

Memorandum



Date: December 19, 2013

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: Z2013000092: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES.

Application Name: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES.

Project Location: The site is located at BIRD ROAD (SW 40 ST) BETWEEN THE PALMETTO EXPWY AND THE FTP HOMESTEAD EXTENSION PALMETTO, Miami-Dade County.

Proposed Development: The request is for approval a district boundary change from RU1-2-3B-4-4M-5A-BU1A-2-3/IU1 TO BIRD ROAD.

Existing Conditions: Existing zoning permits 3,283 residential units, industrial, retail and office uses. The local park space need for existing conditions, based on 2.75 acres per 1,000 population, is estimated to be 18.06 acres.

There are 7 local and 5 areawide County parks located within one-mile of the boundaries of the proposed BRCUAD. Within a 3 mile distance of the general boundaries of the BRCUAD, there are numerous other community parks, mini-parks, and neighborhood parks as shown in Table A. This includes Concord Park which is the largest of the nearby local parks.

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

PARK FACILITY	ACRES	CLASSIFICATION
Westbrook Park	2.5	NEIGHBORHOOD PARK
Coral Estates Park	5.2	COMMUNITY PARK
Sunset Heights Park	0.3	MINI-PARK
Schenley Park	2.0	NEIGHBORHOOD PARK
Humble Mini Park	0.5	MINI-PARK
Brothers To The Rescue Memorial Park	5.7	SINGLE PURPOSE PARK
Banyan Park	3.1	NEIGHBORHOOD PARK
Rockway Park	2.5	COMMUNITY PARK
Concord Park	10.0	NEIGHBORHOOD PARK
Westwood Park	5.5	COMMUNITY PARK
Tropical Estates Park	9.1	COMMUNITY PARK
Miller Drive Park	4.1	COMMUNITY PARK
Blue Lakes Park	6.0	NEIGHBORHOOD PARK
Sudlow Park	1.1	MINI-PARK
Sunkist Park	0.8	NEIGHBORHOOD PARK

Snapper Creek Park	5.5	NEIGHBORHOOD PARK
Boys & Girls Club of Miami-Kendall Unit	22.7	COMMUNITY PARK
Sunset Park	2.6	NEIGHBORHOOD PARK
Kendallwood Park	2.7	NEIGHBORHOOD PARK
Tamiami Lakes Park	5.0	NEIGHBORHOOD PARK
International Gardens Park	5.4	NEIGHBORHOOD PARK
Bent Tree Park	5.9	NEIGHBORHOOD PARK
Bird Lakes Park	9.1	COMMUNITY PARK
Royale Green Park	3.3	NEIGHBORHOOD PARK
Millers Pond Park	13.1	COMMUNITY PARK
McMillan Park	13.4	SINGLE PURPOSE PARK
Tamiami Canal Park	1.8	NEIGHBORHOOD PARK
Ruben Dario Park	15.3	COMMUNITY PARK
Francisco Human Rights Park	3.8	MINI-PARK
North Trail Park	15.3	COMMUNITY PARK
Kendall Soccer Park	42.0	SINGLE PURPOSE PARK
Southern Estates Park	13.2	NEIGHBORHOOD PARK
Tamiami Trail Park (North)	1.7	NEIGHBORHOOD PARK
Coral Villas Park	0.4	MINI-PARK

Proposed: The population generated by the additional 4,201 residential dwelling units by the proposed rezoning is estimated to generate a population of approximately 8,402 depending on final development plans. The local park space need, based on 2.75 acres per 1,000 population, would be about 23.1 acres over that generated by existing zoning.

One of the controlling plans included in the BRCUAD regulating plan is the Designated Open Space Plan which provides for about 7 acres of greens, squares and plazas in 26 spaces controlled by anchor points. It is understood that the implementation of the BRCUAD is expected to occur over a long period of time. The proposed BRCUAD is consistent with the vision and principles of the Miami-Dade County Parks and Open Space System Master Plan by promoting a walkable, interconnected street hierarchy which can provide links to existing and planned parks and open spaces with residential uses and transit. The many opportunities to focus landscape beautification along the major roadway corridors and greenways recognize the significant role of the public realm and its relationship to the adjacent land uses. As development is proposed within the BRCUAD, on a case by case basis, it will be important that consideration be given for additional land to be set aside to offset new recreational demands to meet the requirements of the newly developed residential areas. Greenways proposed in the area of the BRCUAD could provide for numerous recreation opportunities with links to areawide and local parks.

Concurrency/Capacity Status: 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. This application is in Park Benefit District 2 (PBD2) which has a surplus capacity of 504.72 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP) recommends 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. The future development plans of the application area should be developed to be consistent this objective.

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