

**Date:** March 31, 2014

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2013000083: TAMIAMI KENDALL INVESTMENTS, INC.  
Revised plans dated stamped received 3/26/2014

**Application Name:** TAMIAMI KENDALL INVESTMENTS, INC.

**Project Location:** The site is located in that area LYING NORTH OF SW 136 STREET, & WEST OF SW 127 AVENUE, Miami-Dade County.

**Proposed Development:** The request is for approval of a district boundary change from RU-3M to BU-1A, and non-use variances and modification of a Declaration of Restrictions to permit residential development consisting of 240 multi-family apartment units. Development plans include a club house, swimming pool, tot lot and common open space.

**Impact and Demand:** This application proposes future development of multi-family use which has the potential to result in an impact of approximately 1.32 acres to the level of service for this park benefit district.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is located in Park Benefit District 2 (PBD2) which has a surplus of 504.72 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest local park to the application site is Three Lakes Park, which is located approximately .6 miles from the site.

**Table A - County Parks (local only)  
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Wild Lime Park	COMMUNITY PARK	11.81
Hammocks Community Park	COMMUNITY PARK	21.51
Devon Aire Park	COMMUNITY PARK	12.43
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.03
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.46
Colonial Drive Park	COMMUNITY PARK	14.34
Richmond Triangle Park	MINI-PARK	0.60
Sabal Chase Park	NEIGHBORHOOD PARK	4.43
Fairwood Park	NEIGHBORHOOD PARK	7.93
Calusa Club Estates Park	NEIGHBORHOOD PARK	6.99
Kings Meadow Park	NEIGHBORHOOD PARK	5.44

Sugarwood Park	NEIGHBORHOOD PARK	7.82
Arvida Park	NEIGHBORHOOD PARK	7.55
Oak Creek Park	NEIGHBORHOOD PARK	5.03
Kings Grant Park	NEIGHBORHOOD PARK	6.42
Walter A.White Park	NEIGHBORHOOD PARK	1.64
Rock Ridge Park	NEIGHBORHOOD PARK	4.54

Objective ROS-8 of the Recreation and Open Space Element of the CDMP states the following: ***The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.***

**Recommendation:** Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor