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

MEMORANDUM

Agenda Item No. 5(C)

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

DATE: June 5, 2012

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

SUBJECT: Resolution approving the general plan for the development and operation of Royal Colonial Park, in compliance with Sections 33-303 of the Code

Resolution No. R-448-12

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

R. A. Cuevas, Jr.
County Attorney

RAC/jls

Memorandum

MIAMI-DADE COUNTY

Date: June 5, 2012

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

From: Carlos A. Gimenez
Mayor

Subject: Governmental Facilities Hearing Application
GF11-07 Royal Colonial Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the General Plan for Royal Colonial Park, located between SW 147 Avenue and SW 149 Avenue, on the south side of SW 280 Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Sustainability, Planning and Economic Enhancement Department and the Permitting, Environment and Regulatory Affairs Department at the request of the Miami-Dade Parks, Recreation and Open Spaces Department and is recommended for approval.

LOCATION:	Between SW 147 Avenue and SW 149 Avenue, on the south side of SW 280 Street, Miami-Dade County
COMMISSION DISTRICTS:	9
COMMISSION DISTRICT IMPACTED:	Countywide
FOLIO NUMBER:	30-7904-000-0010
SIZE:	Approximately 26 acres
BACKGROUND:	In 1994, Miami-Dade County acquired forty-one and one-half (41.5) acres in the Leisure City area, and subsequently a total of 11.52 acres was set aside for housing projects, 1.82 acres for the new Naranja Lakes Branch public library and 26 acres planned as Royal Colonial Park (the subject application).
ZONING:	Leisure City Community Urban Center District [LCUCD - Institutional land use group per Section 33-284.35(C)]
JUSTIFICATION:	This application is being processed as a Government Facility application to allow the Parks, Recreation and Open Spaces Department to develop the approximately 26-acre parcel as a park.

PROJECT DESCRIPTION: The approximately 26-acre Royal Colonial Park, located between SW 147 Avenue and SW 149 Avenue, on the south side of SW 280 Street adjoins the new Naranja Branch County library. Planned amenities include:

- Community Center
- Restroom/Concession/Storage Building
- Up to two (2) basketball courts
- Up to four (4) tennis courts
- Up to two (2) playgrounds with canopy shade structures
- Up to three (3) picnic shelters
- Multi-Purpose Lighted Athletic Fields
- Landscaping
- Walkways
- Up to two (2) park signs
- Up to two (2) parking lots

The community center, playgrounds and courts will be located on the north half of the site, and are connected to the library by a network of pedestrian paths. The south half of the site will have a large, flexible open space with field lighting used for different types of sports. Landscaping, shelters, and walkways are proposed on the park's perimeter.

DEVELOPMENT: Royal Colonial Park will be developed in phases as funding becomes available.

FUNDING: The development of the Park is funded in the FY2011-12 Adopted Budget and Multi-Year Capital Plan [ROYAL COLONIAL PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM (Capital Project # 935850)], with an allocation of $1.4 million of Building Better Communities General Obligation Bond (BBC-GOB) Program proceeds, listed as GOB Project #107. To date $28,181 of GOB funds have been expended on planning and design for this project, from BBC-GOB Series 2008B-1. The balance of the BBC-GOB allocation ($1,371,819) is programmed in FY2016-17.

The Park is located within Park Benefit District 3, and is eligible for Park Impact Fee funding authorized in the FY2011-12 Adopted Budget and Multi-Year Capital Plan [PARK BENEFIT DISTRICT (PBD) NO. 3 LOCAL PARK DEVELOPMENT (Project # 9340281)]. Through FY2009-10, $361,756 of Park Impact Fee funding has been expended for acquisition, platting, planning and site

stabilization. No additional funding is currently programmed for site improvements; however, additional Park Impact Fee funding is expected to be allocated to site improvements consistent with program guidelines.

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 26, 2011 and recommended approval.

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.

REVIEWER: Gilberto Blanco, Supervisor

DELEGATED AUTHORITY: This resolution approves the General Plan for Royal Colonial Park.

Jack Osterholt
Deputy Mayor

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	LCUCD [Institutional land use group per Section 33-284.35(C)]; vacant land	Community Urban Center
North	Mandarin Lakes TND; vacant land	Low-Medium Density Residential (6 dua to 13 dua)
South	GU & RU-1; school & single-family residences	Low Density Residential (2.5 to 6 dua)
East	LCUCD [RM land use group per Section 33-284.35(C)]; vacant land & trailer park	Community Urban Center
West	LCUCD [MO & RM land use groups per Section 33-284.35(C)]; vacant land	Community Urban Center

The **Zoning and Community Design Division** recommends approval of this application. The proposed General Plan for Royal Colonial Park will provide an additional recreational option for the residents of Miami-Dade County.

CONDITIONS:

1. That in the approval of the request, the same be basically in accordance with the plan submitted for the hearing entitled, "Royal Colonial Park Conceptual Layout, prepared by Miami-Dade Park, Recreation and Open Spaces Department, dated June 2010 consisting of 1 page.

2. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.

3. That the applicant submit to the Permitting, Environment and Regulatory Affairs Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior to the issuance of a building permit, and to be installed prior to final construction sign off.

4. That the lighting shall be designed so that any overspill of lighting onto adjacent properties shall be limited to not exceed one-half (1/2) foot candle power (vertical) and one-half (1/2) foot candle power (horizontal) illumination on adjacent properties or structures. An outdoor lighting installation shall not be placed in permanent use until a letter of compliance from a registered architect or engineer is provided stating that the installation has been field checked and meets the requirements as set forth above.

5. That the night lights be turned off at or before 10 P.M. nightly.

MEMORANDUM

(Revised)

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

DATE: June 5, 2012

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

SUBJECT: Agenda Item No. 5(C)

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**

Memorandum

MIAMI-DADE COUNTY

Date: June 5, 2012

To: Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF11-07 Royal Colonial Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the General Plan for Royal Colonial Park, located between SW 147 Avenue and SW 149 Avenue, on the south side of SW 280 Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Sustainability, Planning and Economic Enhancement Department and the Permitting, Environment and Regulatory Affairs Department at the request of the Miami-Dade Parks, Recreation and Open Spaces Department. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed the application on October 26, 2011 and recommends approval of the General Plan for Royal Colonial Park.

STAFF REPORTS

Sustainability, Planning and Economic Enhancement Department

Comprehensive Development Master Plan (CDMP)

The subject property is within the Leisure City Community Urban Center on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map.

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.

Policy LU-10C
Miami-Dade County shall encourage energy conservation by adopting Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards for County-owned facilities.

>

Urban Centers
The Royal Colonial Park is located in the Leisure City Community Urban Center. The Urban Center designation may authorize land uses, densities and intensities different or greater than the underlying land use designations. Future development in Urban Centers is controlled by adopted zoning regulations guided by design charrettes.

Parks and Recreation
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 Parks and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP.

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

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.

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 (Page V1-10).

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 (Page V1-12).

IMPACT OF FACILITY ON SURROUNDING LAND USE AND CDMP CONSISTENCY

The proposed Royal Colonial Park is consistent with the adopted goals, objectives and policies of the Comprehensive Development Master Plan (CDMP) based on the following: compatible parks are encouraged in all residential categories and may be allowed in all other categories of the Land Use Plan map of the CDMP (CDMP p. I-51); the proposed park is identified in the Leisure City Charrette, which recommends the site be developed in a unified, campus-like setting. The Sustainability, Planning and Economic Enhancement Department recommends that the applicant coordinate with the Americans with Disabilities

Act Coordination staff and other permit agencies to address all accessibility requirements. Also, Policy LU-10C (CDMP p. I-23) encourages the adoption of Florida Green Building Coalition, U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) or other energy conservation standards for County-owned buildings.

The Royal Colonial Park will lie adjacent to the Naranja Lakes Branch Library. The General Plan proposes to develop the park site for active and passive recreational activities. Traffic is expected to increase in the area due to the introduction of the uses on the property consisting of a proposed community center, playground and tennis and basketball courts and a large field where sports such as soccer, football and baseball can take place. The park is surrounded by residential uses and is expected most park users living in the area will walk to the proposed facilities. The four streets which surround the park will be fitted with sidewalks that together with the proposed park's internal pedestrian circulation will provide access to the site. Two of the four streets indicated by the Plan have access into parking lots. In this regard, the impact of traffic on streets would be minimal. Institutions and civic uses such as the proposed park are required in all of the CDMP designated urban centers. Further, the park will provide visual orientation and a focus of social activity for the Leisure City community and its surrounding neighborhoods. It is also located next to public streets and residential areas as provided by the CDMP urban center text. As such, the park with its recreational opportunities is **consistent** with the CDMP.

Permitting, Environment and Regulatory Affairs Department

BACKGROUND

In 1994, Miami-Dade County acquired forty-one and one-half (41.5) acres, and subsequently a total of 11.52 acres was set aside for housing projects, 1.82 acres for the new Naranja Lakes Branch public library and 26 acres planned as Royal Colonial Park (the subject application).

PROJECT DESCRIPTION

Royal Colonial Park is currently undeveloped. Planned amenities include:

- Community Center
- Restroom/Concession/Storage Building
- Up to two (2) basketball courts
- Up to four (4) tennis courts
- Up to two (2) playgrounds with canopy shade structures
- Up to three (3) picnic shelters
- Multi-Purpose Lighted Athletic Fields
- Landscaping
- Walkways
- Up to two (2) park signs
- Up to two (2) parking lots

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	LCUCD [Institutional land use	Community Urban Center

	group per Section 33-284.35(C)]; vacant land	
North	Mandarin Lakes TND; vacant land	Low-Medium Density Residential (6 dua to 13 dua)
South	GU & RU-1; school & single-family residences	Low Density Residential (2.5 to 6 dua)
East	LCUCD [RM land use group per Section 33-284.35(C)]; vacant land & trailer park	Community Urban Center
West	LCUCD [MO & RM land use groups per Section 33-284.35(C)]; vacant land	Community Urban Center

The **Zoning and Community Design Division** recommends approval of this application. The proposed General Plan for Royal Colonial Park will provide an additional recreational option for the residents of Miami-Dade County.

CONDITIONS:

1. The General Plan for Royal Colonial Park shall be submitted to the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit.

2. That in the approval of the application at the time of permitting, the General Plan considered shall be basically in accordance with that submitted for the hearing entitled, "Royal Colonial Park Conceptual Layout", as prepared by the Miami-Dade Parks, Recreation and Open Spaces Department, consisting of 1 page and dated June 2010.

3. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.

4. That the applicant submit to the Permitting, Environment and Regulatory Affairs Department or its successor Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior to the issuance of a building permit, and to be installed prior to final construction sign off.

5. That the lighting shall be designed so that any overspill of lighting onto adjacent properties shall be limited to not exceed one-half (1/2) foot candle power (vertical) and one-half (1/2) foot candle power (horizontal) illumination on adjacent properties or structures. An outdoor lighting installation shall not be placed in permanent use until a letter of compliance from a registered architect or engineer is provided stating that

the installation has been field checked and meets the requirements as set forth above.

6. That the night lights be turned off at or before 10 P.M. nightly.

7. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Sections 9-71 through 9-75 of the Code of Miami-Dade County.

8. At a minimum, the proposed east, west and south streets shall be designed in accordance with Section 33-284.85(B) Edge Sub-district Street Type 4 (on-street parking on one side) or Edge Sub-district Street Type 5 (no on-street parking). Street Type 4 shall include a minimum 5' wide bike lane and Street Type 5 shall include a minimum 4' wide bike lane.

9. At a minimum, SW 280 Street shall be designed in accordance with Section 33-284.85(B) Edge Sub-district Boulevard Type 1 (on-street parking on both sides) or Edge Sub-district Boulevard Type 2 (no on-street parking). Boulevard Type 1 shall include a minimum 5' wide bike land and Boulevard Type 2 shall include a minimum 4' wide bike land.

The **Environment Division of the Permitting, Environment and Regulatory Affairs Department** 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, the application is approved, and the same may be scheduled for public hearing.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and it meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service 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.

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 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 alternate means of sewage disposal. Use of an alternate 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
An Environmental Resources Permit from the South Florida Water Management District may 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.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

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

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 be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains tree resources. 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 and 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 Tree Permit staff for additional information regarding permitting procedures and requirements prior to site development.

Concurrency Review Summary
A concurrency review has been conducted 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 development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

Public Works and Waste Management Department

The **Right-of-Way Division** has reviewed the application and provides the following comment:

- A 25 foot right-of-way dedication is needed along the East, South and West boundary of the site.

The **Highway Engineering Division** has reviewed the application and provides the following comments:

- The 2012 Transportation Improvement Program (TIP) includes the following:

Project:	SW 280 Street from SW 152 Avenue to SW 142 Avenue
Description:	Modification of existing improvements 2012 TIP, Improvements by Private Sector, Section A8 (Page 6 of 9)
Comments:	Under construction. Please contact Raul Pino, P.L.S.

- Please be advised that a Public Works and Waste Management Department permit will be required for this project. Please contact the Public Works and Waste Management Department Permit Section, at (305)375-2142, for more information.

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

The **Land Development Division** has reviewed the application and offers the following comments:

- Property requires platting in accordance with Chapter 28 of the Miami-Dade County Code.

- Existing Waiver of Plat submittal shall be resubmitted as a Tentative Plat, showing a public right-of- way dedication for SW 149th Avenue.

- Proposed road along the East boundary of the property shall be straighten and dedicated as a Public Right-of-Way.

- Road improvements will be accomplished thru the recording of the plat.

Should you have any questions, please contact Julio Delgado, P.S.M., Land Development Division, at (305) 375-2141.

Miami-Dade Fire Rescue Department

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

- The vicinity of the Park is currently served by Miami-Dade Fire Rescue Station No. 6 (Modello) located at 15890 SW 288th Street. The station is equipped with a Tanker, a Rescue, and a Battalion Chief totaling eight (8) firefighter/paramedics 24 hours a day, seven days a week. Station No. 6 will be able to provide the Park with adequate fire protection and emergency medical services in an efficient and effective manner.

The Fire Water and Engineering Bureau has reviewed and approved the site plan with the following condition:

- At time of permitting, the site plan must identify all driveway dimensions, widths, turning radii, signage location, accessibility, emergency vehicle access, set-up sites, and all other pertinent requirements as stipulated by the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

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

Miami-Dade Water & Sewer Department

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

Water:

Connect to any existing twelve (12)-in water main in SW 284 St. and SW 148 Ave. and extend an eight (8)-in water main easterly and westerly to cover the entire southern boundary of the property, interconnecting to an existing six (6)-in water main at those locations. Any public W.M. extension within the property shall be eight (8)-in min. in 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). There are water and/or sewer mains within the property, either in existing dedicated right-of-way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be

closed and vacated before starting construction in the easement(s) areas. In order to close and vacate an easement, please contact Mrs. Odalys Bello at 786-268-5268 or e-mail her at OBELLO@miamidade.gov for more information. In case of right-of-ways to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed.

Sewer:

Connect to any of the existing eight (8)-in gravity sewers in SW 280 St., SW 284 St. and/or within the property. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-in minimum in diameter. There are sewer mains within the property, either in existing dedicated right-of-way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In order to close and vacated an easement, please contact Mrs. Odalys Bello at 786-268-5268 or e-mail her at OBELLO@miamidade.gov for more information. In case of right-of-ways to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed.

General Notes:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in min. in diameter required for low and medium density residential zonings. Please note that the aforementioned zonings 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 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 action and proceedings.

Should you have any questions, please do not hesitate to call 786-268-5214.

Internal Services Department

The **Design and Construction Services Division** has reviewed the application and has no objections.

MIAMI-DADE COUNTY SITE REVIEW COMMITEE

APPLICATION **G2011000007**

ROYAL COLONIAL PARK

Kathleen Woods-Richardson, Director
Public Works and Waste Managemen

Eric Silva, Interim Assistant Director
Sustainability, Planning and Economic Enhancement

William W. Bryson, Fire Chief
Fire Rescue Department

Jose Gonzalez, Assistant Director
Permitting, Environment and Regulatory Affairs

Bertha Goldenberg, Assistant Director
Water and Sewer Department

Lester Sola, Director
Internal Services Department

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
6-5-12

RESOLUTION NO. R-448-12

RESOLUTION APPROVING THE GENERAL PLAN FOR THE DEVELOPMENT AND OPERATION OF ROYAL COLONIAL PARK, LOCATED BETWEEN SW 147 AVENUE AND SW 149 AVENUE, ON THE SOUTH SIDE OF SW 280 STREET, AND FUNDED USING BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM FUNDS, 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 Royal Colonial Park located between SW 147 Avenue and SW 149 Avenue, on the south side of SW 280 Street, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide recreational opportunities 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 **José "Pepe" Diaz** 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	**aye**
Esteban L. Bovo, Jr.	**aye**	Jose "Pepe" Diaz	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**absent**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Rebeca Sosa	**aye**	Sen. Javier D. Souto	**aye**
Xavier L. Suarez	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of June, 2012. 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.

Craig H. Coller

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 5th day of June 2012 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:	ROYAL COLONIAL PARK
Number:	GF11-07
Applicant:	MIAMI-DADE PARKS, RECREATION AND OPEN SPACES DEPARTMENT
Location:	Between SW 147 Avenue and SW 149 Avenue, on the south side of SW 280 Street, Miami-Dade County
Size:	Approximately 26 acres
Request:	Approval of the General Plan for Royal Colonial Park
Legal Description:	FOLIO: 30-7904-000-0010

COMMENCE AT NE ¼, NE ¼ SECTION 4-57S-39E; THENCE SOUTH 00'49'53" EAST 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00'01'45" WEST 275.85 FEET; THENCE NORTH 90'00'00" EAST 100.01 FEET; THENCE SOUTH 00'01'46" WEST 782.78 FEET; THENCE SOUTH 89'13'32" WEST 997.72 FEET; THENCE NORTH 00'00'57" WEST 1261.82 FEET; THENCE NORTH 89'10'07"EAST 613.70 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,132,745.18 SQUARE FEET (26.00 ACRES) MORE OR LESS

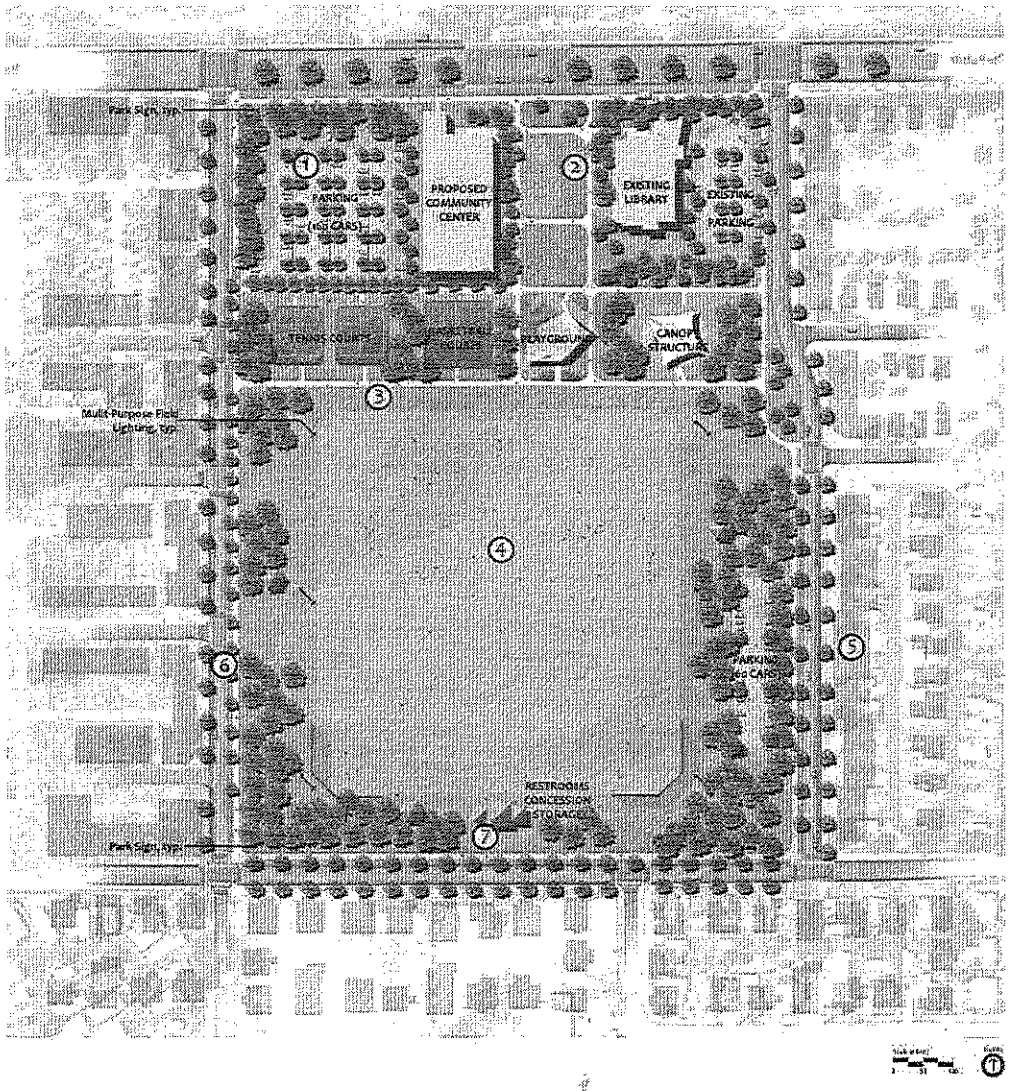
OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF SUSTIANABILITY, PLANNING AND ECONOMIC ENHANCEMENT, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA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

EXHIBIT "A"
Miami-Dade County

Royal Colonial Park

Legal Description

COMMENCE AT NE ¼, NE ¼ SECTION 4-57S-39E; THENCE SOUTH 00'49'53" EAST 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00'01'45" WEST 275.85 FEET; THENCE NORTH 90'00'00" EAST 100.01 FEET; THENCE SOUTH 00'01'46" WEST 782.78 FEET; THENCE SOUTH 89'13'32" WEST 997.72 FEET; THENCE NORTH 00'00'57" WEST 1261.82 FEET; THENCE NORTH 89'10'07"EAST 613.70 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,132,745.18 SQUARE FEET (26.00 ACRES) MORE OR LESS



ROYAL COLONIAL PARK

Conceptual Layout
June 2010
Site Information

1. ***SEPARATE PEDESTRIAN AND VEHICULAR TRAFFIC***
   Reduce the conflict point between vehicle and pedestrians. Provide facilities for bicycles .Minimize the penetration of vehicular parking into the site and concentrate it near most intensive activities.

2. ***CREATE A COMMON PUBLIC SPACE BETWEEN FACILITIES***
   Create a common green between the library and recreation center. Provide for pedestrians circulation and the free flow of people between the two facilities.

3. ***ORGANIZE ACTIVE RECREATION NEAR RECREATION CENTER***
   Organize , high use , active recreation facilities in proximity to the proposed recreation center to provide for easy access.

4. ***CREATE MULTI-USE FIELDS***
   Cluster open recreation fields to provide flexible use of fields for a variety of users and programing needs.

5. ***ORGANIZE FUTURE HOUSING TO FACE PARK***
   Consistent with the leisure City / Naranja Lake Charrette Plan, future housing should face on to the park to provide natural surveillance. Windows , doors and front porches will serve to provide "Eyes on the Park"

6. ***CREATE GREAT STREETS***
   The park should be bounded by great street that encourage slower traffic, shaded sidewalks and bicycle lanes for multi-modal mobility

7. ***INTEGRATE APPROPRIATE ARCHITECTURE***
   Park structures should be of appropriate scale and vernacular for the park and the surrounding residential neighborhood.