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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: December 18, 2007

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

Agenda Item No. 5(K)

R-1400-07

From: George M. Burgess
County Manager

Subject: Governmental Facilities Hearing Application GF06-03
Trail Glades Range General Plan

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the approval of the General Plan for development of the Trail Glades Range expansion, fully described below, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by General Services Administration at the request of the Miami-Dade Park and Recreation Department and is recommended for approval.

LOCATION: West of SW 147th Avenue between SW 10th Street and theoretical SW 22nd Street, in southwest Miami-Dade County, Florida.

COMMISSION DISTRICT: 12

COMMISSIION DISTRICT IMPACTED: Countywide

BACKGROUND: The 675-acre Trail Glades Range property was originally acquired in 1952, and later developed as a shooting range. This property serves as a Special Activity Park, providing user groups with a variety of rifle, pistol and shotgun ranges. On March 7, 2006, the Board of County Commissioners approved, pursuant to Resolution R-253-06, the acquisition of 19.789 additional acres of vacant land for the development of the Trail Glades Range Expansion Project.

The Park and Recreation Department created a special Task Force for the planning of the facility that included consultants for environmental impacts as well as gun range uses and facility opportunities. This Task Force met with Miami-Dade County employees and user group representatives in Town Hall style meetings to discuss the specific needs of the facility and establish a general plan for the Trail Glades Range expansion. The primary goals of these meetings were to determine realistic layout design scenarios, to address environmental impacts and restraints, to consider development that is economically feasible and to agree on a final general plan for approval. This Governmental Facility application and General Plan are the culmination of these meetings, reflecting a thorough understanding of the site, the impact to the community that it serves, and the unique resources surrounding it.

FACILITY DESCRIPTION: Trail Glades Range is a 695-acre park located at 17691 SW 8 Street, on the northeast corner of SW 177 Avenue (Krome Avenue) and SW 8 Street (Tamiami Trail) in Miami-Dade County. The facility is located approximately two miles outside of the Urban Development Boundary. As part of this application, the proposed expansion of the existing facility will include the following improvements and amenities:

- The addition of trap and skeet shooting stations.
- A 100-yard rifle and pistol range.
- Action pistol bays.
- A sporting clay shooting course.
- A 300-meter long distance big bore rifle range.
- Rangemaster control buildings associated with each of the above mentioned shooting disciplines.
- A main clubhouse that would serve to operate the facility and could provide educational services and special event spaces.
- Pavilion Shelters.
- Lighted pedestrian pathways and lighted parking areas including a separate area for recreational vehicle overnight parking for tournaments.

Access to the Trail Glades Park is currently from SW 8 Street (Tamiami Trail), and the proposed General Plan maintains the one egress and ingress roadway (SW 174 Avenue). Visitors can choose to park in multiple parking areas, each located adjacent to the individual shooting discipline they wish to utilize. Also located at each shooting station is a rangemaster station that contains support staff and restrooms. Between each shooting facility and parking area, participants and visitors of each range can navigate either on foot, along lighted pedestrian pathways, or by vehicle. Interior roadways connecting the various parking areas can also be utilized. A main clubhouse is located approximately 1,800 feet north of the main entrance. The clubhouse includes meeting rooms for educational seminars and special events.

The 100-yard rifle pistol range is located along the western side of the property approximately 1,950 feet into the Trail Glades Range north from SW 8 Street (Tamiami Trail). This shooting range is oriented fanned out away from SW 177 Avenue (Krome Avenue), on a northeast axis, with a 50 foot wide and a 35 foot high earthen safety berm that encompasses three sides of the firing field. The action pistol range is also located along the western property line approximately 2,700 feet into the Trail Glades Range from SW 8 Street (Tamiami Trail). This shooting range is oriented in a manner that is fanned out away from SW 177 Avenue (Krome Avenue), on the same northeast axis as the 100-yard pistol shot area, and provided with the same dimensions for the berm that surrounds the field. Located east of the action pistol range is the expanded trap and skeet range. The proposed facility provides 10 firing areas delineated out over 1,800 feet. Users fire at targets that are displayed above undeveloped lake and wetland areas. The expanded trap and skeet range, with the exception of having more stations, is designed in the same

manner and location as it was in the previous park plans. The 300-meter big bore long distance rifle range is located further south to the edge of the property. Due to the magnitude of the weaponry used here and the vast amount of land this type of shooting range requires, this shooting field was designed deep in Trail Glades Park and covers the greatest amount of park area that was previously unoccupied parkland. This massive firing range is provided with a 100 foot wide and 45 foot high earthen safety berm that encompasses three sides of the field. As previously mentioned, all four firearm ranges have lighted parking areas, as well direct access to the lighted pathways.

JUSTIFICATION: Trail Glades Range is a Special Activity Area Park that supports a unique and specific recreational need and conservation function of countywide importance. Visitors come from all parts of the County, region and the nation to utilize the shooting facilities which are currently deficient and over-utilized. The intent of the general plan is to improve and expand upon the existing shooting facilities available at the Range. In addition, the development plan proposes to preserve the sensitive wetland areas that border the property, to restore those natural areas within Trail Glades Park that are currently disturbed or overrun with exotic vegetation and to mitigate the wetland areas that might be impacted by the improved facility through the appropriate resource management agencies.

DEVELOPMENT: It is expected that development phasing will begin with proposed facilities that do not require environmental permitting. In addition, The Department will make every effort to develop new facilities before closing existing ones so as not to disturb the on-going day-to-day function of the park. Final design will be completed in January 2009. It is estimated that construction will commence in 2010 and be fully operational by late 2011.

FUNDING: The estimated budget for the project is $8,000,000.00 for future site development. Funds will be provided by the General Obligation Bond (GOB). The operation and maintenance of the park site will be supported through General Fund allocations.

SITE REVIEW COMMITTEE: The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Committee reviewed this project on April 12, 2006. The Park and Recreation Department subsequently addressed the issues raised during the review process, ultimately satisfying all requirements of the Committee and receiving unanimous approval in mid -September 2007.

COMMMUNITY COUNCIL: The project was presented to Community Council # 5 on May 4, 2006. The council members were fully supportive of the project and recommended approval of the application request.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

MONITOR: Karen Townsend Leigh

Director
General Services Administration

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: December 18, 2007

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

SUBJECT: Agenda Item No. 5(K)

Please note any items checked.

_____	"4-Day Rule" ("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
_____	Bid waiver requiring County Manager's written recommendation
_____	Ordinance creating a new board requires detailed County Manager's report for public hearing
_____	Housekeeping item (no policy decision required)
✓	No committee review

5

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(K)
12-18-07

RESOLUTION NO. R-1400-07

RESOLUTION APPROVING THE GENERAL PLAN FOR THE ERECTION, CONSTRUCTION AND OPERATION OF THE EXPANSION OF THE TRAIL GLADES RANGE, LOCATED AT 17601 SW 8TH STREET, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

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

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

Section 1. This Board hereby finds that the General Plan for the expansion of the Trail Glades Range on a 695-acre park site located at 17601 SW 8th Street , more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for and protect the public health, safety and welfare of the citizens residents 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 Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Sally A. Heyman and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	absent
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of December, 2007. 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: Kay Sullivan
Deputy Clerk

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

Craig H. Coller

EXHIBIT A
TRAIL GLADES RANGE
Legal Description

Folio Numbers:	30-4906-000-0030 30-4906-001-0080 30-3956-000-0160 30-4906-001-0070 30-4906-001-0110
Property Address:	17601 SW 8th Street
Legal Description:	**30-4906-000-0030** 6 54 39 160 AC NW ¼ LOT SIZE IRREGULAR

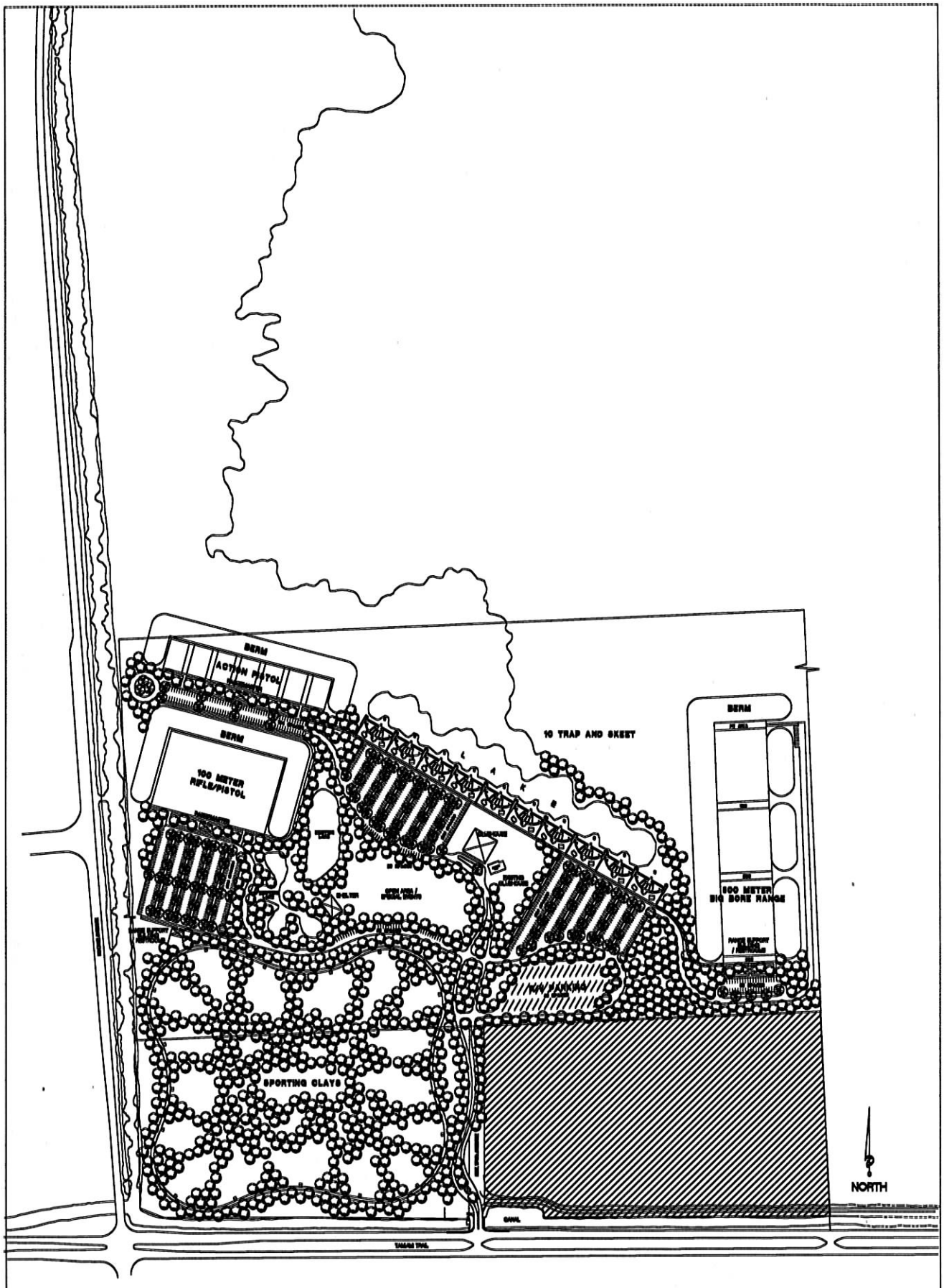
30-4906-001-0080
6 54 39 10 AC MIAMI EVGL LAND CO SUB PB2-3 TRACT 40 LOT SIZE IRREGULAR OR 13376-2926 0687 4

30-3956-000-0160

53 54 39 518.40 AC M/L EXCESS LOT 6 BETWEEN LESS N250FT A/K/A TRAIL GLADES RANGE F/A/U

30-4906-001-0070
6 54 39 9.75 AC M/L MIAMI EVGL LAND CO SUB PB 2-3 TRACT 39 LESS E50FT LOT SIZE IRREGULAR OR 13376-2926 0687 4 COC 24332-1630 02 2006 1

30-4906-001-0110
6 54 39 1.09 AC MIAMI EVGL LAND CO SUB PB 2-3 THAT PART OF TRACT 42 N OF CANAL LOT SIZE IRREGULAR OR 13376-2926 0687 4



Project Title:
TRAIL GLADES GUN RANGE

Drawing Title:
GENERAL PLAN - ALTERNATE B

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

Revisions		
N°	Date	Description

Design	XXXXX
Drawn	S.CONDON
Checked	
Survey	
Inspections	
Project Manager	

Approvals	Date

Memorandum

MIAMI-DADE COUNTY

Date: December 18, 2007

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing for Trail Glades Range General Plan
GF06-03

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the Park and Recreation Department's proposed general plan to improve the existing facilities at Trail Glades Range and to develop the newly acquired 19.789 acres of land, located west of SW 147th Avenue between SW 10th Street and theoretical SW 22nd Street. 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.

BACKGROUND

The 675-acre Trail Glades Range property was originally acquired in 1952, and later developed as a shooting range. This property serves as a Special Activity Park, providing user groups with a variety of rifle, pistol and shotgun ranges. On March 7, 2006, the Board of County Commissioners (BCC) approved, pursuant to Resolution R-253-06, the acquisition of 19.789 acres of vacant land for the Trail Glades Expansion Project.

The Park and Recreation Department created a special Task Force for the planning of the facility that included consultants for environmental impacts as well as gun range uses and facility opportunities. This Task Force met with Miami-Dade County employees and user group representatives in Town Hall style meetings to discuss the specific needs of the facility and establish a general plan for the Trail Glades Range expansion. The primary goals of these meetings were to determine realistic layout design scenarios, to address environmental impacts and restraints, to consider development that is economically feasible, and to agree on a final general plan for approval. This Governmental Facility application and General Plan are the culmination of these meetings, reflecting a thorough understanding of the site, the impact to the community that it serves, and the unique resources surrounding it.

FACILITY DESCRIPTION

Trail Glades Range is a 695-acre park located at 17601 SW 8 Street, on the northeast corner of SW 177 Avenue (Krome Avenue) and SW 8 Street (Tamiami Trail) in Miami-Dade County. The facility is located approximately two miles outside of the Urban Development Boundary. According to the schematic general plan submitted as part of this application, the proposed expansion of the existing facility will include: the addition of trap and skeet shooting stations, a 100-yard rifle and pistol range; action pistol bays; a sporting clay shooting course; a 300-meter, long distance big bore rifle range; rangemaster control buildings associated with each of the above-mentioned shooting disciplines; a main clubhouse that would serve to operate the facility and could provide educational services and special event spaces; pavilion shelters; lighted pedestrian pathways; and lighted parking areas, including a separate area for recreational vehicle parking.

Access to the Trail Glades Range is currently from SW 8 Street (Tamiami Trail), and the proposed general plan maintains the one egress and ingress roadway (SW 174 Avenue). Visitors can choose to park in multiple parking areas, each located adjacent to the individual shooting discipline they wish to utilize. Also located at each shooting station is a rangemaster station that contains support staff and restrooms. Between each shooting facility and parking area, participants and visitors of each range can navigate either on foot, along lighted pedestrian pathways, or by vehicle. Interior roadways connecting the various parking areas can also be utilized. A main clubhouse is located approximately 1,800 feet north of the main entrance. The clubhouse includes meeting rooms for educational seminars and special events.

The 100-yard rifle pistol range is located along the western side of the property approximately 1,950 feet into the Trail Glades Range north from SW 8 Street (Tamiami Trail). This shooting range is oriented fanned out away from SW 177 Avenue (Krome Avenue), on a northeast axis, with an 80 foot wide and a 35 foot high earthen safety berm that encompasses three sides of the firing field. The action pistol range is also located along the western property line approximately 2,700 feet into the Trail Glades Range from SW 8 Street (Tamiami Trail). This shooting range is oriented fanned out away from SW 177 Avenue (Krome Avenue), on the same northeast axis as the 100-yard pistol shot area, and provided with the same dimensions for the berm that surrounds the field. Located east of the action pistol range is the expanded trap and skeet range. The improved facility provides 10 firing areas delineated out over 1,800 feet. Users fire at targets that are displayed above undeveloped lake and wetland areas. The expanded trap and skeet range, with the exception of having more stations, is designed in the same manner and location as it was in the previous park plans. The 300-meter big bore long distance rifle range is located further south to the edge of the property and is oriented on a north-south axis. Due to the magnitude of the weaponry used here and the vast amount of land this type of shooting range requires, this shooting field was designed deep in Trail Glades Range and covers the greatest amount of park area that was previously unoccupied parkland. This massive firing range is provided with a 100 foot wide and 45 foot high earthen safety berm that encompasses three sides of the field. As previously mentioned, all four firearm ranges have lighted parking areas, as well direct access to the lighted pathways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Adopted 2015 and 2025 Land Use Plan (LUP) map designates the subject property as being outside the Urban Development Boundary and designates the majority of the property for Parks and Recreation use, and a smaller portion being designated for Open Land use on the LUP map of the Comprehensive Development Master Plan (CDMP).

Of the 695 acres contained within Trail Glades Range, 675 acres are designated as **Parks and Recreation** use of the Land Use Plan (LUP) map of the CDMP. Although the site is located outside of the Urban Development Boundary, the proposal is to expand the current uses of the site, which are permissible under the Parks and Recreation and the Open Space designations. The improvement of the existing park is consistent with the Recreation and Open Space Element Objective ROS-1, and Objective ROS-5 as well as Policy ROS-1A and ROS-6C of the CDMP regarding provisions of countywide park and recreational open spaces including special activity areas that meet the diverse needs of all Miami-Dade County residents and tourists.

According to comments issued by the Urban Development Boundary (UDB) Committee, connecting the park to the existing water and sewer lines will not result in their enlargement, therefore the park project will not directly or indirectly induce additional urban development. Thus, it would be **consistent** with the overall intention of the CDMP.

Parks and Recreation

The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or a golf course is included within a large scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential development or other is otherwise subject to a restrictive covenant accepted by a public entity.

Certain commercial activities that support the recreational uses and relate to the resources of the park, such as marine supply stores, fuel docks or tennis and golf clubhouses may be considered for approval in the Parks and Recreation category. Other commercial recreational, entertainment or cultural uses may also be considered for approval in the Parks and Recreation category if authorized in accordance with Article 6 of the Miami-Dade Charter, as amended, and if they are related to, and would increase the quality, utility or enjoyment of the site and its natural, historical, and archaeological resources and facilities.

Some of the land shown for Parks is also environmentally sensitive. These areas include tropical hardwood hammocks, high-quality Miami-Dade County pineland and viable mangrove forests. Some sites proposed for public acquisition under Florida's Conservation and Recreational Lands (CARL) program are identified in this category on the LUP map although they may be as small as ten acres in size. Many of these areas are designated on the LUP map as "Environmentally Protected Parks" however; some environmentally sensitive areas may be designated simply as Parks and Recreation due to graphic constraints. All portions of park land designated Environmentally Protected Parks or other parkland which is characterized by valuable environmental resources shall be managed in a manner consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas.

Open Land

The land designated as "Open Land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions: production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea, but no greater than one unit per five acres; recreation; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character. Lower residential densities may be required in some areas for purposes of avoiding flood conditions or to avoid degradation of environmental systems or

features. Because of the water supply-related or other environmental functions of those areas, they may also be considered for acquisition by federal, State, regional, County or private institutions that would manage these areas to optimize environmental functions.

Environmental Protection Subarea C (Miami-Dade-Broward Levee Basin)
This subarea is bounded on the west and north by Levee 30, on the east by the Miami-Dade-Broward Levee and on the South by the Tamiami Canal (C-4). The majority of the subarea (north of hypothetical NW 12 Street) is addressed by the adopted Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85). The subarea is wetland and all land use and site alteration proposals will be closely evaluated on a case-by-case basis by Federal, State, Regional and County agencies. The South Florida Water Management District has listed this area as an acquisition proposal in its 5-year Save Our Rivers acquisition program.

Until these lands are acquired, land uses that may be considered for approval include rural residences at a maximum density of one dwelling unit per five acres, low-coverage communications facilities, recreational facilities, and necessary, compatible public facilities including water management facilities. Existing permitted uses, including seasonal agricultural uses, may be continued until they can be acquired.

This application also furthers the following Policies of the Land Use Element of the CDMP:

LU-4A

When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable (Land Use Element, page I-13).

LU-4C

Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic (Land Use Element, page I-13).

This application also furthers the following Objectives and Policies of the Recreation and Open Space Element in the CDMP:

Recreation and Open Space Objective ROS-1

Provide a coordinated system of countywide parks and recreational open spaces serving the entire County, and local recreational open spaces adequately meeting the needs of Miami-Dade County's unincorporated population, through 2010.

Recreation and Open Space 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.

Recreation and Open Space Objective ROS-1A

Countywide park and recreation open spaces shall be provided to meet the diverse needs of all Miami-Dade County residents and tourists. They shall continue to be established on the presence or development of regionally significant natural, historic, cultural or tourism resources. Countywide park and recreation open spaces includes Metropolitan parks, Natural Area Preserves, Special Activity Areas, and Greenways. Countywide parks may include areas owned by other public agencies but managed by the County for passive recreational purposes. The County shall be responsible for providing Countywide park and recreation open spaces to all Miami-Dade County residents and tourists (Recreation and Open Space Element, page VI-4).

Recreation and Open Space Policy ROS-6C

At natural resource sites, park design programs shall incorporate resource management plans for resource maintenance, restoration, and enhancement, into the design plan for park development or redevelopment (Recreation and Open Space Element, page VI-15).

Policy WS-1H in the Water and Sewer Subelement of the Water, Sewer and Solid Waste Element states:

New water supply or wastewater collection lines should not be extended to provide service to land within areas designated Agriculture, Open Land, or Environmental Protection on the Land Use Plan map. New water or wastewater lines to serve land within these areas should be approved or required only where the absence of the facility would result in an imminent threat to public health or safety. The use of on-site facilities should be given priority consideration. In all cases, facilities should be sized only to serve the areas where the imminent threat would exist, to avoid inducing additional urban development in the area. This policy will not preclude Federal, State or local long-range planning or design of facilities to serve areas within the Urban Development Boundary (UDB) or Urban Expansion Area (UEA). Public health and safety determinations will be made in accordance with Chapter 24 of the Code of Miami-Dade County (Environmental Protection) and Section 2-103.20, et seq.,(Water Supply for Fire Suppression) Code of Miami-Dade County.

Policy CON-7A of the Conservation, Aquifer Recharge and Drainage Element states:

The degradation or destruction of wetlands shall be limited to activities that 1) are necessary to prevent or eliminate a threat to public health, safety or welfare; or 2) are water dependent, clearly in the public interest and no other reasonable alternative exists or; 3) are carried out in accordance with an approved basin management plan or; 4) are in areas that have been highly disturbed or degraded and where restoration of a wetland with an equal or greater value in accordance with Federal, State and local regulations is feasible. Habitats critical to endangered or threatened species shall not be destroyed.

EXISTING LAND USE PATTERN

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
GU; Trail Glades Park	Parks and Recreation (approx. 675 acres) Open Land (approx. 20 Acres)
Surrounding Properties:	
NORTH: GU; Vacant land	Environmental Protection

SOUTH:	BU-3; Automotive Service Station	Business and Office Open Land Environmental Protection
EAST:	GU; Vacant land	Environmental Protection
WEST:	GU; Miccosukee Indian Reservation	Open Land Environmental Protection

IMPACT OF FACILITY ON SURROUNDING LAND USE

Trail Glades Range is a Special Activity Area park that supports a unique and specific recreational need and conservation function of countywide importance. Visitors come from all parts of the County, region and nation to utilize the shooting facilities that are currently over-utilized. The intent of the General Plan is to improve and expand upon the existing shooting facilities that are at Trail Glades Range including expanding onto the newly acquired parcel located on the NE corner of SW 8th Street (Tamiami Trail) and SW 177 Avenue (Krome Avenue/SR 27). The new development at Trail Glades Range will have minimal impact on the surrounding land uses. The park would not impact residential development in the area due to the isolated location. Pedestrian access onto the site does not exist due to the remote location and being surrounded by protected wetlands. There are no new proposed vehicular access points to the facility and the expansion and improvement project includes making enhancements to the range's existing entrance onto SW 8 Street (Tamiami Trail) and its interior network of vehicular lanes.

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** states that on September 11, the Department of Planning and Zoning issued comments, based upon concerns of the Department of Environmental Resources Management (DERM), regarding the proposed expansion of shooting facilities at Trail Glades Gun Range. The modifications, among others included a sporting clay range on 19.789 acres of recently acquired land and development of a Big Bore Range, 600-meters in length. The expansion is proposed for areas that are currently designated "Parks and Recreation" on the Adopted 2015-2025 Comprehensive Development Master Plan (CDMP) Land Use Plan map with most of the new facilities occurring in areas that are developed or consist of disturbed wetlands; therefore, most of this proposed development would occur on the land consistent with the current CDMP land use designation. However, development of the proposed 600-meter Big Bore Range was determined to negatively impact 22 acres of high quality wetlands and was found to be inconsistent with several policies of the County's CDMP addressing wetlands.

In the last several months, the Park and Recreation Department (PARD) has been working with the Planning Department and DERM to modify the Trail Glades Gun Range site plan in order to address the needs of the shooting range while minimizing the impacts on the wetlands area. The PARD has modified their General Plan, Alternate B, revised July 6, 2007, to address the concerns of DERM and the Department as follows:

- Reduction of the Big Bore Range from 600 meters to 300 meters,
- Relocation of the Big Bore Range further south to the edge of the property, and,
- Movement of the 40 space parking area west of the Big Bore Range.

By implementing the site plan modifications noted above, the 300-meter range will impact approximately 13 acres of wetlands, a reduction of 9 acres from the original 22 acres of impact.

Policy CON-7A provides that: "The degradation or destruction of wetlands shall be limited to activities that...4) are in areas that have been highly disturbed or degraded and where restoration of a wetland with an equal or greater value in accordance with Federal, State, or Local regulation is feasible." By locating the range further to the south, more of the highest quality wetlands, located mainly north and northeast, will be retained. Additionally, PARD will work closely with DERM to prepare a mitigation plan for the remainder of the areas that minimizes the degradation of the wetlands. The wetlands that will be disturbed will be mitigated as per Chapter 24. Therefore, the Department finds that the project is consistent with Policy CON 7A.

The location of this facility at Trail Glades is compatible since no other major parks that lie outside the Urban Development Boundary (UDB) and away from "urban uses", contain an established gun range. It is the understanding of the Department of Planning and Zoning that the 300-meter Bore Range will be used to train law enforcement professionals as well as provide a county-wide recreational activity.

Given that Trail Glades Gun Range is a compatible location for the proposed recreational facilities, that the facilities are in the "public interest, and that PARD has and will continue to minimize impacts to the wetlands to the greatest extent possible, the Department determines that the proposed Trail Glades Gun Range General Plan "Alternative B", revised on July 6, 2007, is **consistent** with the goals, objection and policies of the Comprehensive Development Master Plan (CDMP).

The **Department of Planning and Zoning** recommends approval of the Alternative B Development Plan and provides the following conditions:

1. That a plot plan be submitted to and meet the approval of the Director of the Department of Planning and Zoning; said plan to include among other things, but not limited to, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.

2. That the use be established and maintained in accordance with the approved plan.

3. That the applicant submit to the Director of the Department of Planning and Zoning for review and approval at the time of building permit, a landscaping plan which complies with Chapter 18A and indicates the type of plant material and size to be installed prior to final construction sign off.

4. That overnight RV parking be used for tournaments only and that the appropriate permits be obtained for electrical and water connections.

5. That a 100 foot wide buffer be provided along the south and an 80 foot wide buffer be provided along the west property lines; said buffer to include berms, plantings, trees, shrubbery, etc. to help mitigate the noise impact upon the adjacent rights-of-way.

The **Public Works Department – Right-of Way Division** has reviewed the application and recommends the proposed plan based on the following conditions:

1. The Property must be platted after approval and prior to construction.
2. A 40 foot dedication along SW 167th Avenue is required.

The **Public Works Department – Highway Engineering Division** has reviewed the application based on the following conditions:

- Currently, Public Works Department (PWD) has no proposed roadway projects adjacent to the subject site in the 2006 Transportation Improvement Program (TIP), nor in the 2030 Long Range Transportation Plan (LRTP).
- However, Krome Avenue (SR 997) is identified for a Project Development and

Environmental (PD&E) Study by the Florida Department of Transportation (FDOT). Please contact Alice Bravo, P.E., District Planning and Environmental Management Engineer, at (305) 470-5201 for more information and coordination.

- SW 8th Street (Tamiami Trail) and SW 177th Avenue (Krome Avenue) are State Roads. A permit from FDOT will be required. Please contact Ali Al-Said, P.E., FDOT District Six Permit Engineer, at (305) 470-5371 for more information.
- Any work along the canal right-of-way (including the bridge at SW 8th Street and SW 174th Avenue) will require a permit from the South Florida Water Management District (SFWMD). Please contact Laura Lythgoe, Senior Regulatory Supervisor, Right-of-Way Division, SFWMD, at (562) 682-6827 for more information.
- PWD requires a detailed site and paving/drainage plans with dimensions to be submitted for approval prior to construction. This review will take into account, but not be limited to, the off-street parking facilities and sight visibility triangles.
- A traffic study is required to determine if the existing single access bridge over the Tamiami Canal is adequate for major events, as well as, determination of the necessity for and length of an eastbound left turn lane on the Trail at this entrance to the site.

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

1. Fire Water & Engineering has reviewed and approved the proffered plans entitled "Trail Glades Gun Range," prepared by Miami Dade County Park and Recreation department, dated January 19, 2006. Any future substantial change to this plan must also be reviewed and approved by Fire Water & Engineering.

2. This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for Site Review applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

The Closest fire station to this project is Station # 58 located at 12700 SW 6th Street. The station is equipped with a Rescue vehicle and an ALS Tanker. The response time for emergency service is 10-12 minutes. Planned Service/Expansion is Station # 61 located at SW 152nd Avenue and SW 10th Street. It is estimated that on-line service will commence in 2007. The response time for emergency service will be 4-6 minutes.

The **Miami-Dade Water & Sewer Department (MDWSD)** has reviewed the request and recommends the application with the following conditions:

Water & Sewer:
Please note that this property is located outside the UDB. The (MDWSD) does not provide service to properties outside the UDB. However, there are existing water facilities within the subject property.

In order to approve new services/connections, recommendations from the Department of Planning and Zoning as well as the UDB Committee are required. We will provide final recommendations for connection to both water and sewer as soon as they are available.

The **Office of ADA Coordination** has reviewed the application and has no objections to the proposed request at this time. The Office of ADA Coordination will be asked by the Building Department to approve final construction plans for ADA compliance prior to permitting. At that time, the construction plans will be carefully reviewed including accessible routes to all facilities.

The **General Services Administration Design & Construction Services Division** has reviewed the application and recommends the following conditions:

- Security gates and a security guard booth should be provided at the entrance of the range.
- Security fencing for the entire site should be considered in order to provide safety for users and to prevent nearby residents from accidentally straying on the property.

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

Wellfield Protection:
The subject property is located within the Wellfield Protection Area for the West Wellfield. Therefore, development of the subject property shall be in accordance with regulations established in Section 24-43 of the Code of Miami-Dade County, Florida. Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-35(5) of the Code, which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Supply 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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

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

All Stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures. Site grading and development shall comply with County and Federal flood criteria requirements of Chapter 11C of the Code.

Pollution Remediation:
The subject property has a DERM tracking number, HWR-30/File # 8459. Legislative ruling prohibits enforcement action, at this time, at permitted gun ranges that have documented contamination associated with gun range activities; however, additional assessment may be required during the development phase or if the current use of the property changes. The subject property also has Pollution Control Division (PCD) tracking number SW-1393 for solid waste issues (former dumpsite) on the site.

The applicant is advised that any proposed construction, dewatering, and/or drainage plans will require review and approval by the Pollution Remediation Section of DERM upon plan submittal though the applicable building permits process.

Operating Permits:
Section 24-18 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The proposed use of the subject property may require operating permits from DERM. The applicant is advised to contact the Hazardous Facilities Section of DERM concerning operating permit requirements.

Wetlands:
The subject property is located within the Pennsuco Wetlands Basin, and is a jurisdictional wetland as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit, including plans for mitigation, and fill encroachment/stormwater management criteria will be required before any work can be done in wetlands on the subject property.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biological resources.

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

Tree Preservation:
The subject property revealed the presence of tree resources; however, the property is located in a designated wetland basin and will be regulated through a Class IV Wetland Permit.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development, 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.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF06-03

TRAIL GLADES RANGE GENERAL PLAN

Esther Calas, Director
Public Works Department
Right-of-Way Division
Traffic & Highway Division

Subrata Basu, Interim Director
Department of Planning and Zoning

for Mirtha Paez
Capital Improvement and Planning
Fire and Rescue Department

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

for Phillip Torres, P.E., Chief
Plans Review Section
Department of Water & Sewer

Wendi J. Norris, Director
General Services Administration