

MEMORANDUM

Agenda Item No.5(C)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: March 5, 2013

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

SUBJECT: Resolution approving the site
plan for Gratigny Plateau Park,
located at 885 NW 117 Street,
in compliance with Section
33-303 of the Code
Resolution No. R-141-13

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.



R. A. Cuevas, Jr.
County Attorney


RAC/jls

Memorandum



Date: March 5, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Governmental Facilities Hearing Application GF 12-04 Gratigny Plateau Park Site Plan

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution approving the site plan for the Gratigny Plateau Park, located at 885 NW 117th Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources at the request of the Miami-Dade Parks, Recreation and Open Spaces Department (PROS) and is recommended for approval.

Scope

Gratigny Plateau Park is located in Commission District 2 and it primarily serves Commission Districts 2 and 3.

Fiscal Impact/Funding Source

No Miami-Dade County funding is currently available for development of this park. The development of the park is planned as a donation by EDSA, Miller Construction Company and WPLG – Channel 10. Park amenities will be installed as items are donated, or as County funding becomes available. Future park operation and maintenance will rely on General Fund allocations, or a potential trust endowment.

Track Record/Monitor

Maria I. Nardi, Chief, Planning and Research Division at PROS, will oversee the implementation of the approved site plan.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the County Code. Specifically, this item requests Board approval of a proposed site plan for Gratigny Plateau Park, a passive mini-park described below. Public meetings were held by the PROS Department with neighborhood residents on May 10, May 17, and June 7, 2012. Neighborhood residents expressed a desire for safety and security as the park is developed.

Governmental Facilities - Gratigny Plateau Park

LOCATION: 885 NW 117th Street, unincorporated Miami-Dade County.

FOLIO NUMBERS: 30-2135-013-1020, 30-2135-013-1030, 30-2135-013-1040

SIZE: Approximately 0.96 acres

ZONING: RU-1, Single-Family Residential (7,500 sq. ft. net).

JUSTIFICATION: This application is being processed as a Governmental Facility to allow PROS to develop a passive mini park. The application will allow PROS to develop a public facility that serves the local population of north Miami-Dade County.

PROJECT DESCRIPTION: The park property is located at 885 NW 117th Street and consists of three (3) separate parcels situated in the middle of a single-family residential neighborhood. The parcels lie on the north and south sides of NW 117th Street and the north and south sides of NW 116th Street, with sixteen (16) residential homes directly adjoining the park property. Paving materials which create a flower stem with leaves and petals design on park grounds delineate areas for activities, including learning play stations and other types of play structures. The park will also feature: animal sculptures; bicycle racks; four 7'7" high, 8.3 square foot face copy park rules signs and two 4'6" high, 15.9 square foot face copy park entry signs; litter bins; and benches. For enhanced safety, the applicant proposes an eight (8) foot high metal rail fence along the park's perimeter, except where the park fronts a street. Where the park fronts a street, a three (3) foot high aluminum post decorative fence with aluminum pickets is proposed.

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 November 29, 2012 and recommended approval.

PUBLIC HEARING:

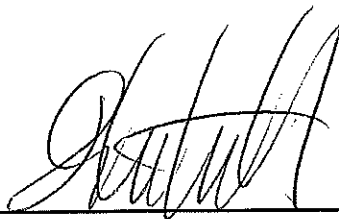
Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction, erection or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board is required. The Board may only authorize the use, construction, erection 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

Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners
Page No. 3

Miami-Dade County Site Review Committee addresses these factors.

REVIEWER: Gilberto Blanco, Supervisor

DELEGATED
AUTHORITY: This resolution approves the site plan for the Gratigny Plateau Park.



Jack Osterholt
Deputy Mayor

Memorandum



Date: February 1, 2013
To: Carlos A. Gimenez
Mayor
From: Miami-Dade County Site Review Committee
Subject: Governmental Facilities Hearing Application
GF12-04 Gratigny Plateau Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the site plan for Gratigny Plateau Park, located at 885 NW 117th Street in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources 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 November 29, 2012 and recommends approval of the site plan for Gratigny Plateau Park.

STAFF REPORTS

Department of Regulatory and Economic Resources

Metropolitan Planning Division:

1. Comprehensive Development Master Plan (CDMP)

The Land Use Plan map of the adopted 2015-2025 Comprehensive Development Master Plan (CDMP) designates the subject property for Low-Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

Land Use Element

The proposed site 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.

Residential Communities

The areas designated Residential Communities permit housing types ranging from detached single-family to attached multi-family buildings, as well as different constructions systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.

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 VI-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).

2. Impact of Facility in Surrounding Land Use and CDMP Consistency

The proposed site plan for Gratigny Plateau 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); and neighborhood and community services including schools, **parks**, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood (CDMP p. I-26).

Gratigny Plateau Park located at 885 NW 117th Street, in north Miami-Dade County, lies in the middle of a single-family residential neighborhood. The park is made up of three parcels divided by local streets and is designated a mini-park by the Parks, Recreation and Open Spaces Department. Small parks are typically utilized by tots and or passive activities. Since the park is surrounded by residential uses, it is expected most park users living in the area will walk to the facility. In this regard, the impact of traffic on streets would be minimal. Also, the park with its proposed benches, children's play areas and pedestrian paths and focus on passive activities is suited for the low intensity neighborhood it inhabits. The park will act as a focal point and provide opportunities for social interactions between residents living in the surrounding neighborhood. As such, the park with its passive recreational opportunities is **consistent** with the CDMP and **compatible** with the adjoining neighborhood. Further, the Department of Regulatory and Economic Resources recommends that the applicant coordinate with the Internal Development Services Department staff and other permit agencies to address all accessibility requirements.

Development Services Division:

1. Background:

Gratigny Plateau Park is classified as a passive mini-park, serving residents within walking distance. Public meetings were held by the Parks, Recreation and Open Spaces Department with neighborhood residents on May 10, May 17, and June 7, 2012. Public safety was cited as a major concern by residents who prefer a park surrounded with an eight (8) foot high fence for safety.

2. Project Description:

Gratigny Plateau Park is currently undeveloped. Planned amenities include:

- Four (4) park rules signs measuring 7'7" and with a 8.3 square foot face copy

- Two (2) entry park signs measuring 4'6" and with an 15.9 square foot face copy
- Animal sculptures
- Benches
- Bicycle racks
- Learning play stations
- Litter bins
- Landscaping
- Pedestrian walkways
- 8' high perimeter metal rail fence
- 3' high decorative aluminum picket fence

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; undeveloped Gratigny Plateau Park	Low-Medium Density Residential (6 dua to 13 dua)
North	RU-1; single-family residences	Low-Medium Density Residential (6 dua to 13 dua)
South	RU-1; single-family residences	Low-Medium Density Residential (6 dua to 13 dua)
East	RU-1; single-family residences	Low-Medium Density Residential (6 dua to 13 dua)
West	RU-1; single-family residences	Low-Medium Density Residential (6 dua to 13 dua)

The **Development Services Division** recommends approval of this application. The proposed site plan for Gratigny Plateau Park will provide an additional recreational option for the residents of Miami-Dade County.

3. Conditions:

- a. The site plan for Gratigny Plateau Park shall be submitted to the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit.
- b. That in the approval of the application at the time of permitting, the site plan considered shall be basically in accordance with that submitted for the hearing entitled, "Gratigny Plateau Park", as prepared by the Miami-Dade Parks, Recreation and Open Spaces Department in consultation with EDSA, consisting of 5 pages.
- c. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.

- d. 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.
- e. 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.

4. Zoning and Platting Section:

The **Platting Section** has reviewed the application and offers the following comments:

- Property does not require additional platting in accordance with Chapter 28 of the Miami-Dade County Code.

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

Environmental Resources Management Division:

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

1. Wellfield Protection:

The subject property is located within the Westside Wellfield protection area within the 210 days travel time contour of the said Wellfield. 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 would permit non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Therefore, the ERM Division may approve the application and it may be scheduled for public hearing.

2. Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 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.

3. Wetlands

The subject properties do 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.

4. Tree Preservation

According to the site plan and survey submitted with this application, the properties contain specimen-sized trees (trunk diameter 18 inches or greater), which may be impacted.

The applicant has submitted a blanket tree permit to the Tree Permitting Program for the removal of a non-specimen royal Poinciana tree that will be impacted by the proposed work. Therefore, this Program recommends approval of this application provided that no additional tree resources are removed and/or relocated.

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

The applicant is required to comply with the above tree permitting requirements. This Department's approval of the subject application is contingent upon inclusion of said tree permitting requirements.

The applicant is advised to contact the Tree Permitting Program at (305-372-6600), voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Public Works and Waste Management Department

Right-of-Way and Survey Division:

The **Right-of-Way and Survey Division** has reviewed the application and has no objections to the application.

Highway Division:

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

- Currently, The Public Works and Waste Management Department (PWWM) has no proposed roadway project adjacent to the subject site in the 2013 Transportation Improvement Program (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).
- Decorative striping on roadways is not allowed per MUTCD. Also, it gives children the impression that the roadway is part of the playground, which is unacceptable.
- Please be advised that a PWWM permit will be required for this project. Contact the PWWM 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.

Traffic Engineering Division:

The Public Works and Waste Management Department, Traffic Engineering Division (TED), has reviewed the subject application and provides the following comments:

- The proposed decorative striping on the roadways is not allowed except within the crosswalks. In addition, it gives the children the impression that the roadway is part of the playground, which is unacceptable.
- Any proposed landscaping and traffic control devices in the public ROW must be approved by TED.
- ADA accessible sidewalks are required along the frontage of these lots; at a minimum allowing the disabled to bypass the proposed speed tables and to enter and exit the parking lots.
- TED will work with PROS to obtain acceptable public right-of-way plans through the Department's paving and drainage and permit process.

Should you have any questions, please contact Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division, at (305) 375-2030.

Miami-Dade Fire Rescue Department

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

According to the letter of intent dated November 9, 2012, the Miami-Dade County Parks, recreation and Open Spaces is requesting an 8' high fence at Gratigny Plateau Park located at 885 NW 117th Street, Miami-Dade County, Florida.

The Fire Engineering and Water Supply Bureau has reviewed and approved the site plan entitled "Gratigny Plateau Park," as prepared EDSA with the following conditions:

1. Intersecting roadways shall have a minimum of 20 feet of unobstructed width for two-way traffic (NFPA 1 18.2.2.5.1).
2. There shall be no parking permitted along the edge of the intersecting roadways that will impact the aforementioned requirement.
3. Intersecting roadways shall contain speed tables in lieu of speed humps.
4. It is recommended that handicap access parking spaces be provided as part of the park development. If provided, handicap parking spaces shall be installed in close proximity to the intersecting roadways in a manner that will not impact emergency vehicle access along the intersecting roadways. It is further recommended that drop off areas be provided along the intersecting roadways.

The Miami-Dade Fire Rescue Department (MDFR) has no objections to the proposed fence height request.

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

Miami-Dade Water & Sewer Department

1. Water and Sewer:

The Water and Sewer Service Area for the referenced project belongs to the City of North Miami.

Internal Services Department

Internal Services Department (ISD) does not have any objections to the above mentioned Government Facility application; however, we offer the following comments:

1. Clarify the perimeter fence height. Project narrative is requesting an 8'-0" high fence; however, it is referenced in the drawings as 6'-0" high.
2. Provide details of the proposed 8'-0" high Decorative Fence as it will become a major feature within this residential community.
3. Drawings do not indicate any other security features beyond the proposed perimeter fence. Clarify if a Pedestrian Gate will be installed.
4. Clarify if park / amenities will be ADA accessible.

Should you have any questions regarding this notification, please contact Asael Ace Marrero at 305-375-1115.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

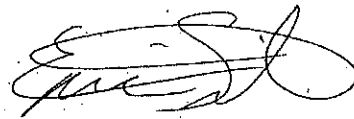
APPLICATION G2012000004

PARKS RECREATION AND OPEN SPACES DEPARTMENT

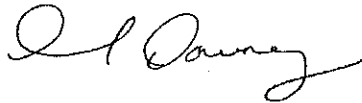
SITE PLAN FOR GRATIGNY PLATEAU PARK



Kathleen Woods-Richardson, Director
Public Works and Waste Management



Eric Silva, Assistant Director
Regulatory and Economic Resources



David Downey, 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



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: March 5, 2013

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 Mayor'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(C)
3-5-13

RESOLUTION NO. R-141-13

RESOLUTION APPROVING THE SITE PLAN FOR
GRATIGNY PLATEAU PARK, LOCATED AT 885 NW 117th
STREET, 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 site plan for Gratigny Plateau Park located at 885 NW 117th 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.

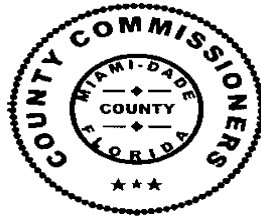
The foregoing resolution was offered by Commissioner **Jean Monestime**, who moved its adoption. The motion was seconded by Commissioner **Audrey Edmonson** and upon being put to a vote, the vote was as follows:

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

The Chairwoman thereupon declared the resolution duly passed and adopted this 5th day of March, 2013. 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. Collier

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 March 2013 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: SITE PLAN FOR GRATIGNY PLATEAU PARK
Number: GF12-04
Applicant: MIAMI-DADE PARKS, RECREATION AND OPEN SPACES DEPARTMENT
Location: 885 NW 117TH Street, Miami-Dade County
Size: Approximately 0.96 acres
Request: Approval of the site plan for Gratigny Plateau Park
Legal Description: FOLIOS: 30-2135-013-1020; 30-2135-013-1030;
30-2135-013-1040

Areas marked PARK in Blocks 2, 3 and 4 of GRATIGNY PARK, according to the plat thereof, as recorded in Plat Book 22, Page 66, of the public records of Miami-Dade County, Florida.

Said lands situate, 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 REGULATORY AND ECONOMIC RESOURCES, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 11TH 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

SITE PLAN FOR GRATIGNY PLATEAU PARK

Legal Description

Areas marked PARK in Blocks 2, 3 and 4 of GRATIGNY PARK, according to the plat thereof, as recorded in Plat Book 22, Page 66, of the public records of Miami-Dade County, Florida.

Said lands situate, lying and being in Miami-Dade County, Florida.

Miami-Dade County Parks, Recreation, and Conservation
2000 N.W. 24th Street
Miami, Florida 33137

Local 10
1001 G Street, N.W.
Atlanta, Georgia 30308

EDSA
10000 Biscayne Blvd., Suite 100
Miami, Florida 33138

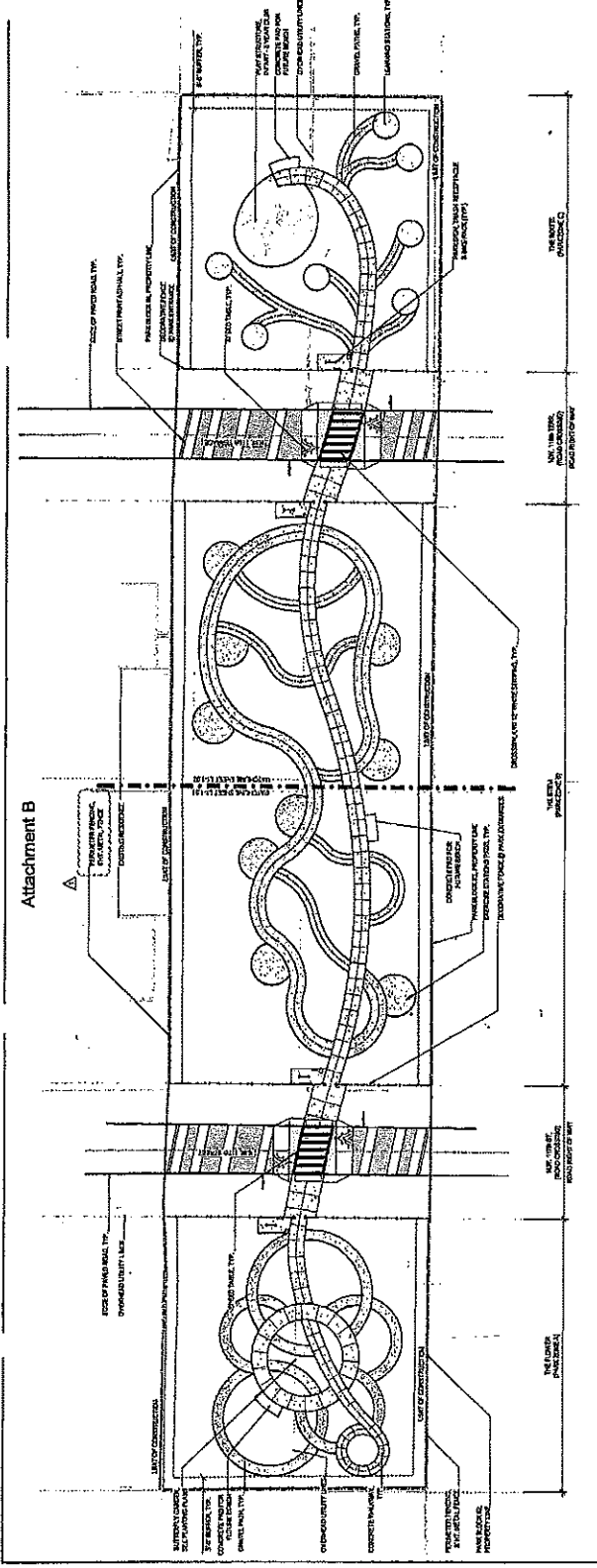
Project Name:
Gratioton Plateau Park
885 N.W. 117th Street
Miami, Florida 33186

File No.:
30-134-613-1000
17-01-100
30-133-014-101

Scale:

AS SHOWN

Overall Site Plan



GENERAL NOTES:

- THE LIMITS OF CONSTRUCTION ARE SHOWN BY THE LIMITS OF CONSTRUCTION NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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CONCRETE WALKWAY DETAILS

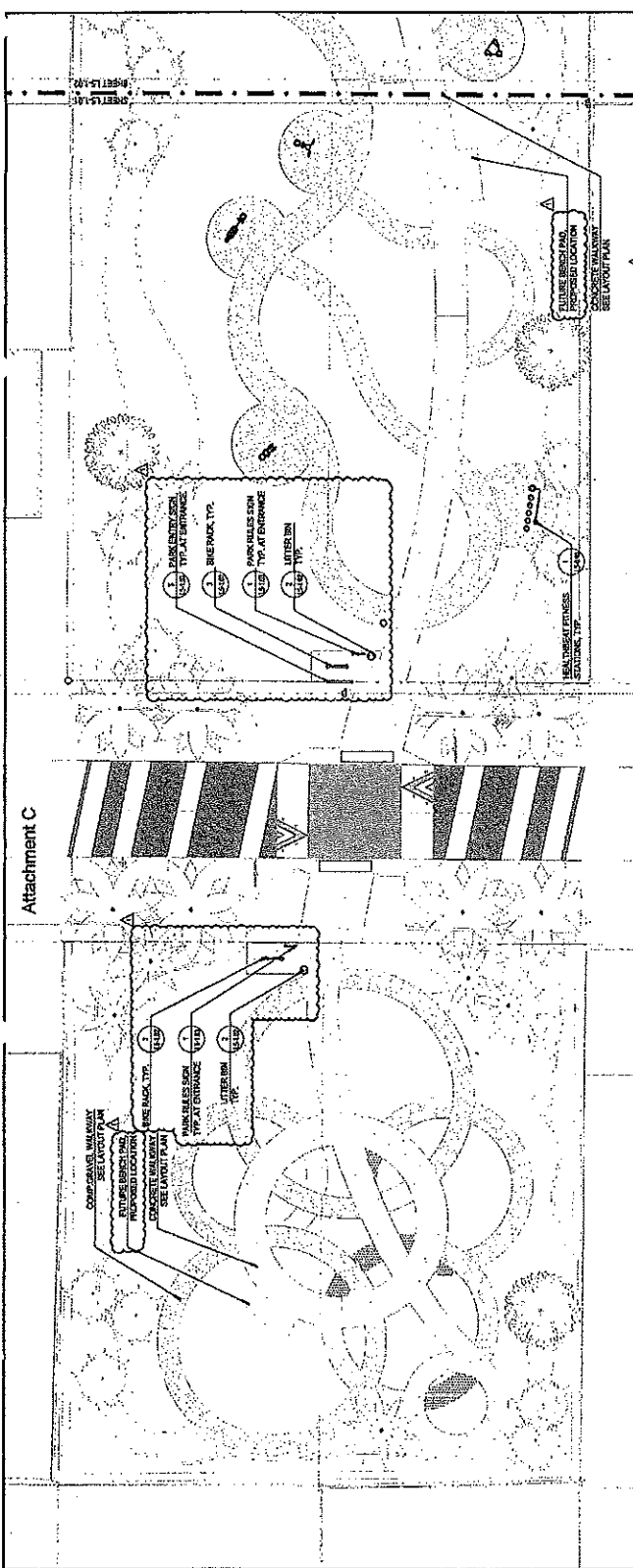
SECTION

PLAN

CONCRETE WALKWAY DETAILS

SECTION

PLAN



1 LEARNING PLAY STATIONS-TOT/LUFF

MANUFACTURER: SPINNING LEAF
 CONTACT: SPINNING LEAF
 P.O. BOX 50070
 LONGWOOD, FL 32752
 PH: (407) 498-8271

2 LEARNING PLAY STATIONS-TOT/LUFF

MANUFACTURER: SPINNING LEAF
 CONTACT: SPINNING LEAF
 P.O. BOX 50070
 LONGWOOD, FL 32752
 PH: (407) 498-8271

3 PROPOSED BUTTERFLY SCULPTURE

MANUFACTURER: PLANTIME
 QUANTITY: 10
 CONTACT: KERRY JAMES & CARY AVE.
 BOULDERWOOD, CO 80112
 PH: (303) 440-9082

4 PROPOSED CATERPILLAR SCULPTURE

MANUFACTURER: PLANTIME
 QUANTITY: 10
 CONTACT: KERRY JAMES & CARY AVE.
 BOULDERWOOD, CO 80112
 PH: (303) 440-9082

5 TREE STUMP

6 TALK TABLE

7 PLAY FACTS

8 PLAY FACTS

9 PLAY FACTS

10 PLAY FACTS

11 PLATRAILS

12 PLATRAILS

13 PLATRAILS

14 PLATRAILS

15 PLATRAILS

16 PLATRAILS

17 PLATRAILS

18 PLATRAILS

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99 PLATRAILS

100 PLATRAILS

MEANS

CONSTRUCTION

Local 10

V.P. LO - Checked to
 3077 Hollywood Blvd. Suite 300
 Hollywood, FL 33021

EDSA

Gratiigny Plateau Park
 885 N.W. 117th Street
 Miami, Florida 33168

File No.: 30-233-915-1020
 30-233-915-1020
 30-233-915-1020

Sheet No. **L5-1.01**

Scale: 1" = 10'-0"

Project No. 30-233-915-1020

Client: Miami-Dade County Parks, Recreation and Open Spaces

18TH TERRACE

19TH TERRACE

20TH TERRACE

21ST TERRACE

22ND TERRACE

23RD TERRACE

24TH TERRACE

25TH TERRACE

26TH TERRACE

27TH TERRACE

28TH TERRACE

29TH TERRACE

30TH TERRACE

31ST TERRACE

32ND TERRACE

33RD TERRACE

34TH TERRACE

35TH TERRACE

36TH TERRACE

37TH TERRACE

38TH TERRACE

39TH TERRACE

40TH TERRACE

41ST TERRACE

42ND TERRACE

43RD TERRACE

44TH TERRACE

45TH TERRACE

46TH TERRACE

47TH TERRACE

48TH TERRACE

49TH TERRACE

50TH TERRACE

EDSA

CONSTRUCTION

MEANS

CONSTRUCTION

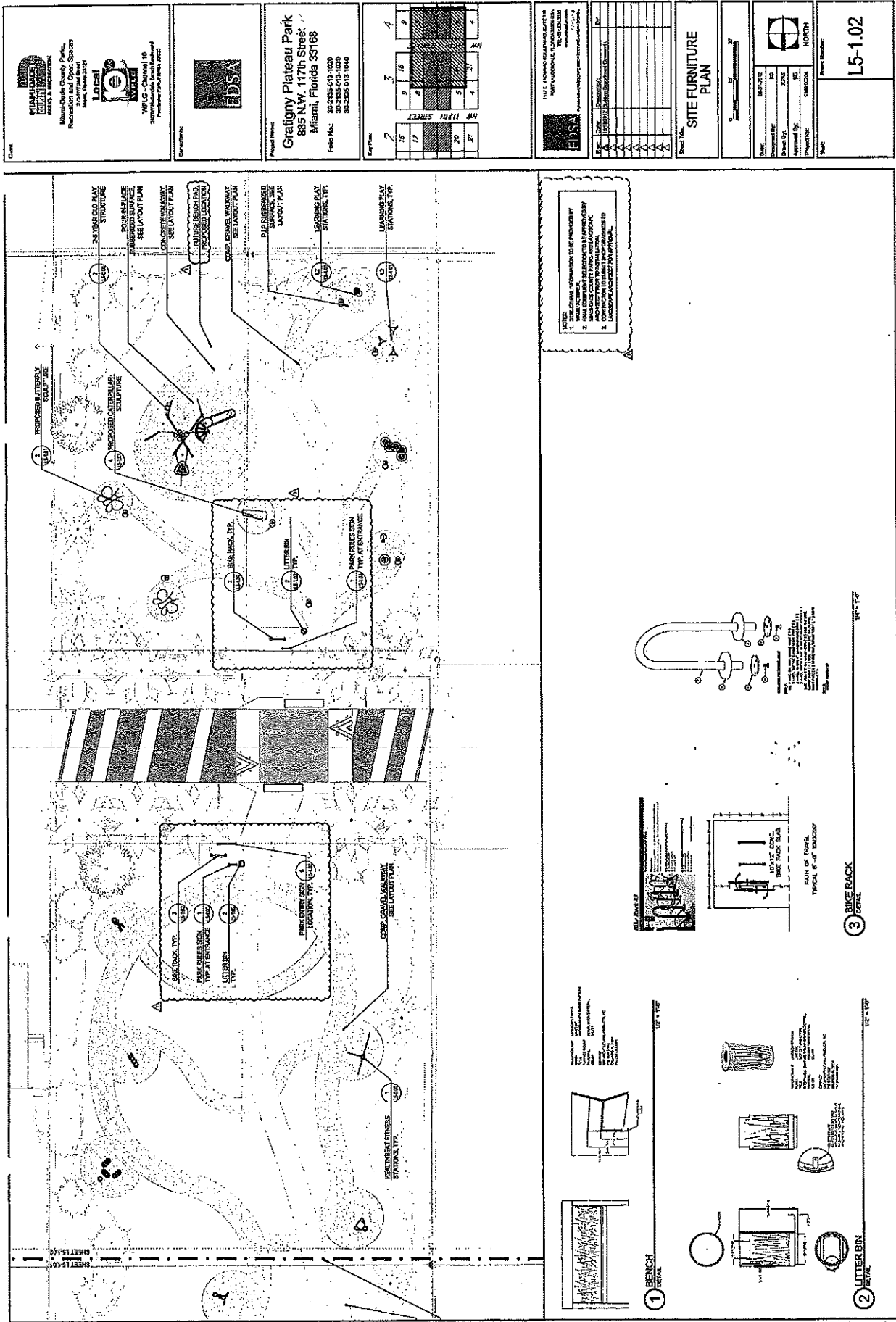
Local 10

V.P. LO - Checked to
 3077 Hollywood Blvd. Suite 300
 Hollywood, FL 33021

EDSA

Gratiigny Plateau Park
 885 N.W. 117th Street
 Miami, Florida 33168

File No.: 30-233-915-1020
 30-233-915-1020
 30-233-915-1020



MIAMI DADE COUNTY PARKS, RECREATION AND OPEN SPACES
 1000 N.W. 10th Street, Miami, Florida 33136
 Phone: (305) 375-2000

Local 10
 NPLG - Chapter 10
 245 NW 10th Street, Suite 1000
 Miami, Florida 33136
 Phone: (305) 375-2000

EDSA

Gratiigny Plateau Park
 885 N.W. 17th Street
 Miami, Florida 33136

File No.: 33-235-015-1020
 33-235-015-1020
 33-235-015-1040

Map File:

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24

EDSA

1111 E. BROWARD BLVD. SUITE 1000
 FORT LAUDERDALE, FL 33304
 Phone: (954) 343-1111
 Fax: (954) 343-1112
 Website: www.edsa.com

SITE FURNITURE PLAN

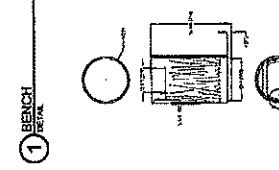
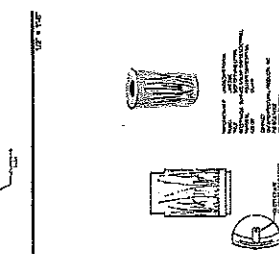
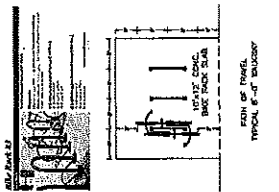
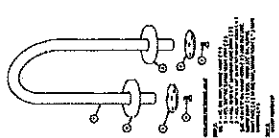
Sheet No.: L5-1.02

Scale: 1" = 10'-0"

North Arrow

DATE: 08/15/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

1. STRUCTURAL INFORMATION TO BE PROVIDED BY ARCHITECT/ENGINEER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC).
3. CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC/IMC).
4. CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).



1 PARK RULES SIGN
SECTION ELEVATION
DETAIL

2 PROPOSED FLOWER SCULPTURE ALTERNATIVE
DETAIL

3 PROPOSED BUTTERFLY SCULPTURE ALTERNATIVE
DETAILS

4 PROPOSED LEARNING STATION ALTERNATIVE
DETAIL

5 PARK ENTRY SIGN
FOUR SECTION ELEVATION
DETAIL

MANUFACTURER:
PLAYWORLD SYSTEMS
PLAYTOWN FLOWER CLAMBER
QUANTITY:
CONTACT:
PLAYWORLD SYSTEMS
10271 SEEN RAY PARK RD. SUITE 1
FORT MYERS, FL 33909
PH: (889) 986-5379

NOTE:
STANDARD MAN-DATE
RECREATION SIGN
-ARRANGEMENT OF PARK
LANDSCAPE
ARCHITECTS AND
COORDINATED WITH
SIGN MANUFACTURER

MANUFACTURER:
PLAYWORLD SYSTEMS
PLAYTOWN BUTTERFLY CLAMBER
QUANTITY:
CONTACT:
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10271 SEEN RAY PARK RD. SUITE 1
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MANUFACTURER:
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QUANTITY:
CONTACT:
PLAYWORLD SYSTEMS
10271 SEEN RAY PARK RD. SUITE 1
FORT MYERS, FL 33909
PH: (889) 986-5379

Colors

1	Black
2	White
3	Red
4	Blue
5	Green
6	Yellow
7	Orange
8	Purple
9	Pink
10	Grey
11	Light Blue
12	Light Green
13	Light Yellow
14	Light Orange
15	Light Purple
16	Light Pink
17	Light Grey
18	Light Blue-Grey
19	Light Green-Grey
20	Light Yellow-Grey
21	Light Orange-Grey
22	Light Purple-Grey
23	Light Pink-Grey
24	Light Grey-Grey
25	Light Blue-Grey
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27	Light Yellow-Grey
28	Light Orange-Grey
29	Light Purple-Grey
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32	Light Blue-Grey
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94	Light Grey-Grey
95	Light Blue-Grey
96	Light Green-Grey
97	Light Yellow-Grey
98	Light Orange-Grey
99	Light Purple-Grey
100	Light Pink-Grey

FRONT

BACK

MANUFACTURER:
PLAYWORLD SYSTEMS
PLAYTOWN FLOWER CLAMBER
QUANTITY:
CONTACT:
PLAYWORLD SYSTEMS
10271 SEEN RAY PARK RD. SUITE 1
FORT MYERS, FL 33909
PH: (889) 986-5379

NOTE:
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RECREATION SIGN
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LANDSCAPE
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PLAYWORLD SYSTEMS
10271 SEEN RAY PARK RD. SUITE 1
FORT MYERS, FL 33909
PH: (889) 986-5379

Local 19
Union of Professional and Technical Employees
Local 19
1000 N. Orange Ave.
Fort Myers, FL 33902

EDSA
Engineering Design Services, Inc.
3865 N.W. 117th Street
Miami, Florida 33186
PH: (305) 551-1000
FAX: (305) 551-1040

Key Plan

EDSA
Engineering Design Services, Inc.
3865 N.W. 117th Street
Miami, Florida 33186
PH: (305) 551-1000
FAX: (305) 551-1040

SITE FURNITURE PLAN

Sheet No. L5-1.03