

MEMORANDUM

Agenda Item No. 5(D)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: October 18, 2011

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

SUBJECT: Resolution approving the
General Plan for the
development and operation of
a 10 acre park site known as
William Randolph
Community Park
Resolution No. R-917-11

The accompanying resolution was prepared by the Sustainability, Planning and Economic Enhancement Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

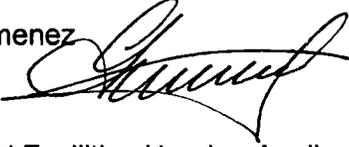


R. A. Cuevas, Jr.
County Attorney

RAC/jls

Date: October 18, 2011

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Governmental Facilities Hearing Application
GF08-06 General Plan for William Randolph Community Park
(formerly Bailes Road Park)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the development and operation of the William Randolph Community Park, located on the south side of SW 228 Street, between SW 118 and SW 120 Avenues, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Park and Recreation Department and is recommended for approval.

LOCATION: On the south side of SW 228 Street, between SW 118 and SW 120 Avenues, Miami-Dade County

COMMISSION DISTRICT: 9

COMMISSION DISTRICT IMPACTED: 9

FOLIO NUMBER: 30-6913-000-0680 and 30-6913-000-0690

SIZE: 10-acres

BACKGROUND: The property is an undeveloped 10-acre park.

ZONING: GP, Government Property

JUSTIFICATION: The site is being processed as a Government Facility application to allow the Park and Recreation Department to provide passive recreational amenities to the surrounding neighborhood.

PROJECT DESCRIPTION: Planned amenities include:

- Walking path
- Vita/Fitness stations
- Seating areas
- Future pineland planting

- Preserved escarpment
- 7 parking spaces
- Park sign

DEVELOPMENT: The development schedule will be determined as additional funding becomes available.

FUNDING: Anticipated available funding: QNIP - \$325,000
Future funding: To be determined

SITE REVIEW COMMITTEE: The committee's task is to review projects subject to 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on October 15, 2008 and January 12, 2011.

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

MONITOR: Gilberto Blanco, Principal Planner

DELEGATED AUTHORITY: This resolution authorizes that the site be developed substantially in accordance with the proposed General Plan.



Jack Osterholt
Deputy Mayor

Date: October 18, 2011

To: Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF08-06 William Randolph Community Park (formerly known as Bailes Road Park)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the development and operation of the William Randolph Community Park, located on the south side of SW 228 Street, between SW 118 and SW 120 Avenues, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Park and Recreation Department. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. All committee members recommend approval of the proposed General Plan for the William Randolph Community Park.

BACKGROUND

The property is an undeveloped 10-acre park.

PROJECT DESCRIPTION

Planned amenities include:

- Walking path
- Vita/Fitness stations
- Seating areas
- Future pineland planting
- Preserved escarpment
- 7 parking spaces
- Park sign

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The subject property is designated as "**Low Density Residential**" on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. The CDMP indicates that neighborhood and community services including parks are allowed in all residential categories when consistent with the goals, objectives and policies and compatible with the neighborhood.

The proposed park will provide passive recreational amenities to the surrounding residential neighborhood such as walkways, vita/fitness stations, and seating areas. The

submitted plans also depict a sign located at the northeast corner of the site facing Bailes Road which identifies the entrance to the park. The park has been designed with pedestrian amenities and is intended for the use of the adjacent residential community. As such, staff is of the opinion that the proposed park is **compatible** with the adjacent residential land uses and, as a neighborhood and community service, is **consistent** with the Comprehensive Development Master Plan.

Land Use Element

The proposed general plan will further the following policies of the Land Use Element:

Policy LU-1D

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

Recreation & Open Space Element

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

Policy ROS-5A

The County shall prioritize capital improvement expenditures in accordance with the following criteria: 1) Acquire local parkland to maintain the adopted LOS standard for local recreation open space by correcting existing deficiencies and addressing future needs, and acquire countywide parkland suitable for compatible outdoor recreation while preserving natural, historical, and cultural resources; 2) renovate, restore, and upgrade existing recreation open spaces and facilities; and, 3) develop new recreation open spaces and facilities within undeveloped or incomplete parks.

Policy ROS-5C

The Park and Recreation Department shall, as funds are available, renovate, restore, and upgrade County facilities to ensure that the public can safely and securely enjoy recreational opportunities, and that the County can cost-effectively extend the useful life of existing facilities. Expenditures for the renovation, restoration and upgrade of existing parks and recreation facilities are prioritized as follows: 1) repairs and projects increasing visitor safety; 2) hazard reduction; 3) facility upgrade and resource management; 4) accessibility improvements in compliance with ADA; and, 5) energy efficiency improvements.

IMPACT OF FACILITY ON SURROUNDING LAND USE

The William Randolph Community Park will offer passive recreational uses to the residents of the adjacent neighborhood. The proposed park will have no impact on the surrounding residential neighborhood.

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning** has reviewed the application and provides the following comments:

The Department of Planning and Zoning recommends approval of this application. The proposed general plan for William Randolph Community Park will provide neighborhood residents passive recreational amenities.

CONDITIONS:

1. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.
2. That complete lake excavation plans be submitted to and meet the approval of the Director of the Department of Planning and Zoning, upon submittal of an application for a lake excavation permit; said plans shall be substantially in accordance with that submitted with the lake excavation plans entitled "Rock Pit 57 Park", prepared by Milan, Swain and Associates, Inc. dated 7/20/09 and consisting of six (6) pages.
3. That the applicant coordinate with the Office of ADA Coordination and other permit agencies to address all accessibility requirements.

The **Public Works Department – Right of Way Division** has reviewed the application and provides the following comment:

- A 25' dedication along SW 228 Street is needed.

The **Public Works Department – Highway Engineering Division** has reviewed the application and provides the following comments:

- PWD has no proposed roadway project adjacent to the subject site in the 2012 Transportation Improvement Program (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).
- A PWD permit will be required for this project. Please contact the PWD Permit Section, (305) 375-2142, for more information.

Please contact Jeff Cohen, P.E., PWD Traffic Engineering Division, for additional comments.

The **Public Works Department – Land Development Division** has reviewed the application and has no objections.

The **Fire Rescue Department** has reviewed the application, has no objections and provides the following comments:

- The park will be served by Miami-Dade Fire Rescue Station No. 5 (Princeton) located at 13150 SW 238th Street. The station is equipped with an Advanced Life Support (ALS) Engine and a Rescue totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week.
- Please be advised that during the platting and permitting stages of this project, a site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

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

Water

If DERM requires connection to water, connect to an existing eight (8)-inch water main in SW 123 Avenue and extend the same easterly in SW 228 Street to the northeast corner of the property. Any water main extension within the property shall be eight (8)-inch diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C (s).

See attached Water Conservation requirements.

Sewer

If DERM requires connection to sewer, a private pump station is needed, an executed agreement and approved plans are required as long as all legal requirements are met. Connect to an existing eight (8)-inch force main in SW 232 Street and SW 113 Place and extend the same as required to provide service to the subject property. The developer is responsible for obtaining access to the reference sewer system either by right-of-way dedication or easements.

General Notes

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12) inch minimum in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8) inch minimum in diameter required for low and medium density residential zonings. Please note that the aforementioned zoning districts are Miami-Dade County or equivalent, based on total amount of units per acre.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27, 1993, the First Amendment to Settlement Agreement between DEP and the County dated December 21, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the

United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

For questions, please contact Maria Capote at (786)268-5329.

The **General Services Administration** has reviewed the application and has no objections.

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.

Lake Modification

DERM offers no objections to the proposed lake modifications as depicted in the lake modification plan, consisting of six sheets and entitled "Rock Pit 57 Park," as prepared by Milian, Swain and Associates, Inc., dated July 20, 2009.

Stormwater Management

Any proposed redevelopment with more than 2.0 acres of impervious area will require a Surface Water Management General Permit from DERM for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

Pollution Remediation

The subject property is located within a designated brownfield. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at (305) 372-6700.

Wetlands

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore a DERM Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-523-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Natural Forest Communities

The subject property is within close proximity to the Environmentally Endangered Lands (EEL) Goulds Pineland Preserve and is adjacent to an EEL acquisition area. Section 24-49 provides that EEL properties are subject to Natural Forest Community (NFC) regulations and the EEL Ordinance for preservation and management consistent with

the purposes set forth in Section 24-50 of the Code. Miami-Dade County has a vested interest in maintaining this NFC/EEL area as a natural preserve. Development on parcels adjacent to NFC's/EEL properties must avoid adverse impacts to the preserve associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion. DERM has no objection to the proposed development provided that impacts only occur to the south 25 feet of S.W. 228th Street and within folios 30-6913-000-0680 and 0690.

If any work is to occur directly adjacent to NFC/EEL properties, an erect barrier should be placed along the edge of the site prior to commencing any work. Also, in order to avoid causing damage to plants and substrate, heavy machinery must not be parked along side the road or inside the NFC/EEL properties. Roads are preferable to buildable lots abutting natural area property line. This pineland will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years.

The subject property lies within the potential smoke dispersion corridor of this pineland. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape Code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Tree Preservation

The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. 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 Tree Removal 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 application 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

DERM 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 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 order applications concerning the subject property.

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

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

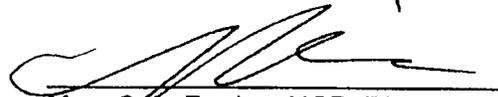
MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF08-06

MIAMI-DADE PARK AND RECREATION DEPARTMENT
WILLIAM RANDOLPH COMMUNITY PARK



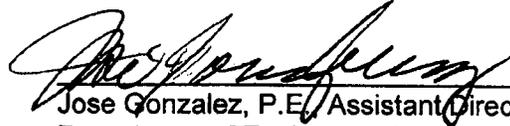
Esther Calas, Director
Public Works Department



Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning



Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department



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



Sergio Garcia, Plans Review Manager
Plans Review Section
Water and Sewer Department



Wendi J. Norris, Director
General Services Administration



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: October 18, 2011

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

SUBJECT: Agenda Item No. 5(D)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(D)
10-18-11

RESOLUTION NO. R-917-11

RESOLUTION APPROVING THE GENERAL PLAN FOR THE DEVELOPMENT AND OPERATION OF A 10 ACRE PARK SITE KNOWN AS WILLIAM RANDOLPH COMMUNITY PARK, LOCATED ON THE SOUTH SIDE OF SW 228 STREET BETWEEN, SW 118 AND SW 120 AVENUES, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby finds that the proposed general plan for the development and operation of William Randolph Community Park located on the south side of SW 228 Street, between SW 118 and SW 120 Avenues, 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.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Jean Monestime** and upon being put to a vote, the vote was as follows:

	Joe A. Martinez, Chairman	aye
	Audrey M. Edmonson, Vice Chairwoman	aye
Bruno A. Barreiro	aye	Lynda Bell
Esteban L. Bovo, Jr.	aye	Jose "Pepe" Diaz
Sally A. Heyman	aye	Barbara J. Jordan
Jean Monestime	aye	Dennis C. Moss
Rebeca Sosa	aye	Sen. Javier D. Souto
Xavier L. Suarez	aye	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of October, 2011. 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: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Monica Rizo

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
NOTICE OF PUBLIC HEARING

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 4th day of October 2011 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application: WILLIAM RANDOLPH COMMUNITY PARK
Number: GF08-06
Applicant: MIAMI-DADE PARK AND RECREATION DEPARTMENT
Location: On the south side of SW 228 Street, between SW 118 and SW 120 Avenues
Size: 10- acres
Request: Approval of the general plan for William Randolph Community Park.
Legal Description: FOLIO: 30-6913-000-0680 and 30-6913-000-0690

E ½ of NE ¼ of SW ¼ of the SE ¼, and W ½ of NW ¼ of SE ¼ of SE ¼ of Section 13, Township 56 S, Range 39 E

OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF PLANNING AND ZONING, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT "A"

MIAMI-DADE COUNTY

WILLIAM RANDOLPH COMMUNITY PARK

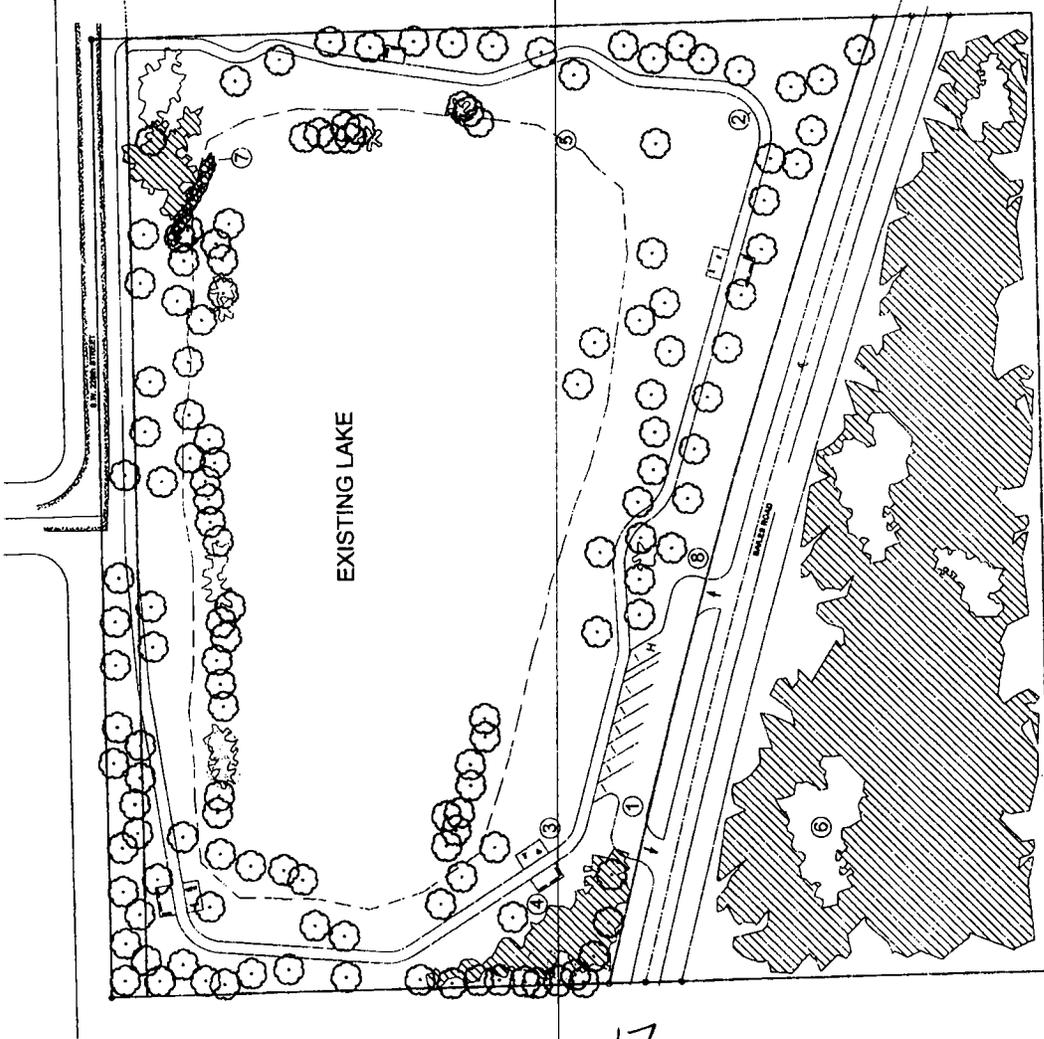
Legal Description

E $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13,
Township 56 S, Range 39 E

WILLIAM RANDOLPH COMMUNITY PARK

PROGRAMMATIC ELEMENTS LEGEND

- ① Parking Spaces
- ② Walking Path
- ③ Vitrifines Station (typ.)
- ④ Seating Area (typ.)
- ⑤ Top of Lake Bank
- ⑥ Future Proposed Planting
- ⑦ Preserved Escarpment
- ⑧ Park Sign



SITE PLAN
SCALE 1" = 40'



LOCATION MAP



Project Title: WILLIAM RANDOLPH COMMUNITY PARK Drawing Title: GENERAL PLAN		Project No.: Date: DEC. 2010 N.T.S. Drawing No.: 1 of 1 File: 1 Date:
Miami-Dade County Park and Recreation Department 276 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128 MIAMI-DADE COUNTY		APPROVALS PARK AND RECREATION DEPARTMENT Capital Programs Director Deputy Director Assistant Director For Operations Chief, Planning & Research Division _____ _____ _____