

# Memorandum



**Date:** November 18, 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:** Z2014000087: AB AT HIDDEN LAKES LTD (LLL)  
Revised Plans Submitted Dated Stamped Received 11/14/2014

**Application Name:** AB AT HIDDEN LAKES LTD (LLL)

**Project Location:** The site is located in that area WEST OF SW 127 AVENUE & NORTH OF SW 132 STREET, Miami-Dade County.

**Proposed Development:** The request is for a district boundary change from IU-C to RU-3M for development of 88 townhomes. The site plan includes private recreation area including a park and extensive walking opportunities along the adjacent lake.

**Impact and demand:** This application proposes a development of 88 dwelling units with an estimated population of 241 and an impact to the Level of Service (LOS) of approximately .66 acres. The site is located in Park Benefit District 2 which has a surplus of 491.32 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.

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 which has a surplus capacity of 491.32 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.

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.

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

Park Facility	Classification	Acreage
Sabal Chase Park	NEIGHBORHOOD PARK	12.32
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.78
Walter A.White Park	NEIGHBORHOOD PARK	1.75
Richmond Triangle Park	MINI-PARK	0.73
Fairwood Park	NEIGHBORHOOD PARK	10.00
Calusa Club Estates Park	NEIGHBORHOOD PARK	6.57
Kings Meadow Park	NEIGHBORHOOD PARK	5.79
Sugarwood Park	NEIGHBORHOOD PARK	8.00
Hammocks Community Park	COMMUNITY PARK	14.84
Arvida Park	NEIGHBORHOOD PARK	8.00
Devon Aire Park	COMMUNITY PARK	12.50

Oak Creek Park	NEIGHBORHOOD PARK	5.03
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.04
Kings Grant Park	NEIGHBORHOOD PARK	6.50
Three Lakes Park	SINGLE PURPOSE PARK	15.00
Rock Ridge Park	NEIGHBORHOOD PARK	4.70
Kendall Soccer Park	SINGLE PURPOSE PARK	41.97
Colonial Drive Park	COMMUNITY PARK	13.10
Wild Lime Park	COMMUNITY PARK	11.86

**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