OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: February 19, 2008

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

From: George M. Burgess
County Manager

Agenda Item No. 5(B)

Resolution No. R-163-08

Subject: Governmental Facilities Hearing for New Entrance Sign for the Country Club Of Miami Golf Course
GF07-04

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the installation of a new entrance sign for the County Club of Miami Golf Course, located at 6801 N.W. 186 Street, 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 Park and Recreation Department and is recommended for approval.

LOCATION: 6801 NW 186th Street, in northwest Miami-Dade County.

COMMISSION DISTRICT: 13

COMMISSION DISTRICT IMPACTED: Countywide

BACKGROUND: The proposed sign will be constructed on Parcel 250, a 9.102-acre portion of the 287-acre park that was acquired in 1988 by Miami-Dade County, and is located on the north side of NW 186th Street, (Miami Gardens Drive) at NW 68th Avenue. In 1999, the Board approved a district boundary change from RU-4A (Apartments, 50 units per acre and Hotel/Motels 75 units per acre) to GP (Government Properties) for the northern portion of the subject property and approved an unusual use request to permit a golf course, pursuant to Resolution No Z-25-99. However, the southern portion of Parcel 250, where the sign is to be located, remained zoned RU-4A.

DESCRIPTION: The proposed sign is a double-faced, sandblasted wood sign. The larger portion of this sign will have a width of 60 inches and a height of 50 inches at its highest curved point. It will have an area of 20.83 square feet and will display the name of the park and logos. The smaller portion of the sign sits below the larger portion and will consist of a more removable type of board, measuring a total of 60 inches X 20 inches (8.33 square feet). The overall sign height will reach 9 feet and will have an area of 29.16 square feet.

JUSTIFICATION:	The new sign has been designed in accordance with the Department's high standards of quality and finish and will complement the extensively landscaped buffer at the entrance of the golf course. The larger sign is needed to improve exposure of the golf course.
DEVELOPMENT SCHEDULE:	The entrance sign will be fabricated and installed upon the Board's approval of this application.
FUNDING SOURCES:	The estimated budget for the production and installation of the entrance sign is approximately $15,000.00. The funds will be provided by the Capital Outlay Reserve Fund (CORF).
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 March 28, 2007. Since that time, the department has been addressing issues raised during the review process, ultimately satisfying all requirements of the Committee, thereby receiving unanimous approval in November 2007.
COMMUNITY COUNCIL:	The project was presented to Community Council # 5 on June 7, 2007. Council members were fully supportive 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, Real Estate Officer
DELEGATED AUTHORITY:	This resolution does not delegate any authority to the Mayor or the County Manager.

Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: February 19, 2008

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

SUBJECT: Agenda Item No. 5(B)

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(B)
02-19-08

RESOLUTION NO. **R-163-08**

RESOLUTION AUTHORIZING THE INSTALLATION OF A NEW ENTRANCE SIGN FOR THE COUNTRY CLUB OF MIAMI GOLF COURSE, LOCATED AT 6801 NW 186TH STREET (MIAMI GARDENS DRIVE), 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 and declares that the installation of a new entrance sign for the Country Club of Miami golf course located at 6801 NW 186th Street (Miami Gardens Drive) 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 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.

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 **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	**absent**		
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	**absent**	Dennis C. Moss	**absent**
Dorrin D. Rolle	**aye**	Natacha Seijas	**aye**
Katy Sorenson	**absent**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of February, 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

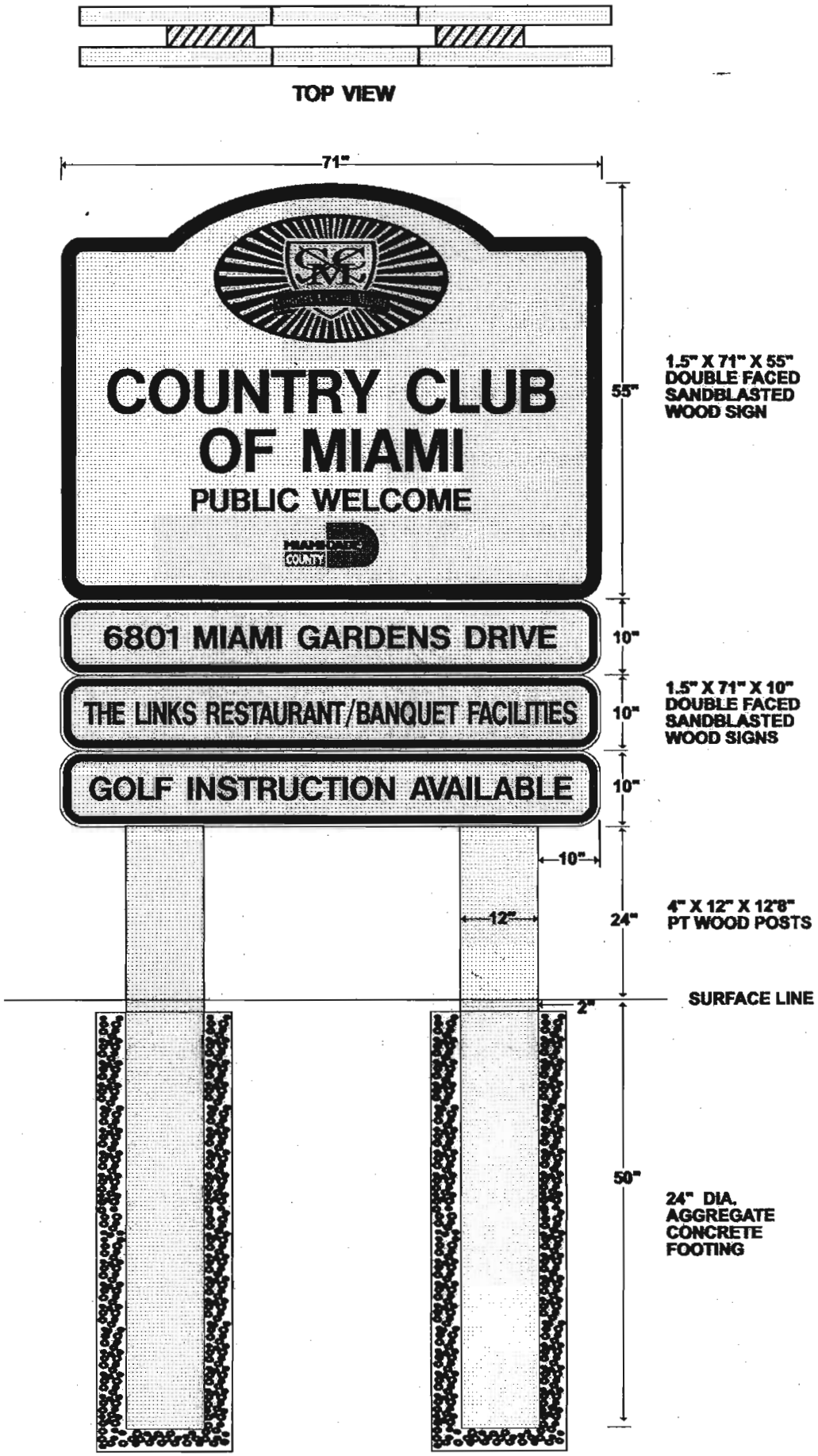
Approved by County Attorney as
to form and legal sufficiency. CHC

Craig H. Coller

Exhibit A

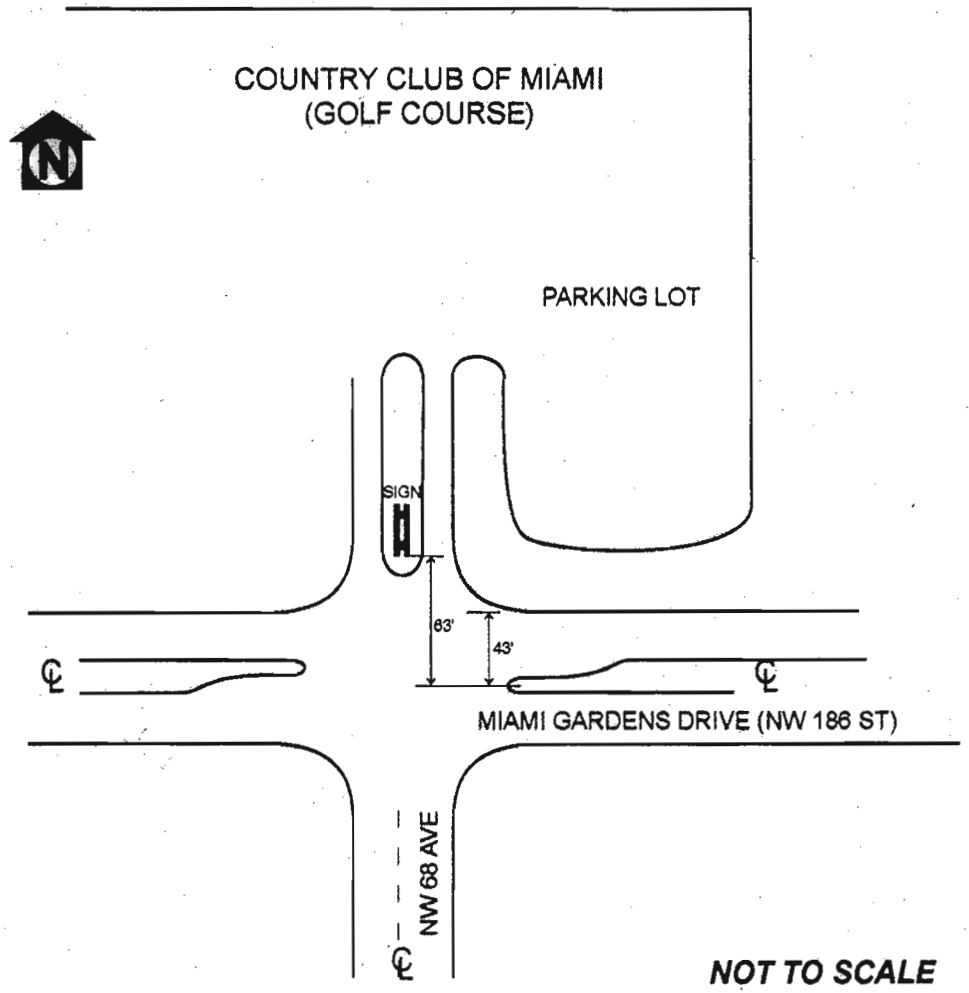
Legal Description

NE ¼ of the SE ¼ of the NE ¼ LESS EAST 50 FEET THEREOF, AND THE EAST 50 FEET OF THE NW ¼ OF THE SE ¼ ALL IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST IN MIAMI-DADE COUNTY.



NOT TO SCALE

7



SIGN LOCATED 63' NORTH OF CENTER OF MIAMI GARDENS DRIVE (NW 186 ST) IN THE MEDIAN OF THE ENTRANCE INTO THE GOLF COURSE PARKING AREA

COUNTRY CLUB OF MIAMI - 6801 MIAMI GARDENS DRIVE

8

Memorandum

MIAMI-DADE COUNTY

Date: December 20, 2007

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing for New Entrance Sign for the Country Club Of Miami Golf Course
GF07-04

RECOMMENDATION

This application was reviewed by the Site Review Committee. All committee members recommend approval of the installation of a new entrance sign for the Country Club of Miami Golf Course located at 6801 NW 186th Street, in northwest Miami-Dade County. 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

The proposed sign is to be constructed on Parcel 250, a 9.102-acre portion of the 287-acre park that was acquired in 1988 by Miami-Dade County, and is located on the north side of NW 186th Street, (Miami Gardens Drive) at NW 68th Avenue. In 1999, the Board of County Commissioners (Board) approved a district boundary change from RU-4A, Apartments (50 units per acre and Hotel/Motels 75 units per acre) to GP (Government Properties) for the northern portion of the subject property and approved an unusual use request to permit a golf course, pursuant to Resolution No Z-25-99. However, the southern portion of Parcel 250, where the sign is to be located, remained zoned RU-4A.

DESCRIPTION

The proposed sign is a double-faced, sandblasted wood sign. The larger portion of this sign will have a width of 60 inches and a height of 50 inches at its highest curved point. It will have an area of 20.83 square feet and will display the name of the park and logos. The smaller portion of the sign sits below the larger portion and will consist of a more removable type of board, measuring a total of 60 inches X 20 inches (8.33 square feet). The overall sign height will reach 9 feet and will have an area of 29.16 square feet.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Comprehensive Development Master Plan (CDMP) Adopted 2005 and 2015 Land Use Plan (LUP) map designates the subject property as Medium-High Density Residential Use.

This application furthers the following Policy of the Land Use Element of the CDMP.

LU 9B vii
Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate signage.

This application also furthers the following Policy of the Recreation and Open Space Element in the CPMP.

Recreation and Open Space Objective ROS-3E
The Park and Recreation Department shall seek to increase awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

EXISTING LAND USE PATTERN

ZONING		LAND USE PLAN DESIGNATION
Subject Property:		
RU-4A, GP; Golf Range		Medium-High Density Residential.
Surrounding Properties:		
NORTH:	GP, Park	Parks, Low Density Residential.
SOUTH:	RU-4A, AU; Apartments, Church	Medium-High Density Residential.
EAST:	GP, Clubhouse and Parking	Business and Office.
WEST:	RU-1M (b); Park, Apartments RU-4A, AU; FPL Easement	Medium-High Density Residential.

IMPACT OF FACILITY ON SURROUNDING LAND USE

The existing park is accessed from Miami Gardens Drive (NW 186 Street) at NW 68th Avenue. The Miami-Dade County Park and Recreation Department is applying for a Governmental Facilities public hearing in order to allow the installation of an entrance sign that is larger than permitted by Code. In staff's opinion, the installation of a 29.16 square foot detached sign at the park's entrance would help increase awareness of available recreational opportunities within the golf course without generating a negative impact on the aesthetic qualities of the neighborhood, obstructing visibility, or creating a visual distraction for the area. Additionally, in order to minimize any negative visual impact of the oversized sign on the surrounding area, staff recommends, as a condition of approval, that the sign setback be a minimum of 15 feet from the right-of-way of NW 186th Street. In addition, staff recommends that the applicant provide landscaping around the sign, in the form of plants and shrubs such as Dwarf Allamanda, Lily turf, Red tip Coco plum or Star Jasmine to help further reduce the impact of the sign and to help improve the aesthetic character of the area. Staff therefore recommends approval with conditions of the request to allow a sign with a maximum area of 29.16 square feet.

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** has reviewed the application and recommends approval of the project based on the following conditions:

1. That the sign be setback a minimum of 15 feet from the right-of-way of NW 186th Street.
2. That the sign comply with the safe sight distance triangle requirements.
3. That the applicant provide landscaping of a type similar to Dwarf Allamanda, Lily turf, Red tip Coco plum or Star Jasmine to surround and accentuate the proposed sign.

The **Public Works Department – Right-of Way Division** recommends approval of the proposed project as presented at the Site Review Committee Meeting.

The **Public Works Department – Traffic & Highway Engineering** has reviewed the application subject to the following conditions:

Traffic Engineering Division

- The illustration for the sign does not include sufficient dimensional data to indicate setback from the right-of-way. Accordingly, the minimum setback for this sign would be seven feet (7 feet) from right-of-way, assuming the roadway adjacent to the sign utilizes curb and gutter. Otherwise, the setback would be at least 7 ft and it should also meet or exceed Table 3-12 of the Florida G.

Highway Division

- Currently, PWD has no proposed roadway project adjacent to the subject sign in the 2007 Transportation Improvement Program (TIP), or in the 2030 Long Range Transportation Plan (LRTP).
- Please be advised that NE/NW 183/186 Street (SR 860), from 1-75 to US-1, is part of the State Highway System. Please refer to current Florida Department of Transportation (FDOT) Design Standards for information on sign location. Contact Ali Al-Said, P.E., FDOT, at (305) 470-5367, for information regarding permitting requirements.

FDOT, in the 2007 TIP, has listed the following projects in the area:

Project:	SR 860/Miami Gardens Drive from SR 93/I-75 to NW 69 Avenue
Description:	Resurfacing
Comments:	Please contact Mohammed Mansuri, P.E., FDOT, at (305) 470-5497, for further information.

Project:	SR 860/Miami Gardens Drive from NW 68 Avenue to NW 57 Avenue (FDOT #4077362, 2007 TIP Section A1, Pg 44 of 157)
Description:	Resurfacing
Status:	Please contact Mohammed Mansuri, P.E., FDOT, at (305) 470-5497, for More information.

Also, FDOT, in the 2007 LRTP, has listed the following projects in the area:

Project:	Miami Gardens Drive from I-75 to NW 57 Avenue
Description:	Widen from 4 to 6 lanes
Status:	Priority IV. Priority IV projects are planned to be funded between 2021 And 2030.

Please be advised that a PWD permit may be required for this project. Please contact PWD Permit Section at (305) 375-2142, for more information.

The **Public Works Department (Land Development Division)** and based on the following condition recommends approval:

- The proposed sign at County Club of Miami has been reviewed by the Zoning Hearing Section of Planning and Zoning and is recommended for approval.

The **General Services Administration DCS Division** has reviewed the application and site plan and recommends approval of the request.

The **Office of ADA Coordination** has reviewed the application and makes one observation to the applicant:

1. Since the text height was not indicated in the plans submitted, in accordance with ADAAG 4.30.3 text height should not be less than 3 inches.

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

The Fire Rescue Department has no objection to the installation of a new sign at the Country Club of Miami Golf Course. The closest fire rescue station to this project is Palm Springs North Fire Rescue Station # 44 located at 7700 NW 186 Street. This station is equipped with an advanced life support engine and a rescue emergency unit.

If at any future time there's any addition or change to the site plan, it must comply with Uniform Fire Safety Rules and Standards. All site plans must be reviewed by Fire and Water Engineering Bureau located at 11805 SW 26th Street. The telephone number is 786-315-2771.

The **Miami-Dade Water & Sewer Department (MDWSD)** has no objection to the proposed sign, since according to our records there are no facilities in this area.

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. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Tree Preservation:
Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject applicant is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS 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 to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement, and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

Application GF07-04

COUNTRY CLUB OF MIAMI GOLF COURSE ENTRANCE SIGN

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