

MEMORANDUM

Agenda Item No. 5 (B)

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**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 revised general plan for the development and operation of Tree Island Park and Preserve, funded in part using Building Better Communities General Obligation Bond Program funds in compliance with Section 33-303 of the Code

Resolution No. R-447-12

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The accompanying resolution was prepared by the Sustainability, Planning & Economic Enhancement Department and placed on the agenda at the request of Prime Sponsor Chairman Joe A. Martinez.

  
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R. A. Cuevas, Jr.  
County Attorney

RAC/jls

# Memorandum



**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  
GF06-02 Tree Island Park and Preserve

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## RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the revised General Plan for Tree Island Park and Preserve, located between SW 147 Avenue and SW 149 Avenue and between SW 10 Street and SW 22 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 and between SW 10 Street and SW 22 Street, Miami-Dade County

**COMMISSION DISTRICT:** 11

**COMMISSION DISTRICT IMPACTED:** Countywide

**FOLIO NUMBER:** 30-4909-000-0010 and 30-4909-000-0011

**SIZE:** Approximately 120 acres

**BACKGROUND:** In December 1999, Resolution No. 1366-99, authorized the purchase of approximately 120 acres of vacant land located at SW 147 Avenue, between SW 10 Street and SW 22 Street, for the purpose of developing a public park and preserving environmentally sensitive land. At the time of the purchase, the Miami-Dade Parks, Recreation and Open Spaces Department (MDPRO) had a critical level of service need to provide park land within the Bird Drive Basin.

Additionally, Resolution No. 1339-99 authorized the erection, construction and operation of Tree Island Park and Preserve.

- ZONING:** RU-1M(a), Modified Single Family 5,000 sq. ft. net;  
RU-3M, Minimum Apartment House 12.9 units/net acre
- JUSTIFICATION:** This application is being processed as a Government Facility application to approve the revised General Plan for Tree Island Park and Preserve. Approval of the plan will allow the Parks, Recreation and Open Spaces Department to develop the 120-acre parcel as a park.
- PROJECT DESCRIPTION:** Tree Island Park and Preserve will be classified as a community park with active and passive recreational features. The revised General Plan proposes to develop 50 acres of the site for active recreation and preserve 70 acres for passive recreation.
- Planned amenities include:
- Up to two (2) lighted multi-purpose fields
  - Up to two (2) lighted soccer fields
  - Up to two (2) field center buildings (± 2,500 sq. ft.)
  - One (1) maintenance building (± 2,400 sq. ft.) and storage yard
  - 1 – 4 acre stormwater dry-retention basin
  - Lighted parking areas, ± 324 parking spaces
  - On-street parking, ± 123 parking spaces
  - Up to six (6) lighted tennis courts
  - One (1) community recreation center and tennis pro shop (± 8,500 sq. ft.)
  - One (1) swimming pool (± 4,000 sq. ft.)
  - One (1) water play area (± 4,000 sq. ft.)
  - Up to two (2) school-age playgrounds (± 4,000 sq. ft.)
  - Up to five (5) fitness stations
  - Up to nine (9) rain shelters (400 sq. ft. each)
  - Lighted multi-use paved path (11,000 – 12,000 linear feet)
  - Pedestrian sidewalks (Street ROW - 54,000-56,000 sq. ft.)
  - Boardwalk (8,000-10,000 sq. ft.)
  - One (1) park gateway sign (up to 175 sq. ft.)
  - Up to five (5) park identification and interpretative signs
- DEVELOPMENT:** The development will occur in phases, as funding becomes available.
- FUNDING:** The development of the Park and Preserve is funded in the FY2011-12 Adopted Budget and Multi-Year Capital Plan [TREE ISLANDS PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM (Capital Project # 9310720)], with an allocation of \$5.0 million of Building

Better Communities General Obligation Bond (BBC-GOB) Program proceeds, listed as GOB project #43. To date \$584,754 of GOB funds have been expended on or committed to planning and design for this project, from BBC-GOB Series 2005A, 2008B, 2008B-1 and 2011A. The balance of the BBC-GOB allocation (\$4,415,243) is programmed as BBC-GOB Future Financing in FY2011-12 and Future (beyond FY2016-17).

The Park is located within Park Benefit District 2, 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. 2 LOCAL PARK DEVELOPMENT (Project # 9340361)]. Through FY2010-11, \$3,686,775 of Park Impact Fee funding has been expended for acquisition, mitigation, platting, planning and design. Additional funding of \$2,150,301 is currently programmed for site improvements.

**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 September 21, 2011 and recommends 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 revised General Plan for Tree Island Park and Preserve.



Jack Osterholt  
Deputy Mayor

**Date:** June 5, 2012

**To:** Carlos A. Gimenez  
Mayor

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

**Subject:** Governmental Facilities Hearing Application  
GF06-02 Tree Island Park and Preserve

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## **RECOMMENDATION**

It is recommended that the Board of County Commissioners approve the attached resolution approving the revised General Plan for Tree Island Park and Preserve, located between SW 147 Avenue and SW 149 Avenue and between SW 10 Street and SW 22 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 (MDPROS). 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 September 21, 2011 and recommends approval of the revised General Plan for Tree Island Park and Preserve.

## **STAFF REPORTS**

### **Sustainability, Planning and Economic Enhancement Department**

#### **Comprehensive Development Master Plan (CDMP)**

The subject property is designated as **Parks and Recreation and Environmentally Protected Parks** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map.

#### **Land Use Element**

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

#### **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.

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### **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.

### **Parks and Recreation**

The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Recreation and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use.

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

Some of the land shown for Parks is also environmentally sensitive. While most of these environmentally sensitive areas are designated on the LUP map as "Environmentally Protected Parks" some may be designated as Parks and Recreation due to graphic constraints (the environmentally sensitive portion of the park that is smaller than five acres). Park land which is characterized by valuable environmental resources shall be managed in a manner consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas.

### **Environmentally Protected Parks**

The "Environmentally Protected Parks" designation is mainly comprised of environmentally sensitive land and water areas within the authorized boundaries of Big Cypress National Preserve, Everglades National Park, and Biscayne National Park. The National Park Service retains ownership of most of the land in these areas and is currently pursuing the acquisition of the remainder. Additionally, some sites that carry this designation are proposed for public acquisition or have been acquired under Miami-Dade County Environmentally Endangered Lands (EEL), Florida's Conservation and Recreational Lands (CARL) and Florida Forever programs and include tropical hardwood hammocks, high-quality Dade County pineland and viable mangrove forests. These sites are identified in this category on the LUP map although they may be as small as ten acres in size.

All portions of parkland designated Environmentally Protected Parks shall be managed in a manner consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas. Figure 4 depicts the larger federal lands located within the "Environmentally Protected Parks" designation, but due to map scale, does not include smaller federal, state or county-owned parcels within this category.

### **Recreation & Open Space Element**

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

#### **Policy ROS-3E**

The Park and Recreation Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

#### **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.

#### **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 AND CDMP CONSISTENCY**

Residential uses surround the park property. Parking lots serving the active portions of the park are accessed from SW 147<sup>th</sup> Avenue; with multiple pedestrian access points indicated along SW 8<sup>th</sup> Street, SW 149<sup>th</sup> Avenue and SW 22<sup>nd</sup> Street. If any, traffic impacts would occur along SW 147<sup>th</sup> and vehicular park access points. Although active recreation uses such as tennis, soccer and baseball are planned for the 120-acre park, the majority of the land is reserved sensitive habitats, accessed through pedestrian paths fitted with benches and overlook platforms, used mostly for passive activities. The predominantly passive

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nature of the park would generate less traffic and aural impacts than one mostly dedicated for active recreation. The applicant has indicated park lighting is fitted with non-glare technology, that coupled with careful planning would reduce light spillover and glare from sports fields and courts onto adjacent uses. The proposed park use with its facilities and activities as planned is **compatible** with the neighborhood and is a permitted use in designated Residential Communities; therefore it is **consistent** with the CDMP.

**Permitting, Environment and Regulatory Affairs Department**

**BACKGROUND**

In December 1999, Resolution No. 1366-99, authorized the purchase of approximately 120 acres of vacant land located at SW 147<sup>th</sup> Avenue between SW 10<sup>th</sup> Street and SW 22<sup>nd</sup> Street for the purpose of developing a public park and preserving environmentally sensitive land. At the time of the purchase, the MDPROS had a critical level of service need to provide park land within the Bird Drive Basin.

Additionally, Resolution No. 1339-99 authorized the erection, construction and operation of the Tree Island Park and Preserve.

**PROJECT DESCRIPTION**

Tree Island Park and Preserve will be classified as a community park with active and passive recreational features. The revised General Plan proposes to develop 50 acres of the site for active recreation and preserve 70 acres for passive recreation.

Planned amenities include:

- Up to two (2) lighted multi-purpose fields
- Up to two (2) lighted soccer fields
- Two (2) field center buildings (± 2,500 sq. ft.)
- One (1) maintenance building (± 2,400 sq. ft.) and storage yard
- 1 – 4 acre stormwater dry-retention basin
- Lighted parking areas, ± 324 parking spaces
- On-street parking, ± 123 parking spaces
- Up to six (6) lighted tennis courts
- One (1) community recreation center and tennis pro shop (± 8,500 sq. ft.)
- One (1) swimming pool (± 4,000 sq. ft.)
- One (1) water play area (± 4,000 sq. ft.)
- Up to two (2) school-age playgrounds (± 4,000 sq. ft.)
- Up to five (5) fitness stations
- Up to nine (9) rain shelters (400 sq. ft. each)
- Lighted multi-use paved path (11,000 – 12,000 linear feet)
- Pedestrian sidewalks (Street ROW - 54,000-56,000 sq. ft.)
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- One (1) park gateway sign (up to 175 sq. ft.)
- Up to five (5) park identification and interpretative signs

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1M(a) & RU-3M; vacant land	Parks and Recreation

		Environmentally Protected Parks
<b>North</b>	RU-3M; townhome residences	Low Density Residential (2.5 to 6 dua )
<b>South</b>	RU-1M(b) & RU-3M; & single-family residences & townhome residences	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1M(a), RU-1M(b) & AU; single-family residences & vacant land	Low Density Residential (2.5 to 6 dua)
<b>West</b>	RU-1M(a) & RU-1M(b); single-family residences	Low Density Residential (2.5 to 6 dua)

The **Zoning and Community Design Division** recommends approval of this application. The proposed revised General Plan for Tree Island Park and Preserve will provide an additional recreational option for the residents of Miami-Dade County. Tree Island Park and Preserve is identified as a community park with active and passive recreational features by the Miami-Dade County Parks, Recreation and Open Spaces Department (MDPROS). The revised General Plan submitted indicates development of 50 acres of the site for active recreation and the preservation of 70 acres for passive recreation. The design of the site is sensitive to the portion of the property that is designated as Environmentally Protected Parks by the development with active recreation of the lower valued disturbed natural areas of the park and enhancement and management of higher value native habitats. Staff opines that the park will fill a recreational deficiency for the predominately developed residential area that surrounds it.

**CONDITIONS:**

1. The General Plan for Tree Island Park and Preserve 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, "Tree Island Park and Preserve, Miami-Dade County, Florida, SW 147 Ave., SW 10 St., and SW 149 Ave., prepared by the Miami-Dade Parks, Recreation and Open Spaces Department, consisting of 1 page and dated 8/16/06.
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.

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.

#### Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72 Street and Coral Way along theoretical SW 172 Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

#### 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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas. Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by the Environment Division 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

The proposed project has a PERA Cut and Fill approval (C&F #543). Full compliance with all conditions set forth in said approval is required prior to platting or seeking building permits. See attached letter.

#### Wetlands

The subject property is located within the Bird Drive Everglades Wetland Basin, and is a jurisdictional wetland as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance, including plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can be done on the subject property. These criteria require on-site stormwater management, avoidance and minimization of high quality wetlands and mitigation to off-set unavoidable wetland impacts and functions lost as a result of the proposed project.

The Environment Division has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources. Specifically, Section 24-28.3(4)(b) of the Code requires that all tree islands shall be preserved within the North Trail Basin or within the Bird Drive Everglades Wetland Basin. If it is determined that a tree island will be impacted by the proposed development, the site plans must be changed to indicate the preservation of the tree island including a suitable amount of buffer to the development.

The Wetlands Resources Program of Environment Division may be contacted at (305) 372-6585 for additional information concerning requirements pertaining to the Miami-Dade County Class IV.

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

#### Operating Permits

Section 24-18 of the Code authorizes Environment Division to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted in the existing zoning classification, operating permits from Environment Division may be required. The Permitting Section of Environment Division's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

### Tree Preservation

The subject properties contain tree resources and contain jurisdictional wetlands. Wetland Resources will be regulated through a Class IV Wetland Permit. Section 24-48 of the Code requires the preservation of all tree islands. Any non wetland tree resources on the sites will require a Miami-Dade County Tree Removal Permit prior to removal or relocation.

Concurrency Review Summary Environment Division 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 development order applications concerning the subject property.

This memorandum shall constitute the Environment Division'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.

### **Public Works and Waste Management Department**

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

- No comments.

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

- Public Works and Waste Management Department has included the following project in the 2012 Transportation Improvement Program (TIP):

Project: SW 147 Avenue from SW 24 Street to SW 10 Street  
Description: Widening to 4 lanes  
Comments: Under design, construction to begin April 2012. Please contact Francisco Leon, P.E., Project Manager, at 305-375-4971, for more information.

- The applicant shall provide improvements (sidewalk, drainage, street lighting, etc.) as required along SW 149 Avenue and SW 10 Street adjacent to the site. The applicant will need to coordinate these improvements with adjacent developments.
- PWWMD requires detailed site and paving/drainage plans with dimensions to be submitted for approval prior to construction. This review will take into account, but

not limited to, the on-street and off-street parking facilities, sight visibility triangles, and pedestrian/bicycle access points and facilities.

- 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 has no objections.

### **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. 58 (Tamiami) located at 12700 SW 6 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. Station No. 58 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 revised site plan with the following condition:

- At the 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 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 an existing sixteen (16)-inch water main in SW 147 Avenue S/O SW 18 Street and extend the same southerly in SW 147 Avenue to the SE corner of the property interconnecting to an existing sixteen (16)-inch water main at that location. Any public water main extension within the property shall be eight (8)-inches 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) and the second point of connection should be any of the existing eight (8)-inch water mains in SW 148 Court and/or SW 147 Path close to the southern boundary of the property provided that there is access to those mains.

Sewer

Connect to any of the existing eight (8)-inch gravity sewers in SW 149 Avenue abutting the western boundary of the property. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-inch minimum in diameter.

General Notes

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-inches 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 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 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.

Should you have any questions, please do not hesitate to contact Maria Capote at 786-268-5214.

**Internal Services Department**

The **Design and Construction Services Division** has reviewed the application and has no objections. The applicant shall submit the following information at permitting:

- Site plan should include Site Plan Data Table clearly indicating all zoning related information, i.e., lot size, parking spaces, landscaped area, etc.
- Clearly identify on site plan handicap spaces, stroller spaces, ADA site accessibility, etc.
- Indicate size of the community center, provide preliminary floor plans and elevations; similar for other site amenities such as pool area, tennis courts, field center, maintenance, etc.
- Security fencing and gates should be provided.

**MIAMI-DADE COUNTY SITE REVIEW COMMITTEE**

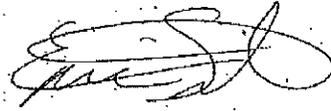
**APPLICATION G2006000002**

**TREE ISLAND PARK AND PRESERVE**



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Kathleen Woods-Richardson, Director  
Public Works and Waste Management



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



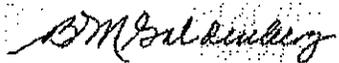
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William W. Bryson, Fire Chief  
Fire Rescue Department



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Jose Gonzalez, Assistant Director  
Permitting, Environment and  
Regulatory Affairs



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Bertha Goldenberg, Assistant Director  
Water and Sewer Department



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Lester Sola, Director  
Internal Services Department



# 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 (B)

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(B)  
6-5-12

RESOLUTION NO. R-447-12

RESOLUTION APPROVING THE REVISED GENERAL PLAN FOR THE DEVELOPMENT AND OPERATION OF TREE ISLAND PARK AND PRESERVE, LOCATED BEWTEEN SW 147 AND SW 149 AVENUES AND BETWEEN SW 10 STREET AND SW 22 STREET, AND FUNDED IN PART 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 revised general plan for the development and operation of Tree Island Park and Preserve located between SW 147 Avenue and SW 149 Avenue and between SW 10 Street and SW 22 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.

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The foregoing resolution was offered by Commissioner **Joe A. Martinez**, 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 5<sup>th</sup> 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.

CAC

Craig H. Collier

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 5<sup>th</sup> 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: TREE ISLAND PARK AND PRESERVE  
Number: GF06-02  
Applicant: MIAMI-DADE PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
Location: Between SW 147 Avenue and SW 149 Avenue and between SW 10 Street and SW 22 Street, Miami-Dade Florida  
Size: Approximately 120 acres  
Request: Approval of the revised General Plan for Tree Island Park and Preserve  
Legal Description: FOLIO: 30-4909-000-0010 and 30-4909-000-0011

The East 1/2 of the Northeast 1/4 of Section 9, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND

The Northeast 1/4 of the Southeast 1/4 of Section 9, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida.

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

TREE ISLAND PARK AND PRESERVE

Legal Description

The East 1/2 of the Northeast 1/4 of Section 9, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND

The Northeast 1/4 of the Southeast 1/4 of Section 9, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida.

