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

# Memorandum

MIAMI-DADE COUNTY

**Date:** January 10, 2008

Agenda Item No. 5(F)

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

**From:** George M. Burgess
County Manager

**R-06-08**

**Subject:** Governmental Facilities Hearing Application GF03-20
Country Club of Miami Community Center

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RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of the Country Club of Miami Community Center in accordance with the attached development plan entitled "Country Club of Miami Community and Aquatic Center." This item has been prepared by General Services Administration at the request of the Miami-Dade Park and Recreation Department and is recommended for approval.

LOCATION: North of Miami Gardens Drive between NW 75th Place and NW 73rd Avenue, in northwest Miami-Dade County.

COMMISSION DISTRICT: 13

COMMISSION DISTRICT IMPACTED: 13

BACKGROUND: In 1998, the property was the subject of a public hearing where the applicant, Maureen Ferri, received approval under Resolution No. CZAB5-1-98 for a district boundary change to RU-1M (b) and a special exception for site plan approval in order to develop the site with single-family homes. The site was previously known as the "Ferri Property". The single-family homes were never constructed and the Park and Recreation Department was able to acquire the property for the development of the community center. The Park and Recreation Department subsequently filed a road-closing petition to permit the closure of Old Elm Drive, which was approved by the Board of County Commissioners on April 5, 2005 by Resolution R-336-05. The road closure will allow the previously dedicated street to be used as a drive leading to the parking area for the park. The Department was also required to obtain approval of a re-plat in order to develop the park as envisioned by the site plan. The Park and Recreation Department has met both requirements, and the re-plat is a companion item on today's agenda for your consideration.

The Park and Recreation Department is seeking to accommodate a number of community related park elements such as a swimming pool, an aquatic center,

benches and picnic shelters, and landscaping that includes berms and vegetation, all in accordance with the submitted site plan. As part of the park's development, a steering committee made up of local residents was formed to assist the Department in determining the recreational needs of the community and to help define park elements.

At the request of the steering committee, the park was named Country Club of Miami Community Center to better relate to the neighborhood and proposed facilities.

DESCRIPTON OF FACILITY:

The triangular shaped 5.26 acre parcel will be developed as a park consisting of a 6,621 square foot recreation center building, a 6,500 square foot swimming pool, a pathway, aquatic play area, and a 2,865 square foot pool building. The community center and pool building will be located behind landscaped berms that will lie parallel to Miami Gardens Drive. The berms along the south and west property lines will be planted with abundant landscaping to buffer the facility from adjacent land uses and the noise and traffic that currently exists on Miami Gardens Drive. Both facility buildings will lie adjacent to the 75-space parking lot that is accessed through Miami Gardens Drive. Behind the facility buildings is an aquatic play area, a swimming pool, and patio space. On the west side of the property, a number of picnic shelters, exercise equipment, and open space will be available. An 8-foot wide pedestrian pathway will meander around the entire property's perimeter and will be utilized for jogging and strolling.

JUSTIFICATION:

The new plan provides both active and passive recreation opportunities that will enhance the quality of life for residents in this area of unincorporated Miami-Dade County.

DEVELOPMENT SCHEDULE:

Design of the Country Club of Miami Community Center is complete, and the construction plans are undergoing review by the Building Department. Construction bids will be advertised during the fiscal year 2007-2008.

FUNDING SOURCE:

The project budget is approximately $5,250,000.00 and consists of funding from the Building Better Communities (BBC) General Obligation Bond (GOB), the Quality Neighborhood Improvement Program (QNIP), Park Impact Fees and the Country Club of Miami Trust Fund.

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 December 10, 2003 and determined that it could not go forward until the property was replatted and a street petition application was approved. Since that time, the Park and Recreation Department has been processing both the replat and street closure petition. The street closure petition was approved by the Board on April 5, 2005 and the replat is on today's agenda for your consideration.

COMMUNITY COUNCIL: The project was presented to Community Council # 5 on January 8, 2004. The council members recommended approval and gave full support of the proposed development plan.

PUBLIC HEARING REQUIREMENTS: 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 Dade County on County property, 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: January 10, 2008

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

SUBJECT: Agenda Item No. 5(F)

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

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(F)

01-10-08

RESOLUTION NO. **R-06-08**

RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION AND OPERATION OF THE COUNTRY CLUB OF MIAMI COMMUNITY CENTER, IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED COUNTRY CLUB OF MIAMI COMMUNITY AND AQUATIC CENTER, LOCATED NORTH OF MIAMI GARDENS DRIVE BETWEEN NW 75TH PLACE AND NW 73RD 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 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 DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that the erection, construction and operation of the Country Club of Miami Community Center, in accordance with the development plan entitled "Country Club of Miami Community and Aquatic Center", located north of Miami Gardens Drive between NW 75th Place and NW 73rd Avenue, more specifically described as follows:

See Attached Legal Description

is necessary to provide for and protect the public health, safety and welfare of the citizens and 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.

5

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing resolution was offered by Commissioner **Natacha Seijas**, who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** 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 | **aye** |
| Carlos A. Gimenez | **aye** | Sally A. Heyman | **aye** |
| Joe A. Martinez | **aye** | Dennis C. Moss | **aye** |
| Dorrin D. Rolle | **aye** | Natacha Seijas | **aye** |
| Katy Sorenson | **aye** | Rebeca Sosa | **aye** |
| Sen. Javier D. Souto | **absent** | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 10th day of January, 2008. 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.

Craig H. Coller

EXHIBIT A

**Legal Description**

Folio Number: 30-2002-019-0010
30-2002-019-0020
30-2002-019-0030
30-2002-019-0040
30-2002-019-0050
30-2002-019-0060
30-2002-019-0070
30-2002-019-0080

Property Address: Miami Gardens Drive and Old Elm Drive (between NW 75 Place and NW 73 Avenue)

Legal Description:

E C FERRI SUB PB 100-22
LOT 1 BLK 1 LOT SIZE
112.700 X 110 OR 19421-0032 1200 3

E C FERRI SUB PB 100-22
LOT 2 BLK 1 LOT SIZE
100.000 X 110 OR 19421-0032 1200 3

E C FERRI SUB PB 100-22
LOT 3 BLK 1 LOT SIZE
100.000 X 110 OR 19421-0032 1200 3

E C FERRI SUB PB 100-22
LOT 4 BLK 1 LOT SIZE
107942 SQ FT OR 19421-0032 1200 3

E C FERRI SUB PB 100-22
LOT 5 BLK 1 LOT SIZE
100.000 X 192 OR 19421-0032 1200 3

E C FERRI SUB PB 100-22
LOT 6 BLK 1 LOT SIZE
100.000 X 182 OR 19421-0032 1200 3

E C FERRI SUB PB 100-22
LOT 7 BLK 1 LOT SIZE
120.810 X 171 OR 19421-0032 1200 3

E C FERRI SUB PB 100-22
LOT 8 BLK 1 LOT SIZE
28610 SQ FT OR 19421-0032 1200 3

## ZONING CODE ANALYSIS:

| BUILDING CODE: | | |
|---|---|---|
| Abbrev. | Definition | Editions |
| FBC | FLORIDA BUILDING CODE (WITH 2006 SUPPLIMENT) | 2004 |

### BUILDING DATA: Community Center & Pool Building

BUILDING CLASSIFICATION
* TYPE OF CONSTRUCTION: IIIB (PER SEC. 602.3 FBC)
OCCUPANCY GROUP: GROUP A-3 – ASSEMBLY (UNCONCENTRATED)

* MOST RESTRICTIVE GROUP USED FOR DETERMINING TYPE OF CONSTRUCTION

### BUILDING AREAS: Community Center & Pool Bldg.

| | AREA DESIGNATION | ACTUAL GROSS FLOOR AREA (S.F.) | ACTUAL GROSS FLOOR AREA (S.F.) |
|---|---|---|---|
| COMM. CENTER | MAIN RECEPTION, DINING, MULTIPURPOSE, EXERCISE | 3489 GSF | |
| | RESTROOM, KITCHEN, MEETING RMS, OFFICE, ETC... | 1994 GSF | |
| | HALLWAYS | 630 GSF | |
| | OTHER SPACES (STOR, MECH, ELECT, ETC...) | 477 GSF | |
| | TOTAL COMMUNITY CENTER GSF: | | 6,590 GSF |
| POOL BLDG. | POOL OFFICE | 250 GSF | |
| | RESTROOMS | 830 GSF | |
| | OTHER SPACES (STORAGE, MECH, ELECT, ETC...) | 1580 GSF | |
| | TOTAL POOL BUILDING GSF: | | 2,640 GSF |
| | TOTAL GSF: | | 9,230 GSF |

THE COMMUNITY CENTER AND THE POOL BUILDING ARE CONSIDERED A SINGLE BUILDING PER FBC SECTION 503.1.3.

2

2

| BUILDING HEIGHTS AND FLOOR AREAS | TABLE 503 – FBC | |
|---|---|---|
| THE COMMUNITY CENTER AND THE POOL BUILDING ARE CONSIDERED TO BE A SINGLE BUILDING PER FBC SECTION 503.1.3. | | |
| | MAX. ALLOWED | AC. DESIGNED |
| NO. OF STORIES | 2 | 1 |
| BLDG. HEIGHT (FT.) | 55 | 24 |
| FLOOR AREA (GSF) | 9,500 | 9,230 |
| | (BASED ON A-3 OCCUPANCY) | |

### ZONING REVIEW

ZONING - RU-1 SINGLE FAMILY RESIDENTIAL
LOT SIZE = 245,257 SQ. FT.

| SETBACKS= | | REQ. | PROPOSED |
|---|---|---|---|
| | FRONT | 15 FT. | 196 FT. |
| | REAR | 15 FT. | 61 FT. |
| | INTERIOR SIDE | 7.5 FT. | 343 FT. |
| | STREET SIDE | 15 FT. | 61 FT. |

MAX. ALLOWED HEIGHT: 2 STORIES OR 35 FEET

### PERCENTAGE SITE AREA DISTRIBUTION

| PERVIOUS / IMPERVIOUS | | PROPOSED |
|---|---|---|
| PERVIOUS | | 127,937 SF |
| IMPERVIOUS: BUILDING | 10,436 SF | |
| IMPERVIOUS: VEHICULAR PAVED AREA | 47,632 SF | |
| IMPERVIOUS: NON VEHICULAR PAVED AREA | 46,480 SF | |
| IMPERVIOUS | | 89,548 SF |
| TOTAL LOT SIZE = | | 245,220 SF |
| TOTAL LOT COVERED = 89,648 SF / 245,220 SF = | | 37% |

NOTE 1: MAX. ALLOWABLE LOT COVERAGE
(% OF LOT AREA) = 40% (SEC. 33-49)

### PARKING REQUIREMENT CALCULATION: COMMUNITY CENTER & POOL BUILDING

| AREA | OCCUPANCY CLASSIFICATION OF AREA DESCRIPTION | NET/ GROSS FLOOR AREA (S.F.) | FLOOR AREA (S.F.) PER (1) PARKING SPACE | NUMBER OF PARKING SPACES REQUIRED |
|---|---|---|---|---|
| BUILDING | ASSEMBLY: BANQUET HALLS, ETC... | 3319 GSF | 100 | 34 |
| | BUSINESS: OFFICE/ SIM. USE | 2794 GSF | 300 | 10 |
| POOL | MAX. OCCUPANT LOAD OF 217 PEOPLE = 1 SPACE PER 4 PERSONS | | | 55 |
| TOTAL NUMBER OF PARKING SPACES REQUIRED = | | | | 99 |
| **TOTAL NUMBER OF PARKING SPACES PROVIDED =** | | | | 103 |

NOTE 1: REQ./PROVIDED ACCESSIBLE SPACES = 5/5 (FBC 11-4.1.2)
NOTE 2: REQ./PROVIDED PERSONS TRANSPORTING YOUNG CHILDREN/STROLLERS SPACES = 2/2

### MINIMUM NUMBER OF PLUMBING FACILITIES

OCCUPANCY: A-3 ASSEMBLY (UNCONCENTRATED) — TABLE 403.1 – FBC

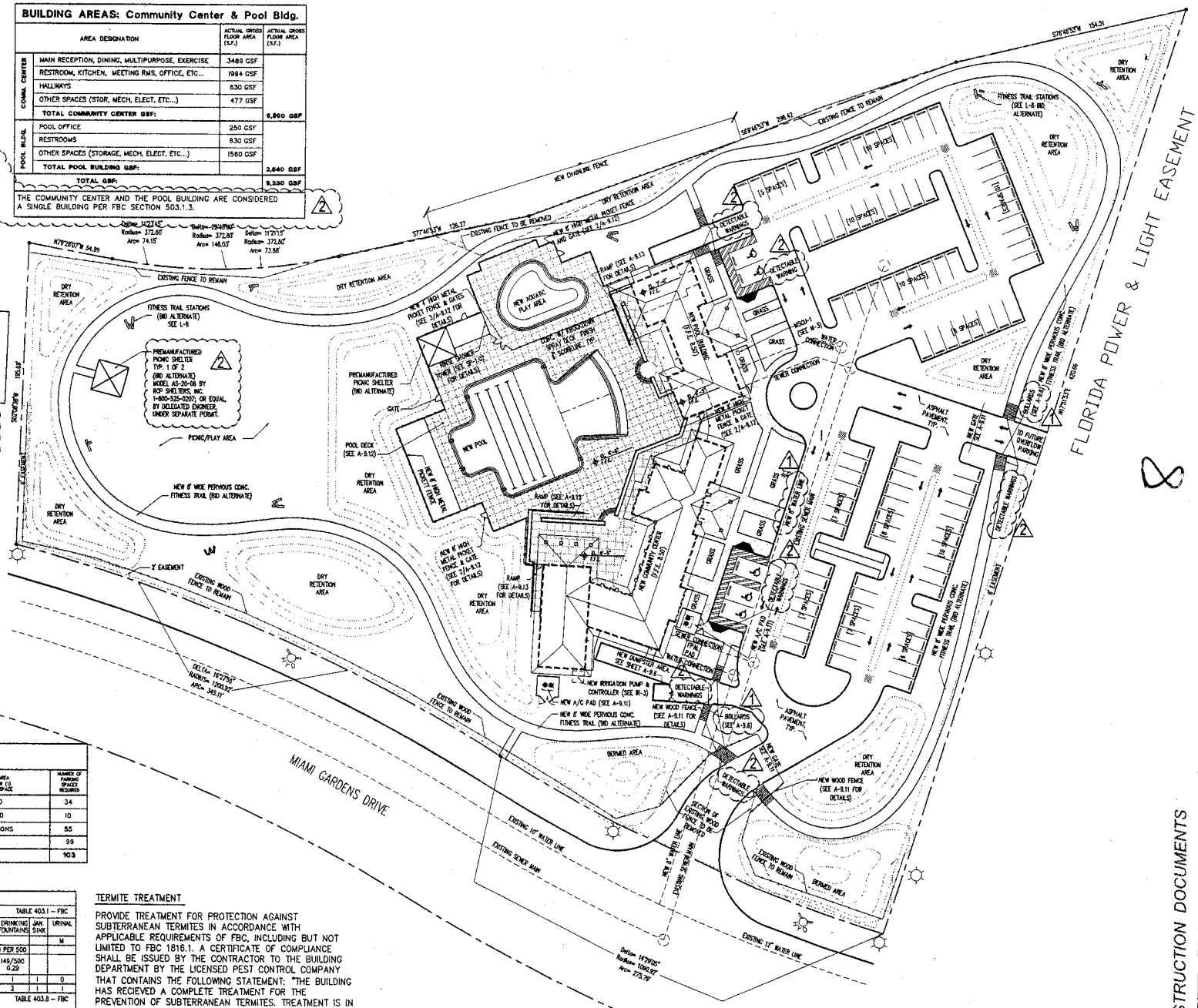
| | | | WATER CLOSETS M | WATER CLOSETS F | LAVS M | LAVS F | DRINKING FOUNTAINS | JAN. SINK | URINAL |
|---|---|---|---|---|---|---|---|---|---|
| COMMUNITY CENTER | OCCUPANT LOAD | 298 | 298/2= 149 OF EACH SEX PER 403.3 FBC | | | | | | |
| | | | 1 PER 125 | 1 PER 65 | 1 PER 200 | | 1 PER 500 | | |
| | | | 149/125= 1.192 | 149/65= 2.29 | 149/200= 0.74 | | 149/500 0.29 | | |
| | REQUIRED | | 2 | 3 | 1 | 1 | 1 | 1 | 0 |
| | PROVIDED | | 2 | 3 | 2 | 2 | 2 | 1 | 1 |

TABLE 403.8 – FBC

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| POOL BLDG. | POOL | 6000 SF | | | | | | | |
| | AQ. PLAY AREA | 1450 SF | | | | | | | |
| | TOTAL | 7450 SF | | | | | | | |
| | REQUIRED | | 2 | 6 | 2 | 2 | 0 | 0 | 2 |
| | PROVIDED | | 4 | 6 | 3 | 3 | 2 | 1 | 2 |

### TERMITE TREATMENT

PROVIDE TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF FBC, INCLUDING BUT NOT LIMITED TO FBC 1816.1. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED BY THE CONTRACTOR TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECIEVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".




1 SITE PLAN
A-1.0

SCALE = 1:30

CONSTRUCTION DOCUMENTS

MICHAEL J. MARRY, JR. ARCHITECTS, ENGINEERS, PLANNERS
2790 SW DOUGLAS RD., SUITE 300
MIAMI, FL 33133
305-443-1199
7/27/07

MCHARRYASSOCIATES
2790 SW DOUGLAS RD. – SUITE 300
MIAMI, FLORIDA 33133 (305)443-2799
WWW.MCHARRY.COM

| Revisions | | | |
|---|---|---|---|
| № | Date | Description | |
| 1 | 7/27/07 | CODE Owner Review Comment | |
| 2 | 7/27/07 | Bldg. Dept. Review Comment | |
| - | - | - | |
| - | - | - | |
| - | - | - | |

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

Project Title: COUNTRY CLUB OF MIAMI COMMUNITY AND AQUATIC CENTER
7401 NW 186TH ST.
HIALEAH, FL 33015

Drawing Title: SITE PLAN

Contract # TBD
Date 03/23/07 | Scale AS SHOWN
Drawing # A-1.0
File – | Drawer – | Dwg. –

# Memorandum

MIAMI-DADE COUNTY

**Date:**

**To:** George M. Burgess
County Manager

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

**Subject:** Governmental Facilities Hearing Application GF03-20
Country Club of Miami Community Center

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RECOMMENDATION

This application was reviewed by the Site Review Committee. All committee members recommend approval of erection, construction and operation of the Country Club of Miami Community Center, in accordance with the attached development plan entitled "Country Club of Miami Community and Aquatic Center." The Miami-Dade County 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.

BACKGROUND

In 1998, the property was the subject of a public hearing where the applicant, Maureen Ferri, received approval under Resolution No. CZAB5-1-98 for a district boundary change to RU-1M (b) and a special exception for site plan approval in order to develop the site with single-family homes. The site was previously known as the "Ferri Property." The single-family homes were never constructed and the Park and Recreation Department was able to acquire the property for the development of the community center. The Park and Recreation Department subsequently filed a petition for a road-closing to permit the closure of Old Elm Drive, which was approved by the Board of County Commissioners on April 5, 2005 by Resolution R-336-05. The road closure will allow the previously dedicated street to be used as a drive leading to the parking area for the park. The Park and Recreation Department has also addressed the issue of re-platting the property in order to develop the park as envisioned by the plan; and the required paperwork for the replatting process is a companion item on today's agenda for the Board's consideration and approval.

The Park and Recreation Department is seeking to accommodate a number of park related elements such as a swimming pool, an aquatic center, benches and picnic shelters, and landscaping that includes berms and vegetation, all in accordance with the submitted site plan. As part of the park's development, a steering committee made up of local residents was formed to assist the Department in determining the recreational needs of the community and to help define park elements. At the request of the steering committee, the park was named Country Club of Miami Community Center to better relate to the neighborhood and proposed facilities.

DESCRIPTION OF FACILITY FUNCTION:

The triangular shaped 5.26 acre parcel, located north of Miami Gardens Drive between NW 75th Place and NW 73rd Avenue, will be developed as a park consisting of a 6,621 square foot recreation center building, a 6,500 square foot swimming pool, a pathway, aquatic play area, and a 2,865 square foot pool building. The community center and pool building will be located behind landscaped berms that will lie parallel to Miami Gardens Drive. The berms along the south and west property lines will be planted with abundant landscaping lines to buffer the facility from adjacent land uses and the noise and traffic that currently exists on the Miami Gardens Drive. Both facility buildings will also lie adjacent to the 75-space parking lot. Behind the facility buildings are an aquatic play area, the swimming pool, and patio space. On the west side of the property, a number of picnic shelters, exercise equipment, and open space will be available. An 8-foot wide pedestrian

pathway will meander through the entire property's perimeter which could be utilized for jogging and strolling.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Comprehensive Development Master Plan (CDMP) Adopted 2005 and 2015 Land Use Plan map designates the subject property, for Low Density Residential Communities (2.5 units per gross acre and a maximum developable density of 6 units per gross acre). The vacant property is located on 5.26 acres on the north side of NW 186th Street (Miami Gardens Drive) west of a Florida Power and Light easement, south of the Country Club of Miami golf course, and east of a single family residence. North of the subject site the land use designation is Parks and Recreation, west and east of the subject site the designation is Low Density Residential, and south of the subject site the land use designation is Business and Office.

The proposed development plan recommends that the park be classified as a Community Park, designed to serve the needs of the surrounding community composed of several neighborhoods. There will be no change in parks Level of Service (LOS) since the property had previously been included in Park and Recreation Department's park inventory.

Residential Communities

The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this plan and compatible with the neighborhood. The character of the neighborhood reflects the intensity and design of developments mix of land uses, and their relationships (Land Use Element, page 1-20.2).

Also, the following section of the Land Use Element discusses public facilities:

Policy 1E:

In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami–Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic (Land Use Element, page 1-3).

Policy 1J:

The County shall consider urban design, water and energy conservation and wildlife habitat when designing sites and selecting landscape materials for all public projects.

Policy 2B

Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas (Land Use Element, page 1-5).

The application would permit a new community park to be erected in a developed area located within the Urban Development Boundary. The proposed Country Club of Miami Community Center Park is a funded project and contained within the Miami-Dade County 2007-08 Capital Budget, listed under Country Club of Miami Community Center (Ferri Property), Building Better Communities Bond Program and Park Benefit District (PBD) No. 1 Local Park Development.

| **EXISTING LAND USE PATTERN** | LAND USE PLAN DESIGNATION |
|---|---|
| Subject Property: | |
| RU-1M (b); Vacant property | Low Density Residential (2.5 to 6 dwelling units per gross acre) |
| Surrounding Properties: | |
| NORTH: GU; Country Club of Miami | Parks and Recreation |
| SOUTH: BU-1A; Offices Uses | Business and Office |
| EAST: AU; FP&L Easement | Low Density Residential, (2.5 to 6 dwelling units per gross acre) |
| WEST: RU-TH; Single Family Residences | Low Density Residential (2.5 to 6 dwelling units per gross acre) |

**IMPACT OF FACILITY ON SURROUNDING LAND USE**

The park is not expected to generate excessive traffic as most local residents will either walk or bike to the park. In addition, the park is intended to serve the residents of the surrounding community. Parking will be available adjacent to the community center and pool, with access from Old Elm Drive. At the request of the Miami-Dade County Park and Recreation Department, the Miami-Dade County Public Works Department has completed the process for the road closure. The petition was approved by the Board of County Commissioners on April 5, 2005 through Resolution R-366-05. The road closure will allow safe passage for local residents and park visitors. The Park and Recreation Department has completed all the requirements for replatting the property; identified as "CC of M COMMUNITY CENTER" Number T-21919, and is a companion item on today's agenda for your consideration.

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning**, Zoning Section recommends approval with conditions of the request to development the Country Club of Miami Community Center. The facility is deemed consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP) that permits community centers and parks in Residential communities.

**CONDITIONS**:

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

2. That the applicant submit to the Department of Planning and Zoning for its review and approval at the time of building permit a landscaping plan which indicates the type of plant material and size to be installed prior to final construction sign off.

3. That in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Country Club of Miami Community Center General Plan," prepared by the Miami-Dade Park and Recreation Department, last dated November 26, 2003 consisting of one (1) sheet.

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

The **Public Works Department** recommends approval of the proposed project based on the following conditions:

1. The Park and Recreation Department (PARD) has applied, and subsequently been approved for a road closure on Old Elm Drive by Resolution R-335-05 on April 5, 2005. Also required by Public Works Department, the re-platting of the property which is a companion item on today's agenda for your consideration.

The **Public Works Department - Traffic & Highway Engineering** has reviewed the application and makes the following recommendations and comments:

1. That the applicant submit finalized site plans indicating the traffic signage and pavement markings on site to the Miami-Dade Public Works Department, Traffic Engineering Division for its review and approval at the time of building permit.

2. That a 6" thick concrete sidewalk be constructed on the entrance side (south) of the park.

3. That the gatepost be placed behind the roadway curbing at the Park entrance.

4. That a walkway be added to the right of the park entrance allowing for pedestrian access to and from the Park.

5. Create a one-way only drive at the Visitors Drop-off and add signage to indicate DO NOT ENTER.

6. Delete large tree closest to Visitor Drop-off to enhance visibility.

The **Fire Rescue Department** recommends approval based on the following conditions:

The closest fire rescue station to this proposed park is the Palm Springs North Station 44 located at 16699 NW 67th Avenue. It is equipped with a paramedic suppression unit and can provide a 3-minute travel and response time to emergency calls.

Fire flow is 2,000 gpm. Fire Flow should be available at the site.

Entrances must be a minimum of 15 feet. Additional site requirements may apply as listed on the attachment. The Fire Water and Engineering Bureau located at 11805 SW 26th Street must approve the site plan prior to building permit.

The **Miami-Dade Water & Sewer Department** makes the following recommendation:
Water:
Connect to an existing 24-inch water main along Miami Gardens Drive. If the Fire Dept. requires a new Fire Hydrant inside the property, a 12-inch water main extension will be necessary with 2 Points of Connection (P.O.C.) and looped. Existing water mains within the property, if in conflict with the proposed development must be removed and relocated. Miami-Dade Water and Sewer

Department's (MDWASD) forces will do cutting and plugging of existing mains, at the owners expense. Main(s) within the property are in conflict with the proposed development and must be removed and relocated.

Sewer:
Connect to an existing 8-inch gravity sewer in NW 186th Street and within the property. Existing Sewer mains within the property, if in conflict with the proposed development must be removed and relocated. Cutting and plugging of existing mains shall be done by Miami-Dade Water and Sewer Department's forces at owners' expense.

The right to connect the proposed project to the Department's sewer system is subject to the terms, covenants, and conditions set forth in the settlement agreements entered into by Miami-Dade County with the State of Florida's Department of Environmental Protection and all current, subsequent or future agreements, court orders, judgments, consent decrees, enforcement, regulatory actions, and proceedings. Please contact DERM with any questions.

Please note that improvements to the sewer system may be required based on the project's sewage flow to be discharged into MDWASD's system and the condition of the sewage pump station receiving the referenced sewage flow at the time a request is sent to the MDWASD.

The **Office of Americans with Disabilities (ADA)** has reviewed the subject application and offers the following comments:

1. Consider moving pool and patio areas further from golf course due to likelihood of errant golf balls.
2. Submit a more detailed site plan to the Office of ADA Coordination for ADA review prior to construction.

The **Department of Environmental Resources Management** has reviewed the subject application and offers the following comments:

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:
Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, 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 until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal 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:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An individual Environmental Resource Permit for surface water management from the South Florida Water Management District (SFWMD) will be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. 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 stipulated by DERM for this proposed development order.

Pollution Remediation:
The referenced site is not currently permitted with DERM and there are no records of current or historical contamination assessment/remediation issues at the subject site. A search within 500' of the property was conducted and the following current or historical permitted sites were identified: IW5-9319, UT-3455, and 5872. Be advised that solid waste SW-1029 was identified within a ½ mile radius of the site.

A search of the above listed permitted sites was conducted to identify sites with current or historical contamination issues. The site listed below was identified:

MDC WASA Pump Station 416
7301 NW 186 Street
UT-3455
Petroleum contaminated site.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:
DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF03-20

COUNTRY CLUB OF MIAM COMMUNITY CENTER
DEVELOPMENT 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