the approval of any zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any sources of potable water supply other than a public water main if the proposed land use is an establishment primarily engaged in the handling of food and drink. In 2004, Miami-Dade Parks, Recreation and Open Spaces (“PROS”) obtained a variance, via Board Order No. 04-34, specifically to operate a food concession within the existing Mitchell-Bauer House on the subject property. The proposed “General Plan” does not show additional nonresidential land uses, other than the previously approved Mitchell-Bauer House, that would be expected to prepare food and drink on the subject property.

Section 24-43.1(4) of the Code prohibits the approval of any zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage. The new nonresidential land uses shown on the proposed “General Plan” are not uses that are considered to generate a liquid waste other than domestic sewage.

According to the “General Plan” stamped received by RER on February 20, 2019, the proposed development complies with the abovementioned Code requirements.

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

A DERM Class II Permit shall be required if the proposed surface water management system will have an overflow outfall to the onsite lakes.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development plans shall 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.

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.

DERM does not have records of current contamination issues on the subject site. However, based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to any development. Prior DERM review and approval of the environmental reports shall be required prior to proceeding to any site development activities.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Specifically, should the applicant require impacts to specimen trees (trunk diameter 18 inches or greater), the applicant must comply with the specimen tree standards outlined in Section 24-49.2(4)(II)(2) of the Code, and compliance with these requirements may require changes or adjustments to the applicant's future plans for the subject property.

The subject application, which requests to modify the General Plan to include two recently acquired parcels folios no. 30-6825-000-0160 and 30-6825-000-0161 and add amenities to the park, could result in impacts to non-specimen size trees and specimen trees. The General Plan is not a site plan and does not include details of existing trees on the subject property. DERM approval of this General Plan does not authorize removal of specimen trees. Miami-Dade County PROS maintains a blanket tree permit (TREE Permit 9659) that authorizes removal of non-specimen trees within properties managed by PROS. DERM has no objections to the proposed General Plan provided that the PROS adheres to all conditions of the aforementioned permit and that no specimen trees (trunk diameter equal to or greater than 18 inches) are impacted. All specimen trees on the properties shall remain until PROS has received a determination from DERM that the specimen trees can be relocated or removed pursuant to a Miami-Dade County Tree Removal/Relocation Permit.

It is advised that pursuant to Policy Con-8I of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to

development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact the DERM Tree and Forest Resources at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

This memorandum shall constitute written approval of the application to the extent 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.

### **Water and Sewer Department**

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process.

**Application Name:** The Preston B. Bird & Heinlein Fruit & Spice Park

**Location:** The proposed project is located on approximately 38.2 Acres at 24801 SW 187<sup>th</sup> Avenue with Folio No. 30-6825-000-0170, 30-6825-000-0160 and 30-6825-000-0161, in unincorporated Miami-Dade County. Said proposed development is **outside of the Urban Development Boundary.**

**Proposed Development:** Modify the Preston B. Bird and Mary Heinlein Fruit & Spice Park general plan approved in 2008 by resolution R-576-08. The new general plan includes planned facilities for two recently acquired parcels (Folio Nos: 30-6825-000-0160 and 30-6825-000-016), as well as improvements to the existing park.

**Recommendation:** WASD has no objection to this application. There is no water and sewer infrastructure outside the UDB in close proximity of this project.

For additional information, please contact Maria A. Valdes, Chief Planning & Water Certification Section at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

### **Department of Transportation and Public Works**

**Highway Division:** The Department of Transportation and Public Works (DTPW), Highway Division has reviewed the application and provides the following comments:

- Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2020 Transportation Improvement Program (TIP), nor in the 2045 Long Range Transportation Plan (LRTP).
- Please be advised that a DTPW permit will be required for this project. Contact DTPW Permit Section at 305-375-2142, for more information.

For further information, please contact Javier Heredia, P.E., at 305-375-1901.

**Traffic Engineering Division:**

A review of the application has been made of the Redland Fruit and Spice Park. Comments regarding the potential road vacation of SW 184 Court have been addressed.

The Department of Transportation and Public Works, Traffic Engineering Division **does not oppose** the application; however, a scale site plan showing driveway locations and parking dimensions must be submitted through our permit office for review and approval prior to construction.

Should you have any questions or need additional information, please contact our office at (305) 375-2030.

**Transit Division:**

**Project Description**

The Miami-Dade Parks, Recreation, and Open Spaces Department (PROS) is seeking to amend the general facility plan for the Preston B. Bird and Mary Heinlein Fruit and Spice Park located at 24801 SW 187<sup>th</sup> Avenue in unincorporated Miami-Dade County, totaling approximately 38.2 acres. The new proposed general plan for the facility will focus on preserving the cultural and historic significance, development of a research facility, additional parking areas to meet current and future demand, and a new maintenance area. These improvements will be developed with a phased approach as the funding becomes available.

**Current Transit Service**

The Preston B. Bird and Mary Heinlein Fruit and Spice Park is over 5 miles away from the nearest bus stop, which is located at SW 244<sup>th</sup> Street and the Transitway and is served by Metrobus Route 38 (Busway MAX).

**Future Transportation/Transit Improvements**

No transit improvements are planned within the vicinity of the subject application.

**DTPW Comments/Recommendations**

DTPW has no objections to this application.

**Fire Rescue Department**

According to the Governmental Facilities application dated stamped received August 8, 2018, the Miami-Dade County Parks, Recreation and Open Spaces Department is seeking approval of the general facility plan for the Preston B. Bird & Mary Heinlein Fruit & Spice Park (the "Park") located at 24801 SW 187 Avenue, Miami-Dade, County.

The Park will provide a variety of recreational activities and educational opportunities that will enhance the quality of life of the immediate neighbors and residents of Miami-Dade County.

The Park is served by Miami-Dade Fire Rescue Station 60 (Redland) located at 17605 SW 248 Street and Station 6 (Modello) located at 15890 SW 288 Street. Station 60 is equipped with an Advanced Life Support Tanker totaling four (4) firefighter/paramedics 24 hours a day, seven days a week and Station 6 is equipped with a Rescue and Tanker totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week. Each station can provide the Park with adequate fire protection and emergency medical services in an efficient and effective manner.

Fire Engineering and Water Supply Bureau reviewed and approved the General Plan as prepared by the Miami-Dade County Park and Recreation Department uploaded to EnerGov on February 20, 2019.



The Miami-Dade Fire Rescue Department (MDFR) has **no objections** to the application.

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

### **Aviation Department**

As requested by the Department of Regulatory and Economic Resources (RER), the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of proposed facilities for two recently acquired parcels as well as improvements to the existing Preston B. Bird & Mary Heinlein Fruit & Spice Park. The subject property is comprised of approximately 38.2 acres and located at 24801 SW 187 Avenue in Miami-Dade County, Florida.

Based upon our review of the information provided to us, MDAD does not object to the proposed project provided there are no conflicts with applicable federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to Airport Zoning.

### **Internal Services Department**

Internal Services Department (ISD) takes no exceptions to the further development of the above-mentioned Government Facility application and recommends consideration and integration of the following items:

If parking facilities are a part of the circulation improvements of FY19/20 comply with:

1. R-1101-15 - EV Charging Stations – Quantity of proposed charging stations, provisions for employees with EV, types of charging stations and duration, free or paid charging to promote user turn-over and provisions for future increase in quantities required.
2. R-63-16 – Designated Parking Program for Veterans – follow recommendations outlined in the report.

For additional information, please contact Francisco Suarez at 305-375-1112.

### **Department of Cultural Affairs**

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from Parks, Recreation and Open Spaces Department (PROS) and the General Plan for the Preston B. Bird & Mary Heinlein Fruit & Spice Park. In regard to the applicability of the Art in Public Places (APP) requirement, reference GF 18-06 – Folio Nos. 30-6825-000-0170, 30-6825-000-0160, 30-6825-000-0161 proposed at 24801 SW 187 Avenue, Miami FL 33031, The Department of Cultural Affairs offers the following comments in accordance with Section 1/ Section 2-11.15(2)(a), of the Miami-Dade County Code:

The Art in Public Places Ordinance of the Miami-Dade County Code is a requirement of this project.

The Miami-Dade County Department of Cultural Affairs has **no objections** to this application **provided that** the project complies with the Art in Public Places Ordinance. Project team must contact Art in Public Places for ordinance implementation.

For additional information, please contact Carolina Alfonso from the Department of Cultural Affairs at [carana@miamidade.gov](mailto:carana@miamidade.gov) or 305-375-3671.

## EXHIBIT A

### LEGAL DESCRIPTION:

The Northwest 1/4 of the Northwest 1/4 of Section 25, Township 56 South, Range 38 East, lying and being in Miami-Dade County, Florida,

LESS the East 50 feet thereof,

LESS the North 35 feet of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 25, less the East 50 feet thereof, and

LESS the West 35 feet of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 25.

Containing 1,687,738 square feet, or 38.745 acres, of land, more or less.

APPLICATION GF18-06

MIAMI-DADE PARKS, RECREATION AND OPEN SPACES DEPARTMENT – THE  
PRESTON B. BIRD & MARY HEINLEIN FRUIT AND SPICE PARK PROJECT

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Department of Transportation  
and Public Works

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Nathan Kogon, Assistant Director  
Development Services Division of the  
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Resources

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Alan R. Cominsky, Interim Fire Chief  
Miami-Dade Fire Rescue Department

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Lester Sola, Director  
Miami-Dade County  
Aviation Department

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Kevin Lynskey, Director  
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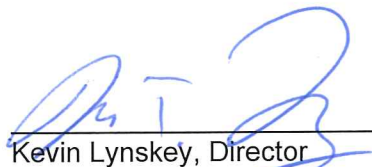
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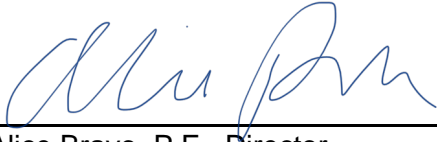
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GF 18-06

RECEIVED

FEB 20 2019

MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

General Plan

As a Miami-Dade County Heritage Park, the general plan for Redland Fruit and Spice Park combines the historic intent of the original design, with the modern needs of a growing and evolving population upon limited natural resources. Key elements of the design include a defined entry sequence, improvements to circulation through and within the park, more organized plant collection arrangements and the incorporation of flexible event spaces.

New acreage added after the 1989 Adopted General Plan has been incorporated as part of the overall plan. The new park layout includes the addition of approximately +/- 60 tent spaces in the largest event area, +/- 6 bus parking spaces, +/- 80 paved parking spaces and +/- 180 overflow parking spaces. A new shaded special event space, adjacent to the primary event tent space, overlooks the lake and has concessions and restrooms. An additional 20 tent spaces on the west side of the park, adjacent to the entry complex, serves as a secondary event space. The event spaces would include utility hook-up for vendors. The existing Mitchell House, stone building and indoor event building are retained as a part of the park entry area. A new visitor information center and enhanced restaurant building with outdoor dining is added to the entrance area. The historic Summers House is retained in its existing location and re-purposed as a research facility with an adjoining research garden. A new building is added close to the northwest edge of the lake which would serve as a historic Homestead demonstration garden area along with concessions, restrooms and outdoor dining.

Other proposed park features include - an herb garden, a natural play area, an observation platform on top of the rock wall of the existing fountain, and communal seating areas. Maintenance operations have been consolidated and relocated to the southeastern edge of the site adjacent to the overflow parking lot with a direct access point into the main park area. The shoreline of the lake has been modified to include wide, gentle sloping edges and enhanced plant habitat. Apart from the interpretive signage and markers, placed at various points of interest throughout the park, plant collection transition areas would be highlighted with design variations in the paving pattern of the pathways.

LEGEND

- |   |   |
|---|---|
| 1. Entry Sign   | 16. Existing Stream   |
| 2. Primary Park Entrance and Drop-off Area            | 17. Children's Natural Play Feature                                     |
| 3. Enhanced Existing Restaurant at Mitchell House     | 18. Concessions and Restrooms / Historic Homestead Demonstration Garden |
| 4. Existing Stone Building / Classroom                | 19. Existing Lake   |
| 5. New Visitor Center, Gift Shop and Restrooms        | 20. Existing Lake Fountain  |
| 6. Existing Indoor Event Space / Meeting Room         | 21. Covered Special Event Space, Concessions and Restrooms              |
| 7. Outdoor Shaded Dining                              | 22. Enhanced Greenhouse   |
| 8. Focal Point Specimen Vegetation and Shaded Seating | 23. Small Shelter / Outdoor Classroom                                   |
| 9. Shaded Seating Areas                               | 24. Enclosed Dumpsters  |
| 10. Pedestrian Pathways                               | 25. New Greenhouse  |
| 11. Tram Route  | 26. Overflow Parking / Maintenance Access                               |
| 12. Tram Pick-up Drop-off                             | 27. Existing Summers House / Research Facility                          |
| 13. Existing Fountain                                 | 28. Research Garden   |
| 14. New Observation Platform                          | 29. New Storage Building  |
| 15. Herb Garden                                       | 30. New Staff Parking   |
|   | 31. New Stockpile Area  |

Preston B. Bird & Mary Heinlein Fruit & Spice Park



AECOM

MIAMI-DADE COUNTY

PARKS, RECREATION AND OPEN SPACES DEPARTMENT

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GU

SW 248TH ST

AU

SW 187TH AVE

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SW 252ND TER

RU-1

SW 253RD ST

GU

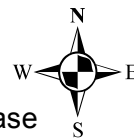
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SW 185TH AVE

GU

**MIAMI-DADE COUNTY****HEARING MAP**

Process Number

**G2018000006****Legend** Subject Property Case Zoning

Section: 25/26/24/23 Township: 56 Range: 38

Applicant: Miami-Dade County

Zoning Board: C14

Commission District: 8

Drafter ID: Roberto Gonzalez

Scale: NTS



REVISION	DATE	BY





**MIAMI-DADE COUNTY**

**AERIAL YEAR 2019**

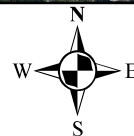
**Process Number**

**G2018000006**

**Legend**



Subject Property



**Section: 25/26/24/23 Township: 56 Range: 38**

**Applicant: Miami-Dade County**

**Zoning Board: C14**

**Commission District: 8**

**Drafter ID: Roberto Gonzalez**

**Scale: NTS**



SKETCH CREATED ON: Monday, May 18, 2020

REVISION	DATE	BY



# EXHIBIT C

SW 188TH AVE

SW 248TH ST

SW 187TH AVE

SW 252ND TER

SW 253RD ST

SW 185TH AVE

## MIAMI-DADE COUNTY RADIUS MAP

Process Number

**G2018000006**

Section: 25/26/24/23 Township: 56 Range: 38 RADIUS: 300

Applicant: Miami-Dade County


Zoning Board: C14

Commission District: 8

Drafter ID: Roberto Gonzalez

Scale: NTS

### Legend

 Subject Property

 Buffer

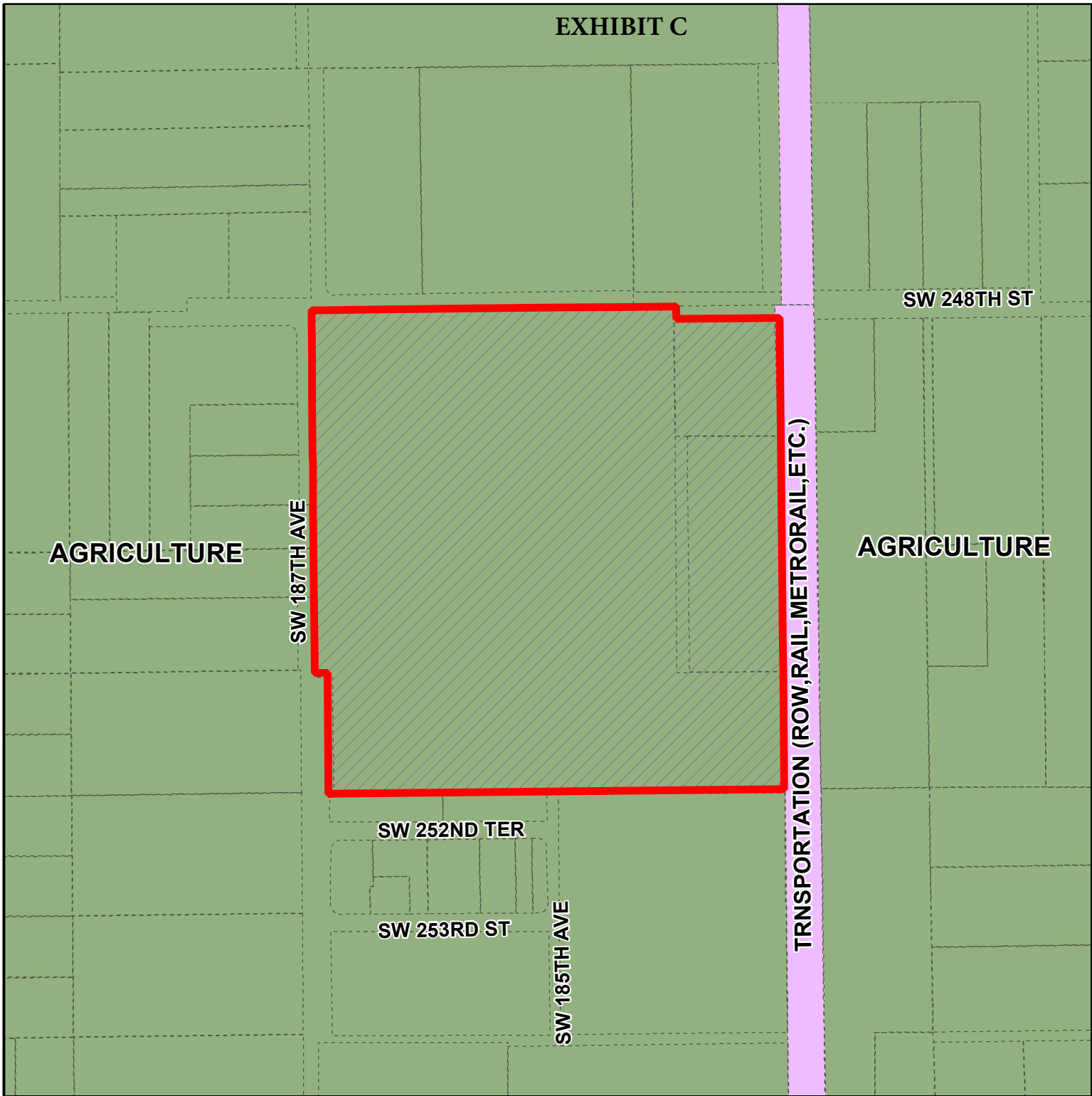
 Property Boundaries



SKETCH CREATED ON: Monday, May 18, 2020

REVISION	DATE	BY







**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**G2018000006**

**Legend**

-  Subject Property Case
-  Zoning



Section: 25/26/24/23 Township: 56 Range: 38  
 Applicant: Miami-Dade County  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: Roberto Gonzalez  
 Scale: NTS



SKETCH CREATED ON: Monday, May 18, 2020

REVISION	DATE	BY



## MEMORANDUM (Revised)

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

**DATE:** August 31, 2020

**FROM:** Abigail Price-Williams  
County Attorney

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

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
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_) 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(R)  
8-31-20

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

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE GENERAL PLAN FOR THE MIAMI-DADE PARKS, RECREATION AND OPEN SPACES DEPARTMENT, THE PRESTON B. BIRD & MARY HEINLEIN FRUIT AND SPICE PARK PROJECT LOCATED AT 24801 SW 187 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 memoranda, copies of which are incorporated herein by reference; and

**WHEREAS**, notice has been provided and this Board has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida; and

**WHEREAS**, the Miami-Dade Parks, Recreation and Open Spaces Department (PROS) is pursuing the redevelopment of a recently expanded Preston B. Bird and Mary Heinlein Fruit and Spice Park; and

**WHEREAS**, the proposed upgrade and expansion of the park facility will continue to provide and improve recreational activities and educational opportunities for residents and visitors to Miami-Dade County,

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

**Section 1.** The foregoing recitals are hereby incorporated into this resolution and approved.

**Section 2.** Having considered, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, and the nature of the impact on the surrounding property, this Board hereby finds that the proposed General Plan for the Miami-Dade Parks, Recreation and Open Spaces Department Preston B. Bird & Mary Heinlein Fruit and Spice Park Project, as more specifically described in the Site Review Committee recommendation incorporated herein, will provide recreational and educational opportunities to the residents and visitors to Miami-Dade County, Florida, and this Board approves the development of the governmental facility in substantial accordance with the submitted plans and subject to the conditions set forth in the Site Review Committee recommendation.

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, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban L. Bovo, Jr.	Daniella Levine Cava
Jose “Pepe” Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	


The Chairperson thereupon declared this resolution duly passed and adopted this 31<sup>st</sup> day of August, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the 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.



Lauren E. Morse