

<h1>Application No. 4</h1> <h2>Commission District 10    Community Council 12</h2>
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### APPLICATION SUMMARY

Applicant/Representative(s):	Miami-Dade County/Jack Osterholt, Deputy Mayor/Director, Department of Regulatory and Economic Resources; and Jack Kardys, Director, Department of Parks, Recreation and Open Space.
Location:	East side of SW 117 Avenue and south of SW 76th Street
Total Acreage:	±20.8 Gross Acres (±18.84 Net Acres)
Current Land Use Plan Map Designations:	Institutions, Utilities, and Communication
Requested Land Use Plan Map Designation and Other Changes:	Parks and Recreation
Amendment Type:	Standard
Existing Zoning District/Site Condition:	GU (Interim)/Vacant and former Cemetery

### RECOMMENDATIONS

Staff:	<b>TRANSMIT AND ADOPT</b> (February 25, 2014)
Kendall Community Council (12):	<b>TRANSMIT AND ADOPT</b> with conditions as follows: <ul style="list-style-type: none"><li>1. Application site to be kept as passive park use; and</li><li>2. The placement of a 6 foot high chain-link fence and a 6 foot high hedge along the property line of the site and the adjacent Police and Fire Rescue Stations. (March 25, 2014)</li></ul>
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	<b>TRANSMIT AND ADOPT</b> (April 14, 2014)
Board of County Commissioners:	<b>TO BE DETERMINED</b> (May 21, 2014)
Final Action of Board of County Commissioners:	<b>TO BE DETERMINED</b> (October 1, 2014)

Staff recommends **Transmit and Adopt** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±20.8 gross-acre application site from “Institutions, Utilities, and Communication” to “Parks and Recreation” for the following reasons:

**Principal Reasons for Recommendation:**

1. The CDMP amendment application fulfills the requirement of Resolution No. R-718-12 adopted in September 2012 by the Miami-Dade Board of County Commissioners (Board). The resolution directs the County Mayor or the Mayor’s designee to file an application to amend the CDMP to designate County-owned land located adjacent to the Kendall Indian Hammocks Park as “Parks and Recreation” in order to accommodate the future growth and development of the Park (see Appendix C: Resolution No. R-718-12). The application site is identified on the Kendall Indian Hammocks Park General Plan as part of the Park and is planned for passive park use by the Miami-Dade Parks, Recreation and Open Space Department (see General Plan on pages 4-9 and 4-10).
2. Approval of the application would be consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
  - i. *Need:* The application, if approved, would facilitate the growth and further development of the Kendall Indian Hammocks Park consistent with the Kendall Indian Hammocks Park Expansion Feasibility Study prepared in August 2010. The Feasibility Study identified a need to expand the park to accommodate the recreational demands of the growth Kendall area, and was prepared in response to Board Resolution No. R-531-10 that required a study be conducted to identify alternatives for expanding and further developing the Park. The Feasibility study identified the application site among other lands that could be added to the Park in order to facilitate its future growth and development. The need to facilitate the future growth and development of the Park is further established through Board Resolution No. 719-12 adopted in September 2012 directing the County to provide for the expansion of the Park through amendment of the Kendall Indian Hammocks Park General Plan (see Appendix D: Resolution No. R-719-12).
  - ii. *Public Facilities and Services.* The impacts that would be generated by the application, if approved, would not cause a violation in the level of service (LOS) standards for public services and facilities. However, it should be noted that SW 117 Avenue between SW 72 Street and SW 88 Street is currently operating at LOS F, in violation of its adopted LOS D standard. It should also be noted that designation of the application site to “Parks and Recreation” and its intended use as a passive park would generate considerably fewer AM/PM peak hour vehicle trips than the potential development that could occur under the site’s current CDMP Land Use Pan map designation (see Estimated Peak Hour Trip Generation table on page 4-18). The

passive park use of the site is demonstrated on the Kendall Indian Hammocks Park General Plan (see General Plan on pages 4-9 and 4-10).

- iii. *Compatibility.* The designation of the application site to “Parks and Recreation” and its proposed use as a park would be compatible with the land uses adjacent to the site. North of the application site, across SW 76 Street, are a U.S. Post Office facility and single-family homes that are in good condition. The ±102-acre Kendall Indian Hammocks Park to which the application site will be added is to the east. Adjacent to the west of the site is the Miami-Dade Police Department-Kendall Station and the Kendall Fire Rescue Station No. 9. South of the subject property, across SW 79 Street, are the Greenday Creations Landscape Company and The WOW Center, an adult day care facility.

*Environmental and Historic Resources:* The subject CDMP application, if approved, would not impact any historic or archaeological resources. However, the application site is within the Protection Area of the Alexander Orr/Snapper Creek Southwest Wellfield Complex and any park related uses developed on the application site shall be in accordance with Section 24-43 of Miami-Dade County Code. Additionally, the site contains a County-designated Natural Forest Community (NFC), and may contain specimen-sized trees (trunk diameter of 18 inches or greater) that are required to be preserved pursuant to Section 24-49.2(II) of Miami-Dade County Code.

It should be noted that the “Parks and Recreation” land use designation requires environmentally sensitive land such as wellfield protection areas and NFCs to be managed in a manner consistent with the goals, objectives and policies for the development of the applicable environmental resource or protection area. CDMP Land Use Element Policy LU-3B as well as Conservation, Aquifer Recharge and Drainage Element Goal CON-8 and Policies CON-8A and CON-8C require preservation and protection of NFCs. Therefore, the designation of the application site to “Parks and Recreation” would enhance the protection and management of the NFCs or other environmental resources on the application site.

- iv. *Transit Ridership.* The proposed CDMP land use amendment could support transit ridership and pedestrianism. The site is currently served by Metrobus Routes 72 and 272, which provide local route services to the application area. Metrobus Route 72 provides 30-minutes and 60-minutes AM/PM peak period headways service on weekdays only and 30-minute headway service in the evening after 8 pm on weekdays only. Metrobus Route 272 (limited stops) provides 15-minute AM/PM peak period headway service on weekdays only. The nearest bus stop for both routes is located approximately 0.36 miles from the application site.

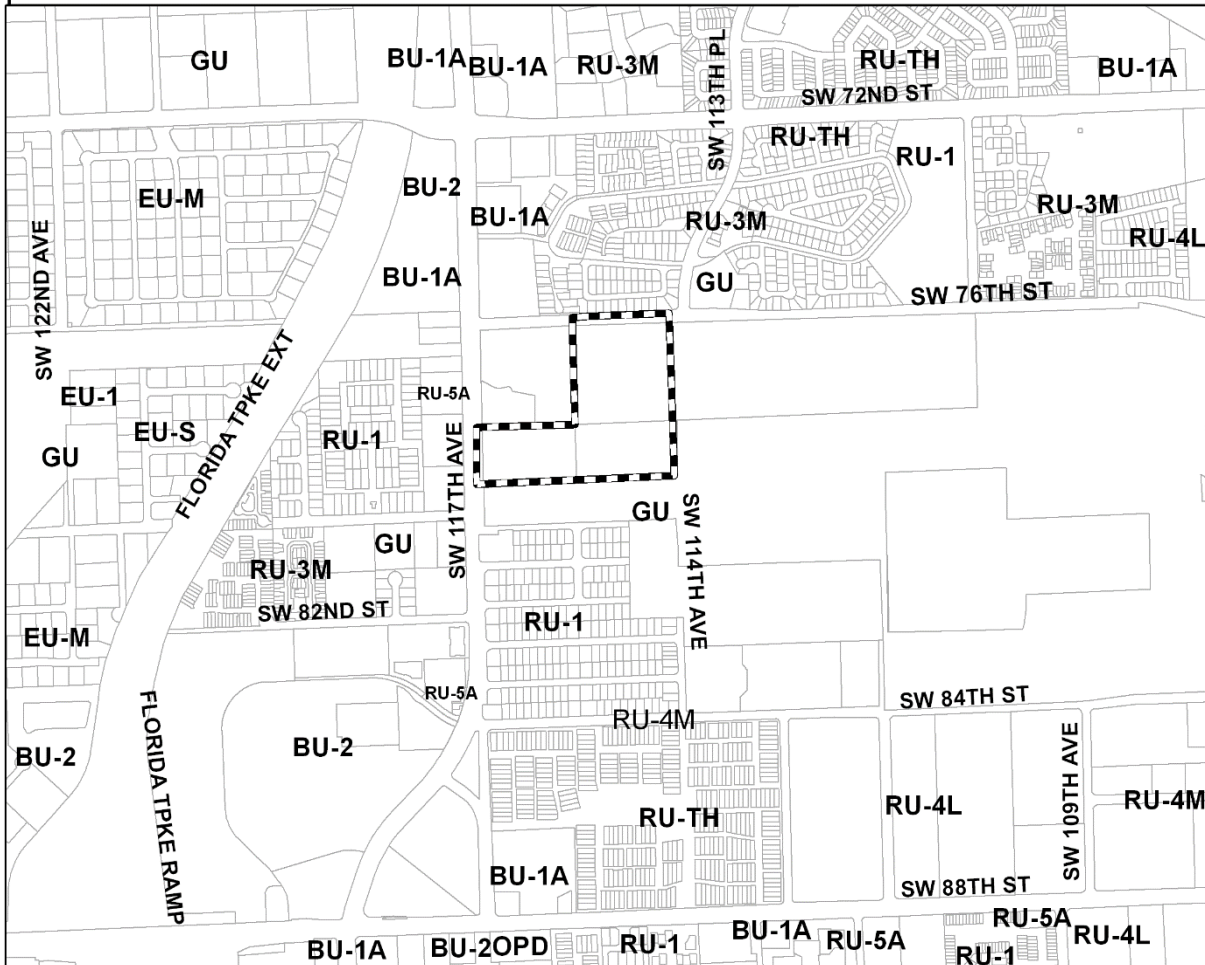


# APPLICATION NO. 4 AERIAL PHOTO





# APPLICATION 4 ZONING MAP



APPLICATION AREA

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2014

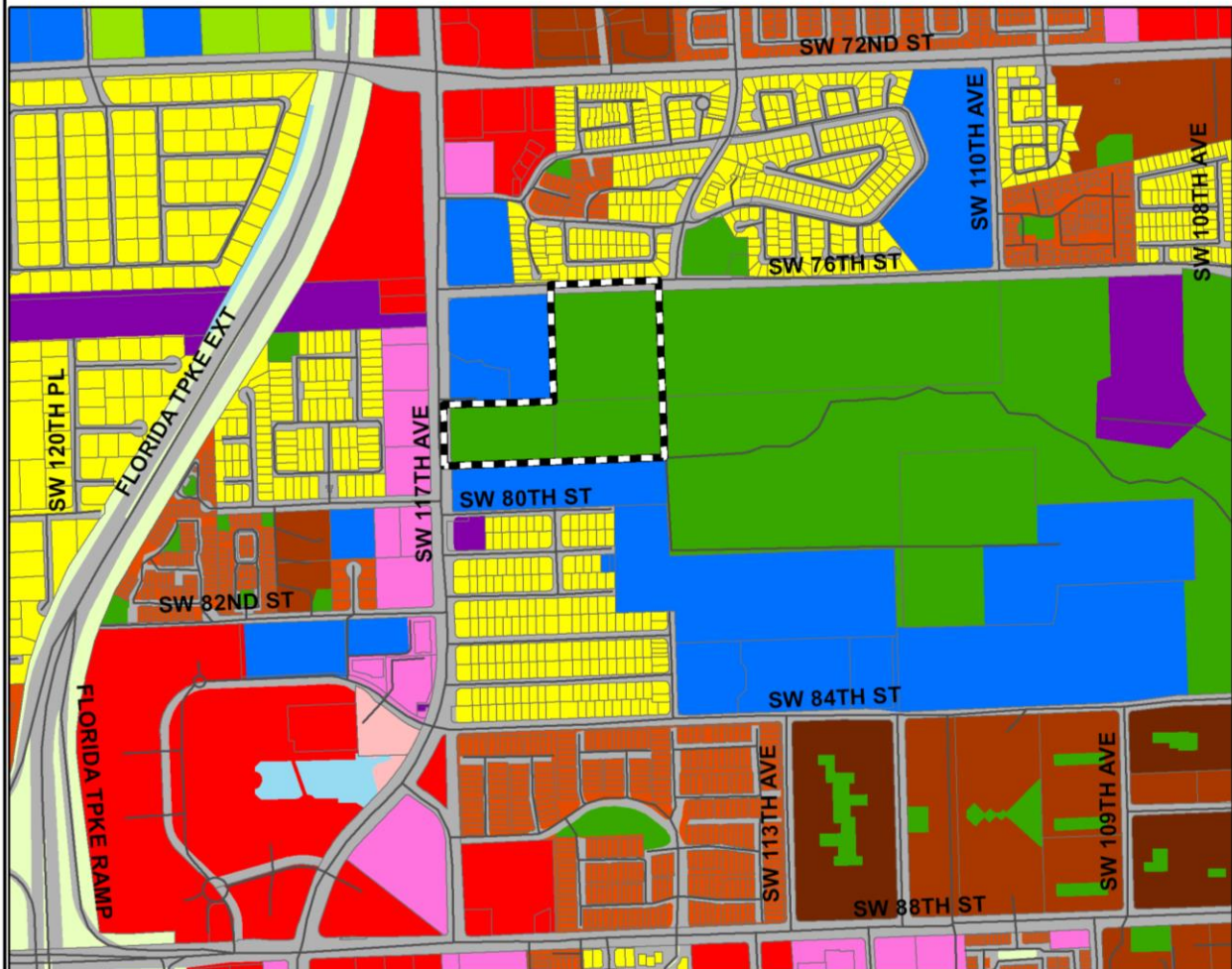
## ZONING DISTRICTS

BU-1A	BUSINESS DISTRICTS, LIMITED	RU-5A	SEMI-PROFESSIONAL OFFICE
BU-2	BUSINESS DISTRICTS, SPECIAL	RU-TH	TOWNHOUSE
EU-1	ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA		
EU-M	ESTATES MODIFIED, SINGLE-FAMILY, MINIMUM LOT AREA 15,000 FT2 NET		
EU-S	ESTATE USE, SUBURBAN SINGLE-FAMILY 25,000 FT2 GROSS		
GU	INTERIM DISTRICT		
OPD	OFFICE PARK DISTRICT		
RU-1	SINGLE-FAMILY RESIDENTIAL		
RU-3M	MINIMUM APARTMENT HOUSE		
RU-4L	LIMITED APARTMENT HOUSE DISTRICT		
RU-4M	MODIFIED APARTMENT HOUSE		

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Miles



## APPLICATION NO. 4 EXISTING LAND USE



APPLICATION AREA

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2014

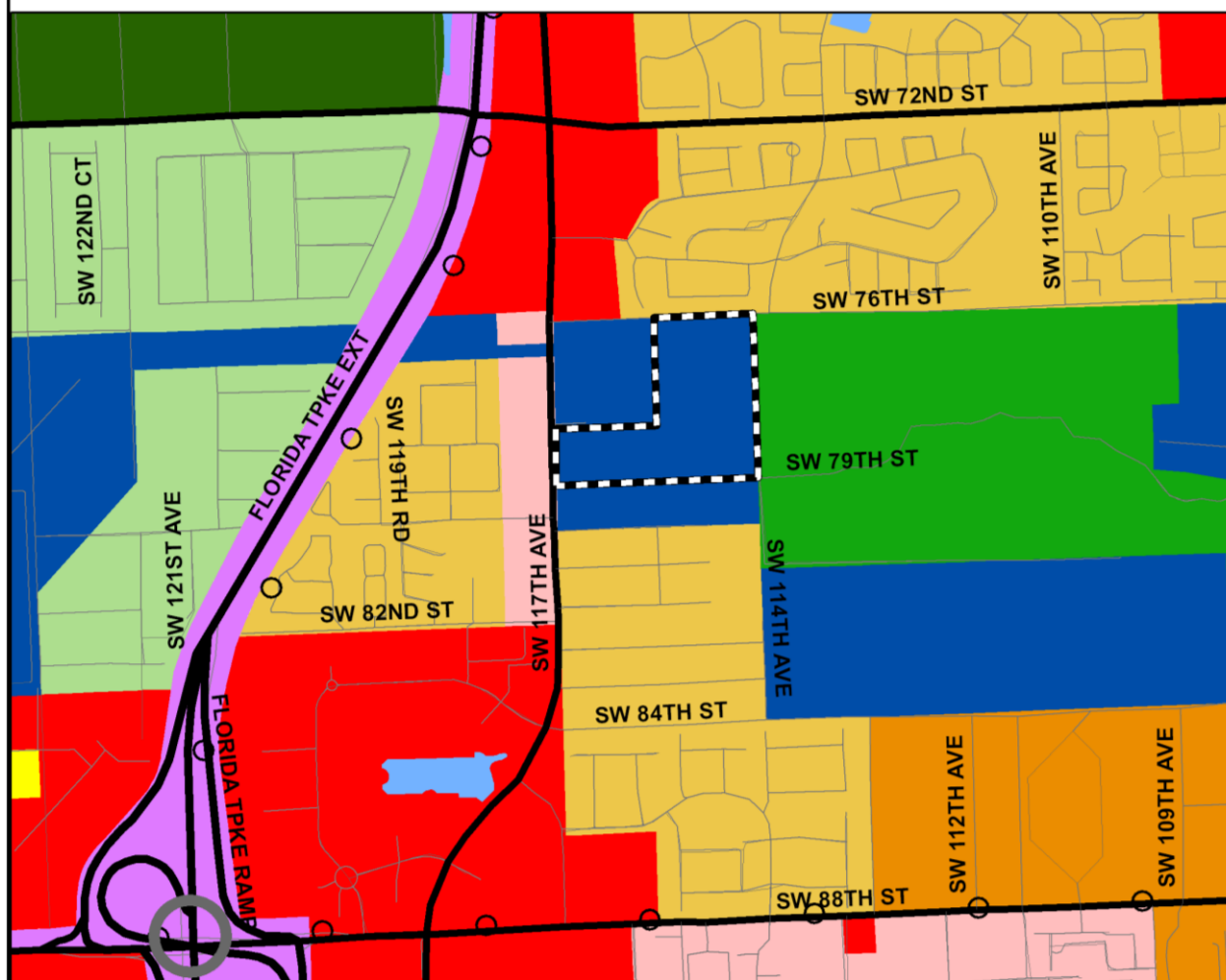
### EXISTING LAND USE



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Miles



# APPLICATION NO. 4 CDMP LAND USE



APPLICATION AREA

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
December 2013

## CDMP LAND USE

ESTATE DENSITY (1-2.5 DU/AC)

LOW DENSITY (2.5-6 DU/AC)

LOW-MEDIUM DENSITY (6-13 DU/AC)

MEDIUM DENSITY (13-25 DU/AC)

BUSINESS AND OFFICE

OFFICE/RESIDENTIAL

INSTITUTIONS, UTILITIES AND COMMUNICATION

PARKS AND RECREATION

AGRICULTURE

WATER

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

EXPRESSWAYS

MAJOR ROADWAYS (3 OR MORE LANES)

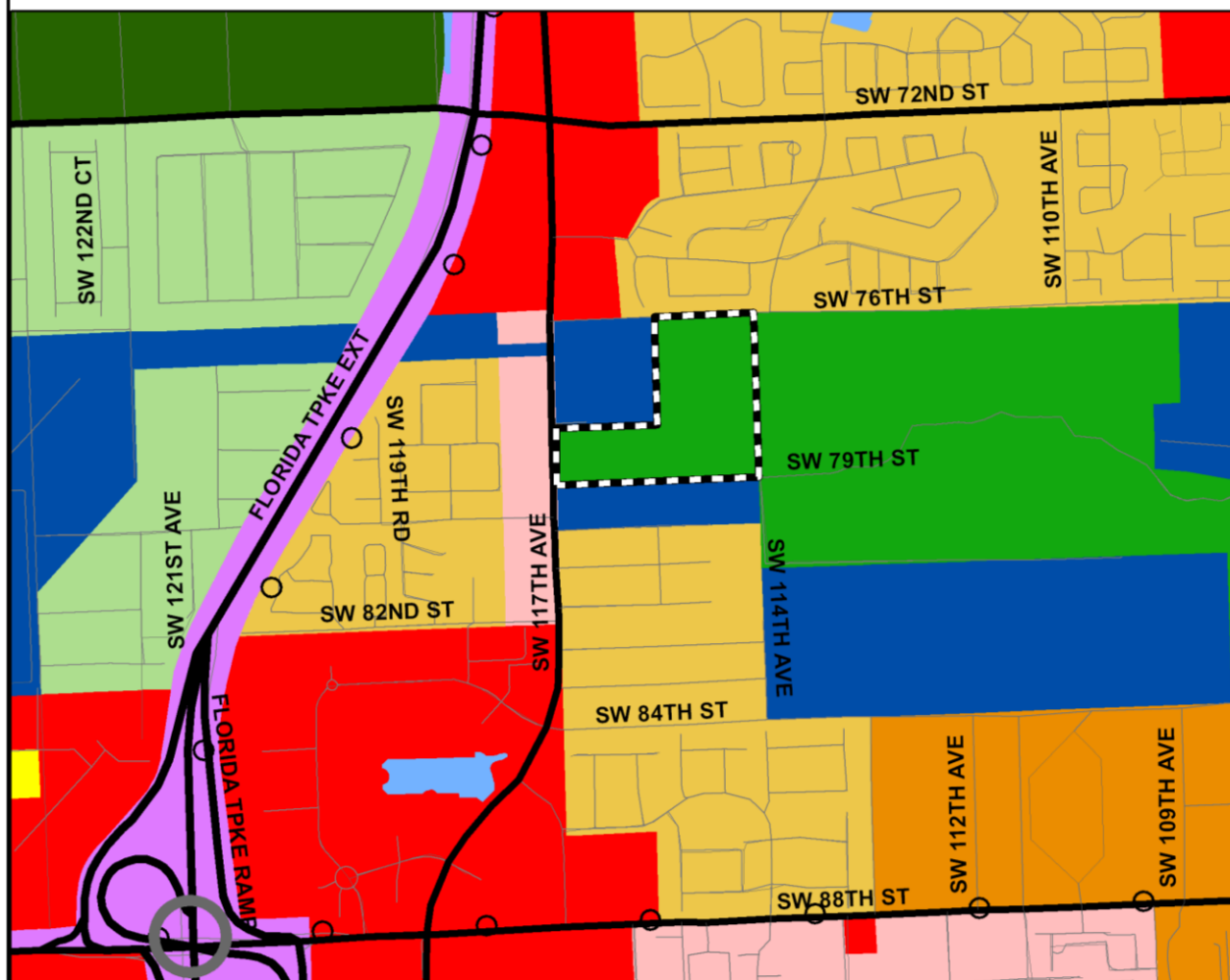
FUTURE RAPID TRANSIT

METROPOLITAN URBAN CENTER

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## APPLICATION NO. 4 PROPOSED CDMP LAND USE



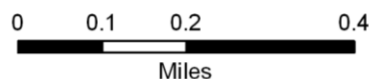
APPLICATION AREA

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
December 2013

### CDMP LAND USE

- ESTATE DENSITY (1-2.5 DU/AC)
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- INSTITUTIONS, UTILITIES AND COMMUNICATION
- PARKS AND RECREATION
- AGRICULTURE

- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- FUTURE RAPID TRANSIT
- METROPOLITAN URBAN CENTER





# KENDALL INDIAN HAMMOCKS PARK

## A. GENERAL PLAN

### General Plan Description:

#### Senior / Leisure Access Center

Space for Senior and Disabled person programs. Covered walkways from drop-off area to center and to Terra Environmental Research Institute gymnasium. Expand shared parking with Terra Environmental Research Institute.

#### Regional Recreation Center

Multi-use space for community events, meeting space for Community Council 12, after school and summer camp youth programs. Shared common space with Senior / Leisure Access Center such as kitchen, restrooms and offices.

#### Paths / Sidewalks / Neighborhood Connections

Shaded 8' perimeter and loop paths with smaller 6' sidewalks. Multiple traffic calming pedestrian crossings. Expansion and redevelopment of mulch trail network throughout Tropical Hardwood Hammocks with signage.

#### Perimeter / Maintenance Fencing, Pedestrian Lighting, Renovated Restrooms

Security chainlink fence with screen around perimeter of maintenance facility. Typical two rail wood fence throughout park. Pedestrian lighting of perimeter and loop paths. Renovate existing restroom facilities.

#### Shared and On-Street Parking

Reduce parking within western area of park with on-street parking along SW 80th Ter. and SW 114th Ave.

#### Dog Park

Separate small and large dog areas with pavilions, benches, dog wash area and shade trees.

#### Community Skate Park

Community skate park with bleachers, pavilion and drinking fountain.

#### Open Space Improvements

Large open bays of lawn space for at will uses with clustering of trees to form defined spaces. Additional planting of shade trees along SW 107th Ave. for continuous canopy.

#### Natural Areas Improvements

Removal of existing exotic plant species and replacement with native species in phases throughout park with an emphasis in the natural areas.

#### Aquatic Center

Development of a Competition Aquatic Facility with a wellness pool, leisure pool, children's pool, 25 yd. lap pool, diving pool, spa, bleachers for 500 people, meeting space, workout room, restrooms, locker rooms, concessions, offices, storage and a scoreboard. Covered walkways to connect with Senior / Leisure Access Center and additional parking.



### Kendall Indian Hammocks Park Archaeological Zones and Historical Sites Legend:

- |   |  |   |  |
|---|--|---|--|
| <p>① Metro-Dade Historical Preservation Board - Resolution No. R-9704<br/>Type: Historic Site<br/>Name: Dade County Hospital Annex<br/>Address: 7950 SW 107th Ave., Kendall, FL</p> | <p>② Metro-Dade Historical Preservation Board - Resolution No. R-9703<br/>Type: Archaeological Zone<br/>Name: Indian Hammock Archaeological Zone<br/>Address: SW 107th Ave and SW 84th St.</p> | <p>③ Metro-Dade Historical Preservation Board<br/>Type: Archaeological Island<br/>Name: Kendall Island Site no. 8Da1639</p> | <p>④ Metro-Dade Historical Preservation Board<br/>Type: Archaeological Zone<br/>Name: Seminole Indian Historic Activity Area</p> |
|---|--|---|--|



Portion of Kendall Indian Hammocks Park General Plan showing Application Site



# STAFF ANALYSIS

## Application Site

### Background

On May 4, 2010, Miami-Dade Board of County Commissioners (Commission) adopted Resolution No. R-531-10 directing that County conduct a Feasibility Study on development and expansion of the Kendall Indian Hammocks Park. The Study was completed by the Department of Parks, Recreation and Open Spaces (DPROS) on August 2, 2010. The Study identified the need for expanding the Kendall Indian Hammocks Park to meet the increasing demand for additional recreational facilities in the Kendall area, and provided several recommendations for expanding the Park. On September 4, 2012, Commission Adopted Resolution No. R-719-12 directing the County Mayor or designee to provide for the expansion of the Park through amendment of the Kendall Indian Hammocks Park General Plan (see Appendix D: Resolution No. R-719-12). Also, on September 4, 2012, Commission adopted Resolution No. R-718-12 directing that the County file an application to amend the CDMP to designate county-owned land located adjacent to the Kendall Indian Hammocks Park as "Parks and Recreation" (see Appendix C: Resolution No. R-718-12). The application site has been identified for inclusion into the Kendall Indian Hammocks Park (see General Plan on pages 4-9 and 4-10) and is thereby the subject of this application to be designated to "Parks and Recreation".

### Location

The application site is a ±20.0 gross acre parcel (±18.84 net) located on the east side of SW 117 Avenue and south of SW 76 Street, in unincorporated Miami-Dade County. The subject property is adjacent to the west side of the Kendall Indian Hammocks Park, a 117-acre park that serves the West Kendall, Sunset and the Kendale Lakes areas.

### Existing Land Use

The subject property is the site of the former Miami-Dade County-operated Kendall Cemetery (see Appendix F: Photos of Site and Surroundings), that is no longer in operation but contains the burial sites. The site also contains a County designated Natural Forest Community (NFC).

### Land Use Plan Map Designation

The application site is currently designated "Institutions, Utilities and Communications" on the CDMP Adopted 2020 and 2030 LUP map (see CDMP Land Use map on page 4-7 above). The uses allowed in the "Institutions, Utilities and Communications" CDMP land use category include the full range of institutions, communications and utilities. Offices and internally integrated business areas smaller than 5 acres in size are also allowed in this land use category. The application seeks to redesignate the property to Parks and Recreation (see Proposed CDMP Land Use map on page 4-8).

### Zoning

The application site is zoned GU (Interim). Permitted uses for land zoned GU are dependent on the character of the surrounding neighborhood, otherwise EU-2 (Single-Family 5-Acre Estate District) development standards apply. (See Zoning Map on page 4-5 above.)

### Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938, and the County's first zoning records indicate that that subject property was zoned GU (Interim), which remains the zoning on the subject property to date.

## Adjacent Land Use and Zoning

### Existing Land Uses

North of the application site, across SW 76 Street, are a U.S. Post Office facility and single-family homes that are in good condition. Adjacent to the west of the application site is the Miami-Dade Police Department-Kendall Station and the Kendall Fire Rescue Station. Further west, across SW 117 Avenue, are small retail sales and service operations such as the Sunset Feed and Supply, the Metamorphose Hair Studio and Day Spa, a flower shop, the Chuck Wagon Restaurant, an office building and the South Florida Educational Credit Union. South of the subject property, across SW 79 Street, are the Greenday Creations Landscape Company and The WOW Center, an adult day care facility. East of the application site, across SW 114 Avenue, is the ±102-acre Kendall Indian Hammocks Park.

### Land Use Plan Map Designations

North of the application site, across SW 76 Street, are areas designated “Business and Office” and “Low-Medium Density Residential (6 to 13 DUs/gross acre)” on the CDMP Adopted 2020 and 2030 LUP map. East of the application site, across SW 114 Avenue, are areas designated “Parks and Recreation.” Adjacent to the west of the application site are areas designated “Institutions, Utilities and Communications”; further west, across SW 117 Avenue, are areas designated “Institutions, Utilities and Communications” and “Office Residential.” South of the application site, across SW 79 Street, are areas designated “Institutions, Utilities and Communications” (see “CDMP Land Use” map on Page 4-7.)

### Zoning

Properties north of the application site, across SW 76 Street, are zoned RU-3M (Minimum Apartment House-12.9 units per net acre) and GU (Interim); properties adjacent to the east, south and west of the subject property are also zoned GU. Further west of the application site, across SW 117 Avenue, are properties zoned RU-5A (Semi-Professional Offices). (See “Zoning” map on Page 4-5).

## Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

### Flood Protection

Federal Flood Zone	X-99
Stormwater Management Permit	
County Flood Criteria, National	8.0 feet
Geodetic Vertical Datum (NGVD)	

### Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	May contain
Endangered Species Habitat	Yes
Natural Forest Community	Yes

### Other Considerations

Within Wellfield Protection Area	SW Wellfield 210-day & Alexander Orr Average.
Hazardous Waste	No
Contaminated Site	No

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Cycle

4-12



#### Drainage, Flood Protection and Stormwater Management

The proposed application area is not within a Federal Flood Zone and is determined to be in Zone X or above the flood plain as determined by FEMA. Any new development will have to comply with the requirements of Chapter 11C of the Code for flood protection. The proposed CDMP amendment, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP. The proposed amendment does not affect stormwater management.

#### Specimen Trees

Policy CON-8A of the CDMP and Section 24-49.2(II) of the Code require that specimen-sized trees (trunk diameter 18 inches or greater) be preserved whenever reasonably possible. This requirement applies to any specimen-sized trees within application area. In addition, 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 the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. The applicant is advised to contact the Tree Permitting Program at 305-372-6574 for additional information regarding permitting procedures and requirements for tree resources prior to development.

#### Wellfield Protection

The property is located within the Average Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Pursuant to Section 24-43(5) of the Code, hazardous wastes are prohibited within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Furthermore, the Code requires that the owner of the subject property shall submit a covenant to DERM prohibiting hazardous wastes on the property. The covenant shall be submitted to and approved by DERM before approval of development orders.

#### Natural Resources

The subject property contains a County designated Natural Forest Community (NFC). Under the proposed designation of 'Parks and Recreation', the portions of the park land which are characterized by valuable environmental resources must be managed in a manner consistent with the CDMP goals, objectives and policies for development of the applicable environmental resources or protection area. Pursuant to CDMP Objective CON-8 and its associated policies, upland forest included in Miami-Dade County's Natural Forest inventory shall be maintained and protected and a NFC shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored. Development of NFCs shall be permitted only if it is clearly in the public interest, there is no feasible alternative, and such development does not adversely impact other remaining NFC resources. Where hammocks or pinelands are contained within prospective development sites, they shall be given priority for designation as landscape and open space areas and shall be left intact. Additionally, the destruction of NFCs shall be kept to a minimum; a long-term mitigation and management plan shall be developed to assure the continued maintenance of the remaining forest lands and the restoration or creation of a least an equal amount of forest lands to be destroyed. Pursuant to CDMP Policy CON-8A, the Natural Forest Community will be protected through enforcement of the County's Tree and Forest Protection and Landscape Code. A NFC permit is required for any work within the NFC.

The following listed plant species have been documented on the property: *Cordia globosa*, *Tillandsia fasciculata* var. *densispica*, *Tillandsia utriculata*, which are listed by the State of Florida and the federal government as Endangered. Pursuant to CDMP Objective CON-9, "Freshwater fish, wildlife and plants shall be conserved and used in an environmentally sound manner and undeveloped habitat critical to federal, state or County designated endangered, threatened, or rare species or species of special concern shall be preserved." Further, CDMP Policy CON-8J states that "Efforts should be made to propagate and reestablish where practical, endangered, threatened, and potentially endangered native plants and animals in Miami-Dade County."

In addition, the site contains prohibited exotic pest plants that pursuant to the CDMP and Chapter 24 of the Code are required to be removed prior to development or redevelopment and these parcels shall be maintained to prevent the growth of accumulation of prohibited species.

## **Water and Sewer**

The water supply for this application will be provided by the Alexander Orr Water Treatment Plant. At the present time, there is adequate treatment and water supply capacity for this application. The plant is presently producing water that meets Federal, State and County drinking water standards.

### Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of Hialeah, Preston and Alexander Orr District Treatment Plants, shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. The water must also meet all applicable federal, state, and county primary drinking water standards. The regional water treatment system has a rated design capacity of 439.74 million gallons per day (MGD). The regional water treatment system shall operate no less than two percent, which is equivalent to 430.95 MGD. The total available water treatment plant capacity, 108 MGD, is calculated using the available plant capacity (430.95 MGD), subtracting the average of the actual water treated (304.15 MGD) and subtracting the water that is reserved through development orders (18.8 MGD, water that will be needed in the future). Pursuant to the CDMP, the water treatment plants can produce an additional 108 MGD, which is equivalent to 25% capacity remaining in the water treatment plants.

The application site is identified by the Miami-Dade Parks and Recreation Department for passive park use in the General Plan for the Kendall Indian Hammocks Park. Thereby, the application site would not require connection to the County's water and sewer infrastructure.

### Sewer Treatment Plant Capacity

The County's adopted LOS standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system, consisting of North, Central, and South District Wastewater Treatment Plants, operate with a capacity that is two percent above the average daily flow for the preceding five years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all applicable federal, state, and county standards and all treatment plants must maintain the capacity to treat peak flows without overflow. The regional wastewater treatment system has a design capacity of 375.5 million gallons per day (MGD). The regional wastewater treatment system shall operate no less than two percent, which is equivalent to 368 MGD. The total available wastewater treatment plant capacity (23.16 MGD) is calculated subtracting the actual wastewater treated (312.59 MGD) and subtracting the wastewater that is reserved through development orders (32.24 MGD, wastewater

that will need to be treated in the future). The sum of the 12-month average and all reserved flows (344.83 MGD) represents 93.71% of the regional system design capacity. Pursuant to the CDMP, the regional wastewater treatment system can treat an additional 23.16 MGD of wastewater which is equivalent to 6.29% capacity remaining in the wastewater treatment plants.

The application site is identified by the Miami-Dade Parks and Recreation Department for passive park use in the General Plan for the Kendall Indian Hammocks Park. Thereby, the application site would not require connection to the County's sewer infrastructure.

## **Solid Waste**

The Miami-Dade County Public Works and Waste Management Department (PWWM) Solid Waste Functions oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements and regulations. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

The application site is located inside the PWWM Waste Collection Service Area (WCSA), which consists of all residents of the Unincorporated Municipal Service Area (UMSA) and eight municipalities.

### Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The PWWM assesses the solid waste capacity on system-wide basis since it is not practical or necessary to make determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2013-2014, the PWWM is in compliance with the adopted LOS standard.

### Application Impacts

Application No. 4 is requesting a redesignation of the application site from "Institutions, Utilities and Communication" to "Parks and Recreation" on the Adopted 2015 and 2025 LUP map. The "Parks and Recreation" designation will most likely result in the development of a non-residential type of development. Per Chapter 15 of the County Code, the PWWM does not actively compete for non-residential waste collection such as multi-family, commercial, business, office, and industrial services at this time; therefore waste collection services may be provided by a private waste hauler. The PWWM has determined that the requested CDMP amendment will have no impact or any associated costs to the County; therefore, the PWWM has no objections to the Application.

## **Parks**

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 2 (PBD-2), which generally encompasses the area of the County south of SW 186 Street.

### Application Impacts

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The need to expand Kendall Indian Hammocks Park was identified in the Expansion Feasibility Study for Kendall Indian Hammocks Park in August 2010. Resolution R-719-12, approved by the Board of County Commissioners on September 4, 2012 recognized the need to expand and directed the Mayor or Mayor's designee to provide for the expansion of the park through amendment to the General Facilities Plan. Also on September 4, 2012, the Board of County Commissioners adopted Resolution R-718-12 which directed the Mayor or Mayor's designee to file an application to amend the CDMP to designate County-owned land adjacent to the Park as "Parks and Recreation" on the CDMP Adopted 2020 and 2030 LUP map.

This application is consistent with the Expansion Feasibility Study, the General Facilities Plan, and fulfills the requirements of the above-referenced resolutions.

### **Fire and Rescue Service**

The application site is currently served by Miami-Dade County Fire Rescue Station No. 9 (Kendall), located at 7777 SW 117 Street. This station is equipped with an Aerial and a Rescue unit, and is staffed with seven (7) firefighter/paramedics 24 hours a day, seven days a week.

The Miami-Dade County Fire Rescue Department (MDFR) has indicated that the average travel time to incidents in the vicinity of the application site is approximately 5 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

### **Level of Service Standard**

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 3,000 gallons per minute (gpm) is required for business and industrial uses, and 750 gpm for single family and duplexes.

### **Application Impacts**

The current CDMP land use designation of "Institutions, Utilities and Communications" will allow a potential development on the application site that is anticipated to generate approximately 99 annual alarms. The proposed CDMP land use designation of "Parks and Recreation" will allow the park to expand onto approximately 20 acres of land to the west resulting in a significant reduction of annual alarms. Presently, fire and rescue service in the vicinity of the application site is adequate. There are no planned stations in the vicinity of the application.

### **Aviation**

Miami-Dade County Aviation Department (MDAD) does not object to the proposed CDMP amendment provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33, as it pertains to airport zoning.

### **Roadways**

The application site, which consists of three County owned parcels, is located east of SW 117 Avenue between SW 76 Street and SW 79 Street, abutting the west side of the Kendall Indian Hammocks Park. The applicant, Miami-Dade County, seeks to add the three parcels totaling approximately 20.8 gross acres (18.84 net acres) to the existing park and re-designate the parcels



on the Adopted 2020 and 2030 Land Use Plan map from “Institutions, Utilities, and Communications” to “Park and Recreation.”

SW 76 Street, a two-lane undivided roadway; SW 117 Avenue, a major north-south four-lane roadway facility; and SW 79 Street, a two-lane local roadway, provides access to the application site. SW 117 Avenue provides access to SW 72 Street (SR 986), SW 56 Street, SW 40 Street (SR 976), and SW 8 Street (SR 90) to the north; and to SW 88 Street (SR 94), SW 104 Street, SW 120 Street, SW 152 Street, and SW 184 Street to the south.

Traffic conditions are evaluated by the level of service (LOS), which is represented by one of the letters “A” through “F”, with A generally representing the most favorable driving conditions and F representing the least favorable.

#### Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2012) and the County (Year 2013), are acceptable, with the exception of the roadway segment of SW 117 Avenue between SW 72 Street and SW 88 Street which operating at LOS F (D is the adopted LOS standard). The “Existing Traffic Conditions Roadway Lanes and Peak Period Level of Service (LOS)” table below shows the current operating condition of the roadways.

**Existing Traffic Conditions  
Roadway Lanes and Peak Period Level of Service (LOS)**

Station No.	Station No./Roadway	Location/Link	Lanes	LOS Std.	LOS
46	SW 985/SW 107 Ave.	SW 56 St. to SW 72 Street	4 DV	E	C (2012)
45	SR 985/SW 107 Avenue	SW 72 Street to SW 88 Street	4 DV	E	C (2012)
9746	SW 117 Avenue	SW 72 Street to SW 88 Street	4 DV	D	F (2013)
9748	SW 117 Avenue	SW 88 St. to SW 104 Street	4 DV	D	C (2013)
68	SR 986/SW 72 St.	SW 107 Ave. to SW 87 Ave.	4 DV	E+ 20%	C (2012)
62	SR 94/SW 88 Street	SW 127 Ave. to SW 117 Ave.	6 DV	E+20%	D (2012)

Source: Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade Public Works and Waste Management Department; and Florida Department of Transportation, February 2014.

Notes: ( ) identifies the year traffic count was taken or the LOS traffic analysis revised.

DV= Divided Roadway; UD= Undivided Roadway; LA= Limited Access

LOS Std. =the adopted minimum acceptable peak period Level of Service standard for all State and County roadways.

#### Trip Generation

Of the 18.84 net acres, approximately 14.12 acres are part of a former county cemetery for the indigent and 4.72 acres are designated Natural Forest Community. Given the sites former use as a cemetery and the existing of the NFC that will be protected as required by the CDMP, it is anticipated that the subject site will be committed to passive park use and be only be improved with new trails to connect the existing trail network within the park from SW 107 Avenue to SW 117 Avenue. Seasonal uses of individual park sites differ widely as a result of varying facilities and local conditions, such as weather. These trails are expected to be used by walkers and joggers traversing the park from SW 107 Avenue to SW 117 Avenue; therefore, no additional vehicle trips are expected to be generated by the addition of the 18.84 acres to the park.

However, a traffic impact analysis was performed using the ITE Trip Generation Manual (7<sup>TH</sup> Edition), assuming the 18.84 net acres were developed with park facilities. This development scenario indicates that if the application site were developed with other park facilities, it would generate approximately 10 AM peak hour vehicle trips and 11 PM peak hour vehicle trips during weekdays, and 42 Saturday peak hour trips and 67 Sunday peak hour trips during weekends. The 18.84 acres that will be added to the Kendall Indian Hammocks Park will be only improved. See "Estimated Peak Hour Trip Generation" table below.

**Estimated Peak Hour Trip Generation  
By Current and Requested CDMP Land Use Designations**

Application No. 4	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use
Weekday AM Peak	"Institution, Utilities and Communications" (410,335 sq. ft. Office space)	"Park and Recreation" 18.84 net acres/	
	418	10	- 408
Weekday PM Peak	"Institution, Utilities and Communications" (410,335 sq. ft. Office space)	"Park and Recreation" 18.84 net acres/	
	783	11	-742
Saturday Peak	"Institution, Utilities and Communications" (410,335 sq. ft. Office space)	"Park and Recreation" 18.84 net acres/	
	NA	42	+42
Sunday Peak	"Institution, Utilities and Communications" (453,024 sq. ft. Office space)	"Park and Recreation" 18.84 net acres/	
	NA	67	+67

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Public Works and Waste Management Department, February 2014.

Notes: Scenario 1 assumes the application site developed with maximum potential development that may be allowed under the existing and requested CDMP land use designations. 410,335 sq. ft. of office space may be developed under the current CDMP land use designation and 18.84 net acres of parkland may be added to the existing Indian-Hammock Regional Park under the requested CDMP land use designation.

#### Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of February 2014, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2014 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the application under the requested CDMP LUP map designation, determined that all roadways –with the exception of the segment of SW 117 Avenue between SW 72 and SW 88 Streets– adjacent to and in the vicinity of the application site that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service. See "Traffic Impact Analysis" table below.

It should pointed out that no roadways capacity improvements are programmed in the 2014 Transportation Improvement Program or planned in the 2035 Long Range Transportation Plan for the roadway segment of SW 117 Avenue from SW 72 Street to SW 88 Street.

**Traffic Impact Analysis on Roadways Serving the Amendment Site**  
**Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)**

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Scenario 1 "Business and Office" (34,046 sq. ft. retail)</b>													
46	SW 985/SW 107 Ave.	SW 56 St. to SW 72 Street	4 DV	E	3580	1952	C	0	1952	C	1	1953	C
45	SR 985/SW 107 Ave.	SW 72 St. to SW 88 Street	4 DV	E	3580	2185	C	0	2185	C	3	2188	C
9746	SW 117 Avenue	SW 72 St. to SW 88 Street	4 DV	D	1740	2781	F	0	2781	F	2	2783	F
9748	SW 117 Avenue	SW 88 St. to SW 104 Street	4 DV	D	3170	1667	C	0	1667	C	2	1669	C
68	SR 986/SW 72 St.	SW 107 Ave. to SW 87 Ave.	4 DV	E+20%	4296	2918	C	0	2918	C	1	2919	C
62	SR 94/SW 88 Street	SW 127 Ave. to SW 117 Ave.	6 DV	E+20%	6468	5093	D	0	5093	D	2	5095	D

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade County Public Works and Waste Management Department and Florida Department of Transportation, February 2013.

Notes: DV= Divided Roadway; UD=Undivided Roadway; LA=Limited Access

\* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity) for roadways serviced with mass transit having 20 minutes or less headways between the Urban Development Boundary (UDB) and the Urban Infill Area (UIA); .

Scenario 1 assumes the application site to be used as parkland under the requested CDMP land use designation of "Park and Recreation."



### Application Impact

The “Estimated Peak Hour Trip Generation” table above identifies the estimated number of AM and PM peak hour vehicle trips to be generated by the development scenario analyzed under the requested CDMP land use designation of “Park and Recreation.” This development scenario shows that if the application is approved and the application sites developed with park facilities, it would generate approximately 10 AM and 11 PM peak hour vehicle trips during weekdays and 42 and 67 vehicle trips during Saturday and Sunday peaks, respectively. Of the 11 PM peak hour trips only 2 trips (0.1 percent of the roadway’s maximum service volume), would be impacting SW 117 Avenue. However, as it was discussed above this additional parkland would only be improved with a trail to connect the existing trail network within the park from SW 107 Avenue to SW 117 Avenue and, therefore, no additional traffic would be generated or impacting the adjacent roadways.

### **Transit**

#### Existing Service

The application site and surrounding areas are currently served by Metrobus Route 72 and 272. The service frequencies of these routes are shown in the “Metrobus Route Service Summary” Table below.

<b>Metrobus Route Service Summary</b>								
Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (Midday)	Evenings (After 8pm)	Overnight	Saturday	Sunday		
72	(30/50/60) / (30/60)	(30/60)	30	n/a	60	60	0.36	L
272	(15/15)	n/a	n/a	n/a	n/a	n/a	0.36	E

Source: Miami-Dade Transit (November 2013 Line Up).

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

#### Future Conditions

The 2023 Recommended Service Plan within the 2013 Transit Development Plan does not identify any improvements to the existing Metrobus service for the next ten years.

#### Major Transit Projects

No major transit improvements to the existing system in the immediate area are being planned for the next ten years.

#### Application Impacts

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application was requested. The application is located in TAZ 940 and, if granted, there is no expected transit impact produced by this application.

## **Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines**

The proposed application will further the following goals, objectives, policies, concepts and guidelines of the CDMP:

- LU-3B: All significant natural resources and systems shall be protected from incompatible land use including Biscayne Bay, future coastal and inland wetlands, future potable water-supply wellfield areas identified in the Land Use Element or in adopted wellfield protection plans, and forested portions of Environmentally Sensitive Natural Forest Communities as identified in the Natural Forest Inventory, as may be amended from time to time.
- CON-8: Upland forests included on Miami-Dade County's Natural Forest Inventory shall be maintained and protected.
- CON-8A: Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.
- CON-8C. Development in the forested portions of publicly owned Natural Forest Communities designated by the Board of County Commissioners pursuant to Resolution No. R-1764-84, as may be amended from time to time, shall be permitted only if it is clearly in the public interest, there is no feasible alternative, and such development does not adversely impact other remaining natural forest resources on-site.
- ROS-1. Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, through 2017.
- ROS-1A. Areawide park and recreation open spaces shall be provided to meet the diverse needs of all Miami-Dade residents and visitors. They shall continue to be established on the presence or development of regionally significant natural, historic, cultural, or tourism resources. Areawide park and recreation open spaces include Metropolitan Parks, Natural Area Preserves, Special Activity Areas, District Parks and Greenways. Areawide parks may include areas owned by other public agencies but managed by the County for passive public recreational purposes. The County shall be responsible for providing areawide park and recreation open spaces to all Miami-Dade County residents and visitors.
- ROS-3B. The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.