

Memorandum



Date: June 10, 2014

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

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

Subject: Z2014000059: DT MIAMI, LLC

Application Name: DT MIAMI, LLC

Project Location: The site is located in that area LYING WEST OF NW 1ST AVENUE, BETWEEN NW 1ST STREET & NW 8 STREET, within the municipal boundaries of the City of Miami, Miami-Dade County.

Proposed Development: The request is for a special exception to permit approval of a general plan for a passenger rail system with approximately 70,600 SF of operational area within the Rapid Transit System Development Zone. This application includes a mixed-use development with a maximum of 1,111 multi-family dwelling units, 177,400 SF of station retail, a 327 room hotel and 1,155,000 SF of office on 8.31 acres.

Impact and demand: 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 within unincorporated areas of the county. The site of this application is located within the City of Miami and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. 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