

Memorandum

MIAMI-DADE
COUNTY

Date: October 22, 2014

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

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

Subject: Z2014000116: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

Application Name: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

Project Location: The site is located at that area lying NORTH OF SW 48 STREET, EAST OF SW 74 AVENUE, WEST OF SW 70 AVENUE & SOUTH OF SW 40 ST (BIRD ROAD), Miami-Dade County.

Proposed Development: The request is for a district boundary change for the Bird Road Design and Industrial Overlay District.

Impact and demand: The BRDI as an overlay zoning district provides additional regulatory criteria for properties under the overlay, which in this case is predominately industrial. The overlay will allow these properties to be eligible for additional commercial uses and parking bonuses. The opportunity for residential development is limited to live-work units and is not expected to result in a significant impact to Level of Service. The area 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.

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