

Memorandum



Date: February 10, 2015
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: Z2014000139: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Application Name: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Project Location: The site is located in that area LYING GENERALLY NORTH OF STATE ROAD 826, EAST OF THEORETICAL EXTENSION OF NW 62 AVENUE, WEST OF NW 57 AVENUE & SOUTH OF NW 183 STREET, Miami-Dade County.

Proposed Development: The request is for a district boundary change on 278 acres from RU-4L, BU-1, BU-2, BU-3, and IU-C to the Country Club Urban Center District with a mixed use development estimated to permit up to 5,202 dwelling units in addition to commercial/office uses.

Impact and demand: The application proposes a development of 5,202 dwelling units with an estimated population of 11,965. 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, the projected number of dwelling units would generate the need for approximately 32.9 acres of local parks at build-out. Development plans will occur incrementally and will be submitted for department review as part of the administrative site plan process. Review for concurrency will be performed also at that time on a project by project basis.

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 1 (PBD1) which has a surplus capacity of 156.45 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.

Current Park Benefit District Area Conditions: 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
Country Village Park	COMMUNITY PARK	17.00
Country Club of Miami Tot Lot	MINI-PARK	0.32
Country Lake Park	COMMUNITY PARK	20.00
Acadia Park	NEIGHBORHOOD PARK	5.24
North Glade Park	COMMUNITY PARK	4.50
Lake Stevens Park	NEIGHBORHOOD PARK	11.84
Norman & Jean Reach Park	COMMUNITY PARK	20.17
Spanish Lake	NEIGHBORHOOD PARK	6.49
North Pointe Community Ctr.	COMMUNITY PARK	5.26

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