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

MEMORANDUM

Agenda Item No. 5(D)

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

DATE: June 3, 2014

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

SUBJECT: Resolution approving the revised general plan for Oak Grove Park, located at 690 NE 159 Street, in compliance with Section 33-303 of the Code

Resolution No. R-489-14

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/cp

Memorandum

MIAMI-DADE COUNTY

Date: June 3, 2014

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

From: Carlos A. Gimenez
Mayor

Subject: Governmental Facilities Hearing Application
GF14-02 Revised General Plan for Oak Grove Park

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution approving the revised general plan for Oak Grove Park, located at 690 NE 159 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 Parks, Recreation and Open Spaces Department (PROS) and is recommended for approval.

Scope

Oak Grove Park is located in Commission District 2 (Comm. Jean Monestime). This park primarily serves communities in the north and northeast sectors of Miami-Dade County.

Fiscal Impact/Funding Source

The Building Better Communities General Obligation Bond Project #214 provides $10 million in development funding for the Haitian Community Center to be built in Oak Grove Park. PROS has expended $145,000 of the Community Center's $10 million allocation through FY 2012-13 on planning and platting and $790,000 of the $10 million project allocation has been committed to the new tennis courts and the relocation of specimen trees.

Funding used for the acquisition of two parcels annexed to Oak Grove Park was provided by park impact fees under Capital Project 9340351, Park Benefit District (PBD) No. 1 Local Park Development. The cost of the parcels acquisition was $170,000 with other fees including appraisals and recording totaling $10,000.

The Building Better Communities Obligation Bond Project #93 provides $618,000 for improvements to Oak Grove Park. As of January 2014, $443,000 has been spent on park improvements. The remaining $175,000 to support park development is available in FY 2016-17.

PROS has completed several projects over the last five years for park improvements which include: a 46-space parking expansion including lighting, drainage and walkways funded by QNIP and GOB totaling $461,600; the conversion of a baseball field to a soccer field funded by GOB totaling $328,500; and lighting of the outer walkway loop funded by QNIP totaling $281,000.

Track Record/Monitor
Jack Kardys, Director of the Parks, Recreation and Open Spaces Department (PROS), will oversee the implementation of the revised general plan at Oak Grove Park.

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 revised general plan for Oak Grove Park. A public meeting was held by the PROS Department with neighborhood residents on May 23, 2013. Neighbors had no objections to the application.

Governmental Facilities – Revised General Plan For Oak Grove Park

LOCATION:	690 NE 159 Street, unincorporated Miami-Dade County.
COMMISSION DISTRICT:	2
COMMISSION DISTRICTS IMPACTED:	2 and 3
FOLIO NUMBERS:	30-2218-004-0010, 30-2218-038-0020, 30-2218-038-0010
SIZE:	Approximately 22 acres
BACKGROUND:	Oak Grove Park is classified as a community park that was acquired by Miami-Dade County in July 1970. In 1973, approval was granted to excavate the lake and by the mid 1970's the park was graded, landscaped and the tennis courts were constructed. In the 1980's, two portable recreation buildings were added to the park. To meet the demand for soccer and to address a community request, in 2010, the baseball field was converted to a soccer field. To further meet the needs of the community and to solicit input for improvements to Oak Grove Park, the Parks, Recreation and Open Spaces Department conducted a meeting with neighborhood residents on May 23, 2013.
ZONING:	RU-1, Single-Family Residential (7,500 sq. ft. net).
JUSTIFICATION:	This application is being processed as a Government Facility to allow PROS to improve Oak Grove Park with a Haitian Community Center and other amenities. Approval of this application will allow PROS to provide a public facility with new amenities that serves the local population of north Miami-Dade County.

PROJECT DESCRIPTION: The planned improvements for the 22-acre Oak Grove Park, include the following:

- New community center
- New splash play area and pool
- New community gathering space
- New stage with either a covered roof or a bandshell
- New parking area with 105 spaces
- Parking on natural terrain as needed for special events
- New tree island
- Formalized on-street parking on NE 159 Street – 24 spaces
- Formalized on-street parking on NE 8 Avenue – 9 spaces
- Formalized on-street parking on NE 157 Terrace – 35 spaces
- New park building at south end of park
- Up to six new park signs – one building identification sign and up to five detached signs as provided by the Wayfinding System Criteria Palette
- Relocated tennis courts to the south end of park
- Proposed removal of existing parking and fixtures north of the lake, to allow additional open space and landscaping
- Proposed removal of two existing portable buildings
- Enhanced pedestrian access to the park along NE 159 Street

DEVELOPMENT: The proposed improvements will occur in phases. The first phase involves relocating the tennis courts from the north part of the park to the south, is scheduled for 2014-15. The second phase of development, including the community center and parking is expected in 2016-17. The pool, stage and other park amenities are expected to be completed in future phases, as funding becomes available.

FUNDING: The Building Better Communities Obligation Bond Project #93 provides $618,000 for improvements to Oak Grove Park. As of January, 2014, $443,000 has been spent on park improvements. The remaining $175,000 to support park development is available in FY 2016-17. The Building Better Communities General Obligation Bond Project #214 provides $10 million in development funding for the Haitian Community Center. PROS has expended $145,000

of the Community Center's $10 million allocation through FY 2012-13 on planning and platting and $790,000 of the $10 million project allocation is committed of the new tennis courts and relocation of specimen trees.

Funding used for the acquisition of two parcels annexed to Oak Grove Park was provided by park impact fees under Capital Project 9340351, Park Benefit District (PBD) No. 1 Local Park Development. The cost of the parcels acquisition was $170,000 with other fees including appraisals and recording totaling $10,000.

PROS has also completed several projects over the past five years for park improvements which includes: a 46 space parking expansion including lighting, drainage and walkways funded by QNIP and GOB totaling $461,000; the conversion of a baseball field to a soccer field funded by GOB totaling $328,500; and lighting of the outer walkway loop funded QNIP totaling $281,000.

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 March 13, 2014 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 Revised General Plan for Oak Grove Park.

Jack Osterholt
Deputy Mayor/Director, RER

Memorandum

Date: June 3, 2014

To: Honorable Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF14-02 Revised General Plan for Oak Grove Park

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the revised general plan for Oak Grove Park, located at 690 NE 159 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 March 13, 2014 and recommends approval of the revised general plan for Oak Grove 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 2020-2030 Comprehensive Development Master Plan (CDMP) designates the subject property for Low Density Residential. This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family homes, cluster homes and townhouses.

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 revised 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 Parks, Recreation and Open Spaces 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 general plan for Oak Grove 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).

Oak Grove Park, a community park, located at 690 NE 159 Street, in north Miami-Dade County, just west of the City of North Miami Beach. The park currently has four tennis courts, a soccer field, and community gathering area. The park is surrounded by single and multi-family residential uses and Oak Grove Elementary School. As such, the park with its active and passive recreational opportunities is **consistent** with the CDMP and **compatible** with the adjoining neighborhood.

Development Services Division:

1. Background:

Oak Grove Park is classified as a community park that was acquired by Miami-Dade County in July, 1970. In 1973, approval was granted to excavate the lake and by the mid 1970's the park was graded, landscaped and the tennis courts were constructed. In the 1980's, two portable recreation buildings were added to the park. To meet the demand for soccer and to address a community request, in 2010, the baseball field was converted to a soccer field. To further meet the needs of the community and to solicit input for improvements to Oak Grove Park, the Parks, Recreation and Open Spaces Department conducted a meeting with neighborhood residents on May 23, 2013.

2. Project Description:

The revised general plan for Oak Grove Park includes the following park amenities:

- New community center
- New splash play area and pool
- New community gathering space
- New stage with either a covered roof or a bandshell
- New parking area with 105 spaces
- Parking on natural terrain as needed for special events
- New tree island
- Formalized on-street parking on NE 159 Street – 24 spaces

- Formalized on-street parking on NE 8 Avenue – 9 spaces
- Formalized on-street parking on NE 157 Terrace – 35 spaces
- New park building at south end of park
- Up to six new park signs – one building identification sign and up to five detached signs as provided by the Wayfinding System Criteria Palette
- Relocated tennis courts to the south end of park
- Proposed removal of existing parking and fixtures north of the lake, to allow additional open space and landscaping
- Proposed removal of two existing portable buildings
- Enhanced pedestrian access to the park along NE 159 Street

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; Oak Grove Park	Low Density Residential (2.5 dua to 6 dua)
North	RU-1; single-family residences	Low Density Residential (2.5 dua to 6 dua)
South	RU-1 & RU-4M; single-family residences, condominium & Oak Grove Elementary School	Low Density Residential (2.5 dua to 6 dua) Low-Medium Density Residential (6 dua to 13 dua)
East	RU-1; single-family residences	Low Density Residential (2.5 dua to 6 dua)
West	RU-1 & RU-4M; single-family residences & condominium	Low Density Residential (2.5 dua to 6 dua) Low-Medium Density Residential (6 dua to 13 dua)

The **Development Services Division** recommends approval of this application. The proposed revised general plan for Oak Grove Park will provide additional recreational amenities for the residents of the surrounding neighborhood and Miami-Dade County.

3. Conditions:

a. The revised general plan for Oak Grove 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, "Oak Grove Park General Plan."

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

d. That the applicant submit to the Department of Regulatory and Economic Resources 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. Platting and Traffic Review Section:

The Department of Regulatory and Economic Resources **Platting and Traffic Review Section** has reviewed the subject application and has no objections subject to the following:

- The school south of the subject site must file a road petition with the Public Works and Waste Management Department to vacate the rights-of-way for NE 157 Avenue and NE 7Avenue. Said petition must be approved by the Board of County Commissioners. If roads are not successfully vacated then PROS must dedicate the balance of the required right-of-way.

- The land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

5. 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.

Potable Water Service
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.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Environmental Wastewater Permitting Section of ERM prior to approval of final development orders.

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 by ERM 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

A Surface Water Management General Permit from the Water Control Section of ERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

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 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.

Tree Preservation

Tree Removal/Relocation Permit #4947 was issued on March 10, 2014 for the southeastern part of the property for the construction of new tennis courts. All other proposed additions shown on the general plans submitted with this application will not impact specimen-sized (trunk diameter 18 inches or greater) trees; therefore these tree resources will be included in the blanket permit issued to the Miami Dade County Parks, Recreation and Open Spaces Department.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on March 10, 2016, in order to avoid violation of permit conditions.

Please be advised that an amendment to this permit is required prior to the removal and/or relocation of additional trees on the subject property that are subject to the Tree Preservation and Protection provisions of the Code. Please contact the Tree Permitting Program at 305-372-6574 for information regarding tree permits.

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.

Public Works and Waste Management Department

Roadway Engineering and Right-of-Way Division:

The **Public Works and Waste Management Department (PWWM)** Roadway Engineering and Right-of-Way Division has reviewed the subject application and provides the following comments:

Highway Planning Section:

- Currently, (PWWM) has no proposed roadway project adjacent to the subject site in the 2014 Transportation Improvement Program (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).

- All signs intended for use for traffic must be submitted to PWWM for approval, both as to sign design and placement. Please submit plans to PWWM Traffic Engineering Division for review.

- 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.

- Be advised that NE 6 Avenue (SR915) is part of the State Highway System. Please contact Ali Al-Said, PE, Florida Department of Transportation, at (305) 470-5367, for information regarding permitting requirements.

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

Special Projects and Survey Section:

- The Parks, Recreation and Open Spaces Department has two options for NE 7 Avenue and NE 157 Terrace. The first is to file a road closing petition for those two roads. The second option is to dedicate and improve both roads.

Should you have any questions, please contact Luis F. Lacau Jr., P.L.S., Head of Special Projects and Survey Section at (305) 375-5774.

Traffic Engineering Division:

The Public Works and Waste Management Department, Traffic Engineering Division (TED), has reviewed the subject application and has no objections.

Miami-Dade Fire Rescue Department

According to the Governmental Facilities application dated February 21, 2014, the Miami-Dade Parks, Recreation and Open Spaces Department (PROS) is seeking to revise the general plan for Oak Grove Park located at 690 NE 159 Street.

The vicinity of the Oak Grove Park is currently served by Miami-Dade Fire Rescue Station No. 22 (Interama) located at 15655 Biscayne Boulevard. The station is equipped with a Ladder and Rescue totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week. Station No. 22 will be able to provide visitors to Oak Grove Park with adequate fire protection and emergency medical services in an efficient and effective manner.

The Fire Engineering and Water Supply Bureau has reviewed and approved the site plan entitled "Oak Grove Park General Plan," dated February 1, 2014 with the following conditions:

1. 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.

2. Furthermore, a detailed site plan illustrated the location and configuration of the parking spaces on natural terrain, along with details for the proposed oversized sign, must be reviewed by the Fire Engineering and Water Supply Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

The Miami-Dade Fire Rescue Department (MDFR) has no objections to the proposed uses or requests. MDFR believes that the swimming pool and community center will provide a

variety of active and passive recreation opportunities to enhance the quality of life for residents in northwest Miami-Dade County.

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

Miami-Dade Water & Sewer Department

The Miami-Dade Water and Sewer Department comments and recommendations for the following site review are as follows:

Project: Oak Grove Park Amendment to the General Plan (GF14-02)
Location: 690 NE 159 Street

Water:

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

Sewer:

A private pump station is needed as long as all legal requirements are met. Connect to an existing eight (8)-in force main in NE 8 Avenue N/O NE 155 Terrace.

Internal Services Department

Internal Services Department (ISD) does not have any objections to the above mentioned Government Facility application.

Should you have any questions, please contact Asael Marrero at (305) 375-1115.

Miami-Dade Transit

Project Description

The Miami-Dade Parks, Recreation and Open Spaces Department (PROS) is seeking approval for a Governmental Facilities Hearing for the purpose of approving a revised general plan for Oak Grove Park, to include the Haitian Community Center, a swimming pool, relocation of the tennis courts, and a new parking design. Oak Grove Park is a 22-acre community park, located at 690 NE 159 Street in Miami, Florida.

Current Transit Service

The nearest transit service is provided by Route 9, which runs along the western property line of the subject property, NE 6 Avenue. The alignment for this route is illustrated on the attached map. The service headways for this route (in minutes) are as follows:

Metrobus Route Service Summary
PROS - Oak Grove Park Amendment - Revised General Plan

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
9	(12/30) / (12/24)	30	30/40	n/a	30	30/60	0	L

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail
E means Express or Limited-Stop Metrobus service

November 2013 Line Up

Future Transportation/Transit Improvements

The 2014 Transportation Improvement Program (TIP) identifies the following improvements on the roadways within the immediate vicinity of the site:

Facility/Project Limits	Type of Work
SR 915/NE 6 Avenue from NE 145 Street to SR 860/Miami Gardens Drive	Resurfacing and operational improvements

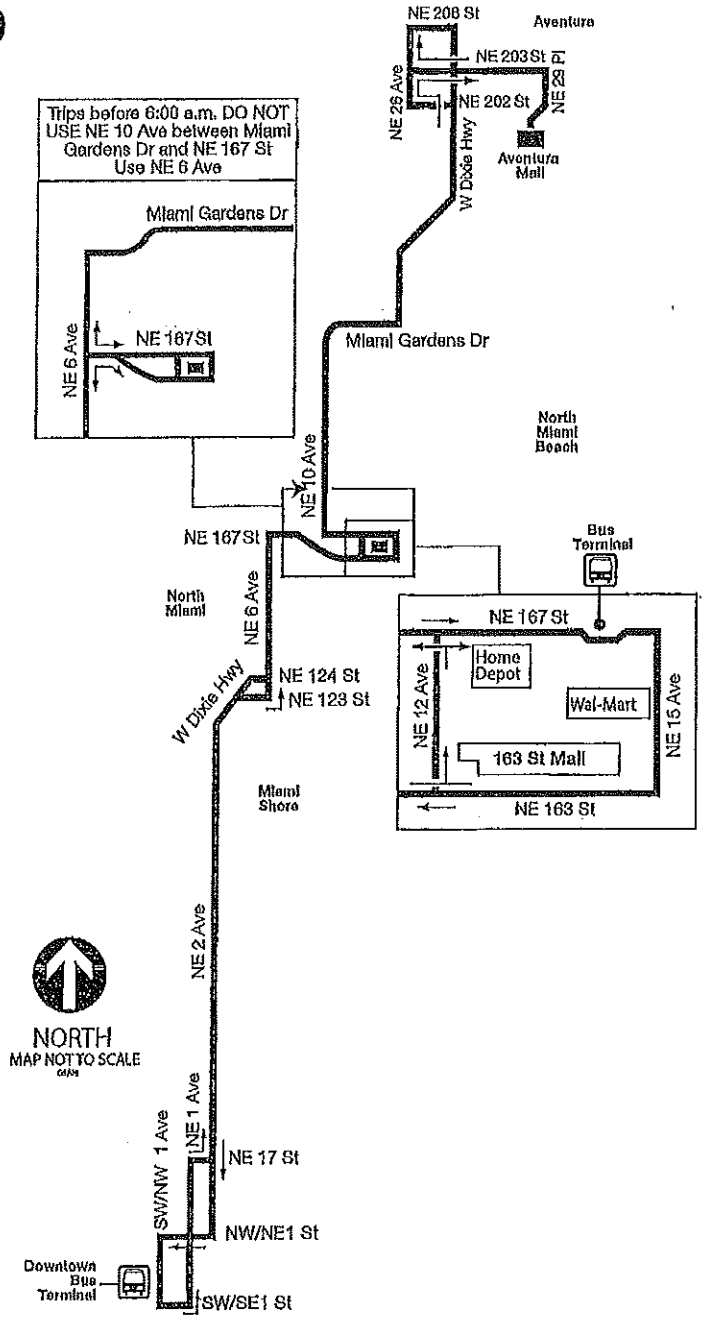
The 2035 Long Range Transportation Plan (LRTP) does not list any improvements on the roadways within the immediate vicinity of the site.

The 2014 ten-year Transit Development Plan (TDP) does not identify any improvements in the vicinity of the subject property in its 2023 Recommended Service Plan.

MDT Comments/Recommendations

The subject property is currently in use as an existing park with tennis courts and a soccer field. The applicant seeks approval of a revised general plan for the purposes of expanding the Oak Grove Park to the south, with the purchase of two contiguous parcels of land, to develop the Haitian Community Center. The proposed park improvements will be contained on-site and the construction of said improvements is not anticipated to impact transit services in the area. The site has adequate access to the nearest existing bus stop, which is located on the northwest corner of the park along NE 6 Avenue. Based on the information presented, MDT does not object to this application.

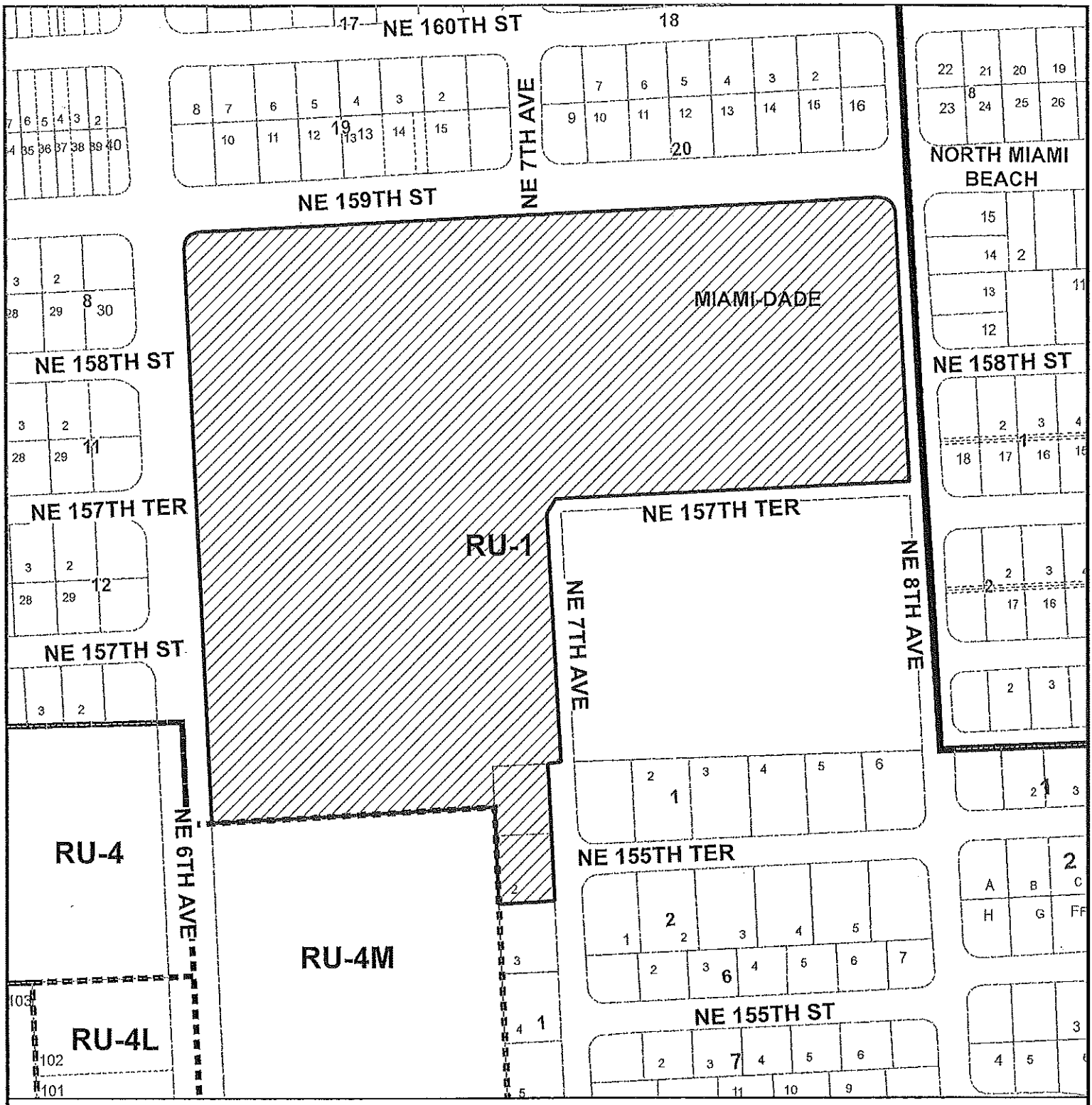
Route 9


NE 208 St
Aventura
NE 203 St Pl
NE 202 St
NE 29 Pl
NE 26 Ave
W Dixie Hwy
Aventura Mall
Trips before 6:00 a.m. DO NOT USE NE 10 Ave between Miami Gardens Dr and NE 167 St Use NE 6 Ave
Miami Gardens Dr
NE 6 Ave
NE 167 St
Miami Gardens Dr
North Miami Beach
NE 10 Ave
NE 167 St
Bus Terminal
North Miami
NE 6 Ave
NE 167 St
Home Depot
Wal-Mart
163 St Mall
NE 12 Ave
NE 15 Ave
NE 163 St
W Dixie Hwy
NE 124 St
NE 123 St
Miami Shore
NE 2 Ave
NORTH
MAP NOT TO SCALE
NE 1 Ave
SW/NW 1 Ave
NE 17 St
NW/NE1 St
Downtown Bus Terminal
SW/SE1 St

Miami-Dade Aviation Department

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the Parks, Recreation and Open Spaces Department's request to approve a revised general plan for Oak Grove Park to include the Haitian Community Center, a swimming pool, relocation of the tennis courts and a new parking design. This application requests variances to setback requirements, and requests parking on natural terrain for special events. The subject property is located on 22 acres of land at 690 NE 159 Street, in Miami-Dade County, Florida.

Miami-Dade Aviation does not object to this application, provided that the proposed development complies with all applicable federal, state and local aviation regulations including the Code of Miami-Dade County, Chapter 33, Airport Zoning. Should you have any questions, please contact Ammad Riaz at (305) 876-7036.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

G2014000002

Section: 18 Township: 52 Range: 42
Applicant: MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, April 24, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

G2014000002

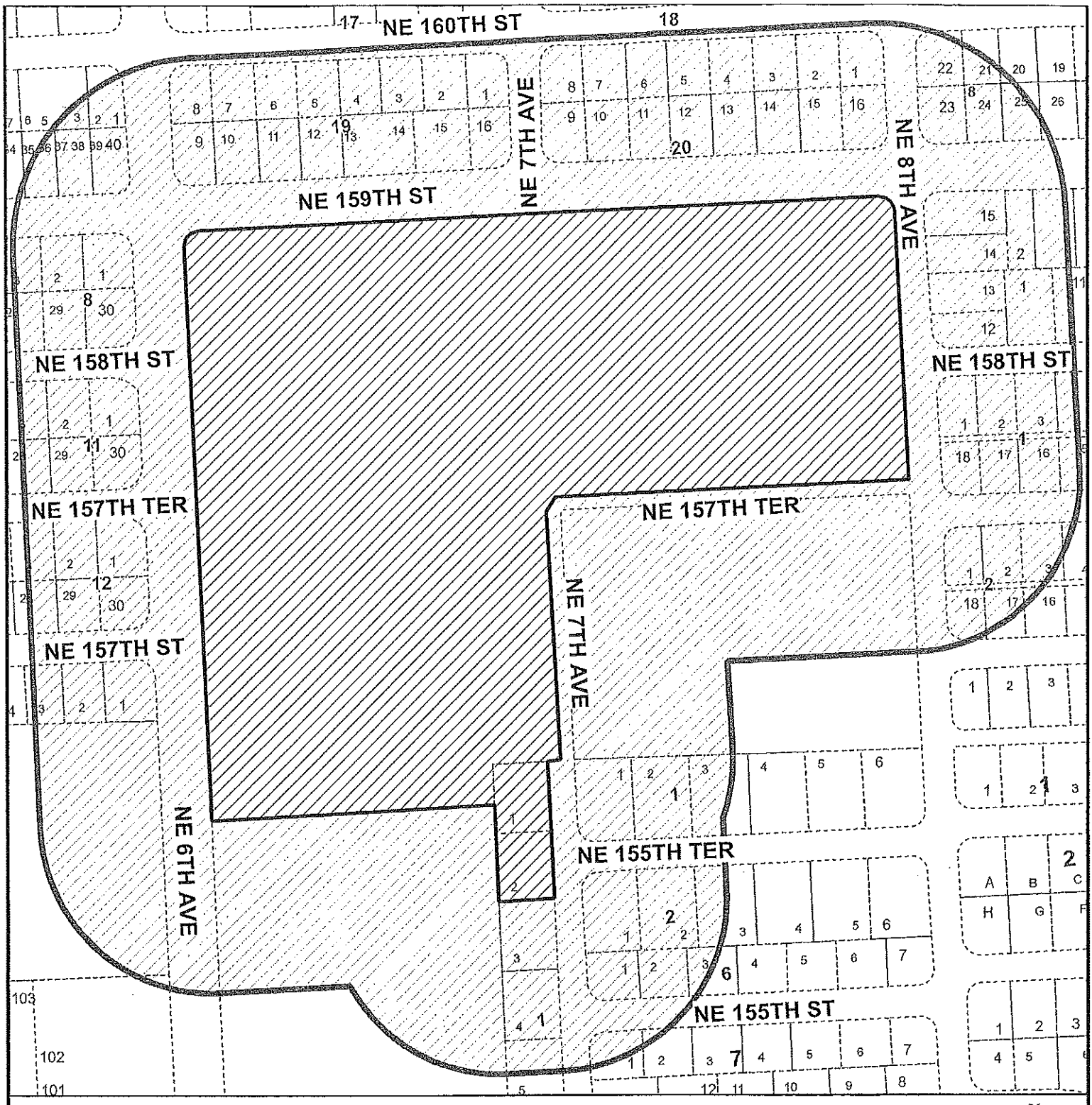
Section: 18 Township: 52 Range: 42
Applicant: MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, April 24, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

G2014000002

RADIUS: 300

Section: 18 Township: 52 Range: 42

Applicant: MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES

Zoning Board: C8

Commission District: 2

Drafter ID: JEFFER GURDIAN

Scale: NTS

N W E S

Legend

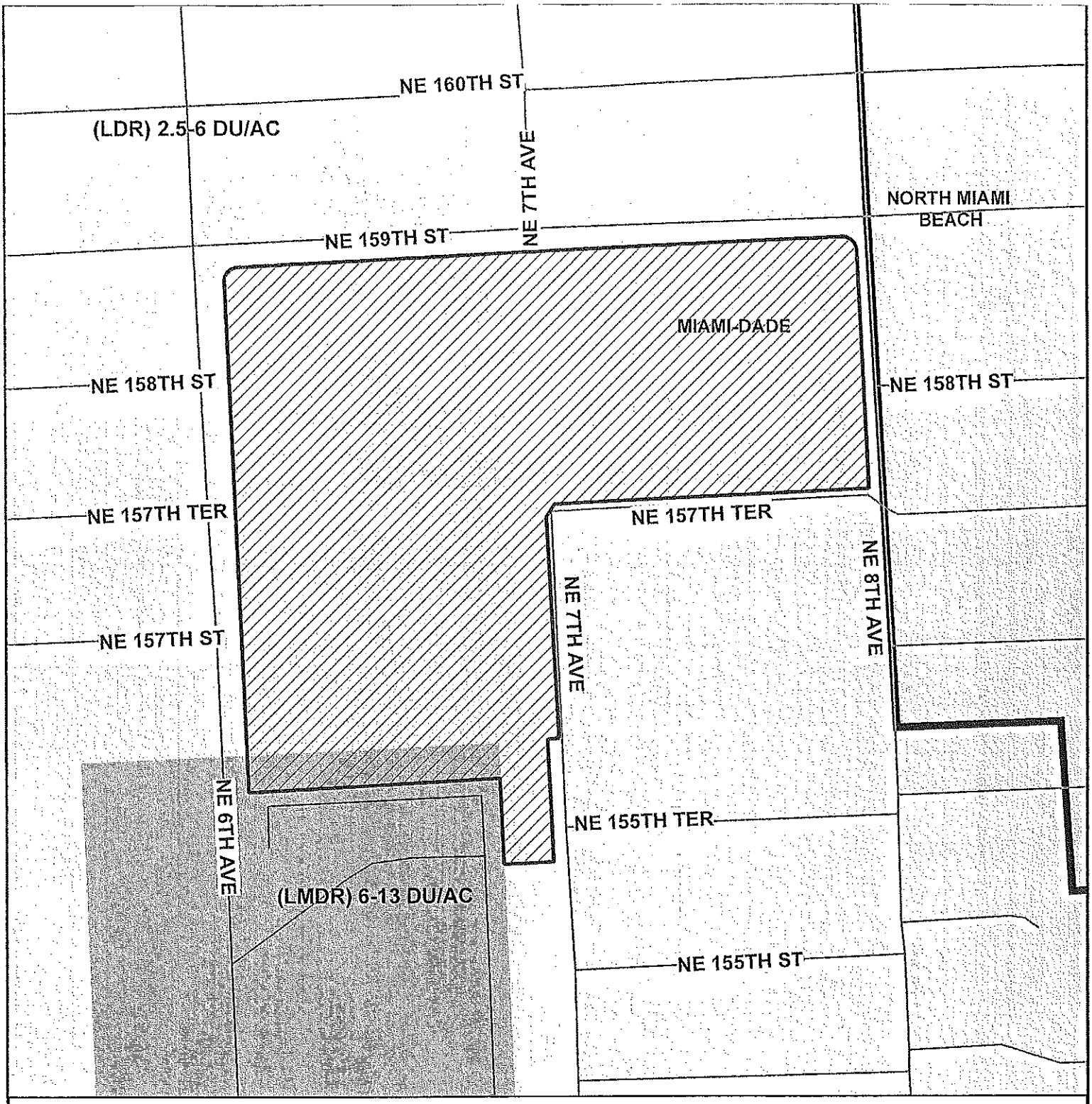
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, April 24, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

G2014000002

N
W E
S

Section: 18 Township: 52 Range: 42
Applicant: MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, April 24, 2014

REVISION	DATE	BY

APPLICATION GF14-02

PARKS, RECREATION AND OPEN SPACES
OAK GROVE PARK REVISED GENERAL PLAN

Alina T. Hudak, Interim Director
Public Works and Waste Management

Nathan Kogon, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources

Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Lee Hefty, Assistant Director
Environmental Resources Management
Division of the Department of Regulatory
and Economic Resources

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: June 3, 2014

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

SUBJECT: Agenda Item No. 5(D)

Please note any items checked.

_____	**"3-Day Rule" for committees applicable if raised**
_____	**6 weeks required between first reading and public hearing**
_____	**4 weeks notification to municipal officials required prior to public hearing**
_____	**Decreases revenues or increases expenditures without balancing budget**
_____	**Budget required**
_____	**Statement of fiscal impact required**
_____	**Ordinance creating a new board requires detailed County 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(D)
6-3-14

RESOLUTION NO. R-489-14

RESOLUTION APPROVING THE REVISED GENERAL PLAN FOR OAK GROVE PARK, LOCATED AT 690 NE 159 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 revised general plan for Oak Grove Park located at 690 NE 159 Street, more specifically described in attached Exhibits A and B are necessary to provide for and protect the public health, safety and welfare of the citizens of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

The foregoing resolution was offered by Commissioner **Jean Monestime**, 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 2014. 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.

Lauren E. Morse

EXHIBIT A

LEGAL DESCRIPTION

A portion of Resubdivision of a PART OF SECTION "W" FULFORD BY THE SEA, according to the plat thereof, recorded in Plat Book 31, at Page 25 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

The Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 52 South, Range 42 East, Miami-Dade County, Florida, LESS the South 130.00 feet and LESS the North 40.00 feet and LESS the East 25.00 feet thereof, and also LESS the external area formed by a 25.00 feet radius arc, concave to the Southwest, tangent to a line which is 40.00 feet South of and parallel to the North Line of the Southeast 1/4 of said Section 18, and tangent to a line which is 25.00 feet West of and parallel to the East Line of the Northwest 1/4 of said Section 18;

AND

The South 1030.00 feet of the North 1070.00 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 18, LESS the West 40.00 feet thereof and LESS that portion of the East 125.00 feet that lies south of the North Line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 18, and also LESS the external area formed by a 25.00 arc, concave to the Southeast, tangent to a line which is 40.00 feet South of and parallel to the North Line of the Southeast 1/4 of said Section 18, and tangent to a line which is 40.00 feet East of and parallel to the West Line of the Southeast 1/4 of said Section 18.

AND

Lots 1 and 2 of Block 1, "Oak Grove Estates", according to the plat thereof, as recorded in Plat Book 107, Page 37 of the Public Records of Miami-Dade County, Florida.

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 3rd day of June, 2014 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:	Revised General Plan for Oak Grove Park
Number:	GF14-02
Applicant:	PARKS, RECREATION AND OPEN SPACES DEPARTMENT
Location:	690 NE 159 Street, Miami-Dade County
Size:	22 acres
Request:	Approval of the revised general plan for Oak Grove Park
Legal Description:	FOLIO: 30-2218-004-0010, 30-2218-038-0020, 30-2218-038-0010

A portion of Resubdivision of a PART OF SECTION "W" FULFORD BY THE SEA, according to the plat thereof, recorded in Plat Book 31, at Page 25 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

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AND

The South 1030.00 feet of the North 1070.00 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 18, LESS the West 40.00 feet thereof and LESS that portion of the East 125.00 feet that lies south of the North Line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 18, and also LESS the external area formed by a 25.00 arc, concave to the Southeast, tangent to a line which is 40.00 feet South of and parallel to the North Line of the

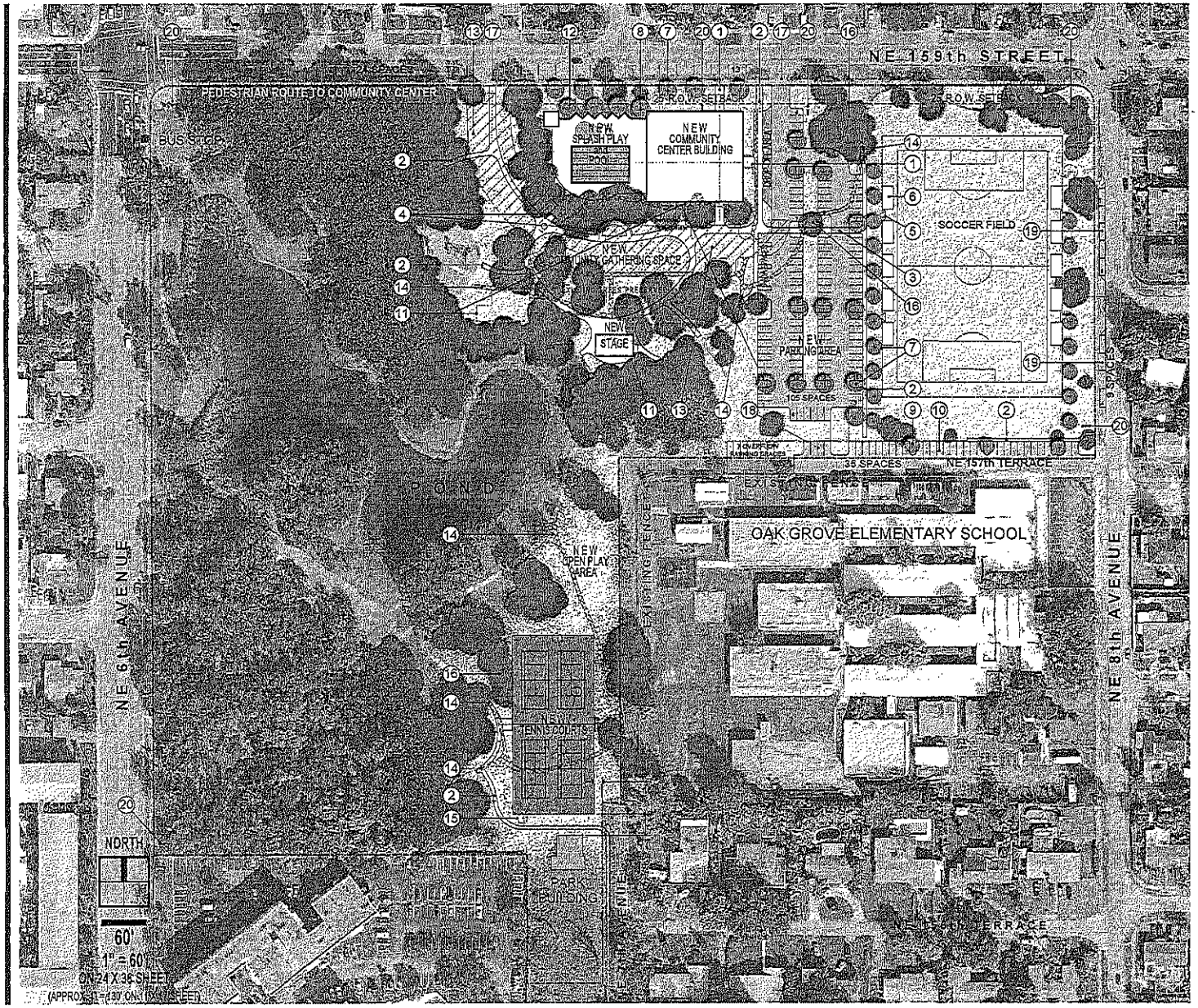
Southeast 1/4 of said Section 18, and tangent to a line which is 40.00 feet East of and parallel to the West Line of the Southeast 1/4 of said Section 18.

AND

Lots 1 and 2 of Block 1, "Oak Grove Estates", according to the plat thereof, as recorded in Plat Book 107, Page 37 of the Public Records of 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 PARKS, RECREATION AND OPEN SPACES DEPARMENT, ATTENTION: Andy McCall, 275 NW 2nd Street, 4th FLOOR, MIAMI, FLORIDA 33128. FOR FURTHER INFORMATION CALL 305-755-7993. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)375-1244 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT B



OAK GROVE PARK
GENERAL PLAN

NUMBER	DESCRIPTION
1	ENTRANCE TO NEW BUILDING
2	NEW WALKWAY
3	NEW PEDESTRIAN CROSSWALK
4	NEW SEATING AREA
5	NEW SPORTS FIELD LIGHTS (4)
6	NEW 15' X 30' BEACHERS (10)
7	NEW TREES / PLANTINGS
8	NEW TREE / BUFFER PLANTINGS
9	NEW TREE ISLANDS IN EXISTING PARKING AREA
10	RESTRIPED EXISTING PARKING AREA
11	EXISTING BUILDING TO BE REMOVED
12	EXISTING TENNIS COURTS TO BE REMOVED
13	EXISTING PARKING & FIXTURES TO BE REMOVED
14	EXISTING WALKWAY TO BE SAWCUT & REMOVED
15	EXISTING TREES / PALMS (6) TO BE RELOCATED
16	EXISTING TREES TO BE PRESERVED
17	EXISTING DRIVEWAY CURBCUT TO REMAIN
18	NEW SPACES ADDED TO EXISTING PARKING LOT
19	NEW ON-STREET PARKING SPACES
20	NEW PARK SIGNS (Typical)

PARKING DATA

REQUIRED
COMMUNITY CENTER - 80 SPACES
POOL - 41 SPACES
PARK - 25 SPACES
TOTAL - 146 SPACES REQUIRED

PROVIDED
NEW PARKING LOT - 105 SPACES
ON STREET PARKING - 33 SPACES
SOUTH PARKING LOT (RESTRIPED) - 35 SPACES
TOTAL - 173 SPACES PROVIDED

PARKS, RECREATION and
OPEN SPACES DEPARTMENT

AECOM

MIAMI-DADE COUNTY

MARCH 25, 2014