

RESOLUTION NO. R-541-82

RESOLUTION APPROVING THE UPDATE OF THE KENDALL HOME LAND USE DISPOSITION PLAN; THE ERECTION, CONSTRUCTION AND OPERATION OF ADDITIONAL FACILITIES; AND AUTHORIZING THE COUNTY MANAGER TO TAKE FURTHER ACTION

WHEREAS, the Board of County Commissioners considered the recommended update of the Kendall Home Area Land Use Disposition Plan; and

WHEREAS, the Comprehensive Development Master Plan of Dade County recognizes the efficiency of multi-governmental facilities; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. This Board hereby finds and declares that the erection, construction and operation, as funds become available, of the proposed Fire Station, Fire Training Center, South Dade Regional Narcotics Unit, Park and Recreation Administration Complex, and Regional Trash Transfer Station; the relocation of the Neighborhood Garden Trash Transfer Station; the designation of an additional 5 acres to be leased to Community Habilitation Center; and the operation of existing facilities is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Dade County, Florida, and, in so finding, has considered, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facilities and the nature of the impact of the facility on the surrounding property.

Section 2. The Board of County Commissioners hereby approves the study designated, "Recommended Kendall Home Area Land Use Disposition Plan, 1982 Update" and authorizes the County Manager to take appropriate action to accomplish recommendations contained therein.

MEMORANDUM

Agenda Item No. 2 (g)

07.07-17A

TO	Honorable Mayor and Members Board of County Commissioners	DATE	April 20, 1982
FROM	 County Manager	SUBJECT	Kendall Home Area Land Use Disposition Plan - Update 1982

RECOMMENDATION

It is recommended that the Board approve the 1982 update of the Kendall Home Area Land Use Disposition Plan. The Kendall Home Area is defined as a 285 acre site bound by S.W. 76 Street on the north, S.W. 107 Avenue on the east, S.W. 117 Avenue on the west and S.W. 84 Street on the south.

BACKGROUND

The attached Kendall Home Area Land Use Disposition Plan - Update 1982 was prepared in response to requests from County departments and Community Habilitation Center for additional land allocation. Since the last assessment of the disposition of land on this site took place in 1974, a re-assessment was deemed necessary prior to the further disposition of land.

This update is the result of meetings between the Planning Department, departments currently occupying the property, Community Habilitation Center and the Kendall Federation of Homeowners Associations. All interested parties have had opportunities to review and make changes to the plan prior to this presentation and are in agreement with these recommendations.

PUBLIC HEARING REQUIREMENTS

Section 33-303 of the Code of Metropolitan Dade County provides that prior to the construction or operation of a facility in the unincorporated area of Dade County by any County agency, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, alternate location existing land use patterns in the area, and the nature of the impact of the facility on the surrounding property. The attached report from the County Site Review Committee addresses these factors.

It is respectfully recommended that the Board of County Commissioners approve the attached resolution.

Attachments

BOOK 178 PG 2273

The foregoing resolution was offered by Commissioner
Beverly B. Phillips, who moved its adoption. The
motion was seconded by Commissioner Clara Oesterle
and upon being put to a vote, the vote was as follows:

Barbara M. Carey	Absent
Clara Oesterle	Aye
Beverly B. Phillips	Aye
James F. Redford, Jr.	Aye
Harvey Ruvlin	Absent
Barry D. Schreiber	Absent
Ruth Shack	Aye
Jorge E. Valdes	Aye
Stephen P. Clark	Aye

The Mayor thereupon declared the resolution duly passed and
adopted this 20th day of April, 1982.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

Approved by County Attorney as to
form and legal sufficiency. RM

By: RAYMOND REED
Deputy Clerk



MEMORANDUM

187.07-17A

TO	Mr. M. R. Stierheim County Manager	DATE	April 7, 1982
FROM	Site Review Committee	SUBJECT	Recommendation - Kendall Home Area Land Use Disposition Plan - Update 1982

This report from the Site Review Committee recommends approval of the Kendall Home Area Land Use Disposition Plan - Update 1982. This plan affects the disposition of land located on 285 acres bound on the north by S.W. 76 Street, on the east by 107 Avenue, on the west by 11 Avenue, and on the south by S.W. 84 Street. The Dade County Site Review Committee's task is to review capital projects subject to Section 33-303 of the Code of Metropolitan Dade County with regard to the public need for the proposed facility, the impact of the facility on the environment and surrounding property and other similar considerations.

BACKGROUND

The "Proposed Land Use Disposition Plan for Dade County Kendall Home Area," completed in October 1974, was approved by the Board of County Commissioners on December 3, 1974 (Resolution No. R-1474-74). More specifically, this plan recommended the location, construction and use of the Police Substation and the Motor Vehicle Inspection Station. (See attached Kendall Home Area Land Use Disposition Plan draft for description of all uses approved in 1974.) These facilities have subsequently been built.

Until recently, no changes in land allocations had been requested or carried out since the plan was approved in 1974. However, several County and non-County users have requested changes in the land disposition plan. One use which is no longer considered for possible inclusion in the Kendall Home Area is the branch library. This allocation has been abandoned due to identification of other priority sites for the library.

PUBLIC NEED FOR THE PROPOSED DISPOSITION PLAN UPDATE

It has been approximately seven years since the Kendall Area Study was completed and approved. Since then, County service facilities, both old and new, have had increasing demands placed on them due to the rapid growth of the S.W. Kendall Drive Area during this period. The following County agencies have determined that future needs will require allocation of additional acreage and/or relocation of facilities on the site to accommodate their activities.

DESCRIPTION OF RECOMMENDED UPDATED USES

This update recommends the following disposition of land:

Metro-Dade Police Department and Fire Station 9 Relocation	10.0 acres
Welfare Department - Indigent Burial Program	20.0 acres
Community Habilitation Center (with 5 acre expansion)	10.0 acres
Community Park and Administration Complex	120.5 acres
Youth and Family Development	20.0 acres
Fire Department - Training Center	7.5 acres
Public Works Department	11.0 acres
Solid Waste Collection	16.0 acres
	<u>215.0 acres</u>

Users unaffected by this plan:

Haven school, Dade County School Board	70.0 acres
	<u>285.0 acres</u>

Welfare Department - The Welfare Department was originally allocated 40 acres by plat for indigent burials. It is recommended that future County cemetery area needs be met by reserving the adjacent 10 acres to the south and southwest of the 10 acres currently in use instead of the platted land to the east which infringes on the hardwood hammock. It is anticipated that this recommended site will serve this department for a period of 4 to 5 years; therefore, it is also recommended that the Welfare Department work with the Planning Department and the County Manager's Office to find an alternate location to serve the future needs of the indigent burial program.

Fire Department - As a result of the abolition of the Motor Vehicle Inspection Program in Dade County, the Board approved the reuse of the Kendall Motor Vehicle Inspection Station as a fire station. This site has since been requested by the Metro-Dade Police Department, Organized Crime Bureau, to be used as an office and storage facility for the South Dade Regional Narcotics Unit. It is recommended that the relocation of Station 9, currently located on the eastern fringe of the property at S.W. 107 Avenue, take place on a one acre site adjacent to the police substation. This site was approved as a fire station site by Resolution No. R-1253-76. This report supports the relocation of Station 9 to the site previously reserved for the Fire Department and the use by the Metro-Dade Police Department of the motor vehicle inspection station as the South Dade Regional Narcotics Unit office. In addition, it is recommended that the Fire Department utilize a 7.5 acre site at the easternmost part of the property for a training center.

Miami-Dade Water and Sewer Authority - The Miami-Dade Water and Sewer Authority maintains a 48 inch and a 60 inch raw water main within a 4 foot wide easement along the northern boundary of the Kendall Home Area. The Authority is requesting that the County reserve additional 25 foot by 35 foot dimensioned areas spaced approximately 320 feet apart adjacent to the existing easement. This land will be used for the installation of future water supply wells. It is recommended that the Authority be allocated this land.

Metro-Dade Police Department - The Metro-Dade Police Department currently operates a regional substation on this site. As previously mentioned, the Metro-Dade Police Department has also requested the use of the Motor Vehicle Inspection Station for office space and evidence storage needed by the South Dade Regional Narcotics Unit. It is recommended that this use be approved due to the close proximity of this facility to the existing police substation. Additionally, the Metro-Dade Police Department has agreed to permit the Fire Department to utilize a small portion of the police station site in order to increase the proposed fire station site.

Public Works Department Solid Waste Disposal Division - The Solid Waste Disposal Division has identified a need for a regional trash transfer station to be located on the northeast corner of the Kendall Home Site in conjunction with the relocation of the neighborhood garden trash transfer station. It is recommended that the Solid Waste Disposal Division be allocated this site. The Department of Environmental Resources Management requires that a variance of the Cone of Influence ordinance (Chapter 24-12.1, Dade County Code) be obtained from the Environmental Quality Control Board at the time of site review for the regional trash transfer station.

Solid Waste Collection Department - The Solid Waste Collection Department currently operates a Neighborhood Garden Trash Transfer Station located on S.W. 107 Avenue at approximately S.W. 81 Street. It is recommended that the station be relocated to a 1.5 acre site approximately 3 blocks north of its present location. This relocation is to take place at such time as the Solid Waste Disposal Trash Transfer Station is ready for construction and would allow for the expansion of the heavily used facility.

Public Works Department Civil Engineering Division - The Public Works Department Civil Engineering Division has expressed the need to expand the roadway lighting shop and warehouse which presently exists on a one-acre site on the western part of the property. Sufficient land will be available on the site recommended for the other Public Works related uses mentioned earlier. It is recommended that the roadway lighting shop be moved to the site as funds become available.

Park and Recreation Department - The Park and Recreation Department has requested that 120 acres of the Kendall Home Area be designated a community park. This designation is in conformance with the Comprehensive Development Master Plan and other area studies. The site to be designated as a community park has many unique features, including live oak hammocks and tropical hardwoods. Approximately 7 acres located in the southeast area of the Park and Recreation Department request will be used as an administration and maintenance shop complex. The Vizcaya Complex which currently houses the Park and Recreation administration offices has been designated to be utilized as a park; therefore, the Park and Recreation Department is in need of a site for administrative offices.

Community and Economic Development Historic Preservation Division - The Historic Preservation Division has designated a portion of the northeast area of the Kendall Home Area as a preservation site known as the "Kendall Island." The Historic Preservation Division requests that analysis of this underground area be permitted prior to further construction in the vicinity of the designated preservation site. Legal description of the site is as follows:

Section 31, Township 54, Range 40

Beginning at a point .23 miles south of Sunset Drive on S.W. 107 Avenue running south along the west side of the right-of-way 730 feet, then west 485 feet, then north 730 feet, then east to the beginning point.

The total acreage of this preservation area, located in the northeast corner of the site, is approximately .86 acre.

Youth and Family Development - The Department of Youth and Family Development currently operates a facility on a 25 acre site. This site facility offers a wide range of psychological, tutorial and counseling services for youths and their families. This department has agreed to give up 5 acres for use by the Park and Recreation Department to improve the configuration of the proposed community park. This recommendation supports this allocation.

Community Habilitation Center - The Community Habilitation Center currently leases 5 acres of the Kendall Home Site. Community Habilitation Center has requested to lease additional land in the vicinity of the land that is currently leased in order to expand the Center's operation. Staff has recommended that 5 additional acres to the west of the land currently occupied be designated for lease to Community Habilitation Center. Community Habilitation Center representatives are in agreement with this recommendation.

Other Users Not Affected by this Plan - The Haven School and the Duval County School Board each occupies a portion of the Kendall Home Site. Each entity owns its respective site, which comprise a total of 70 acres. Haven School and the School Board have been notified of the recommendations and have voiced no objections.

SITE REVIEW COMMITTEE

Richard L. Young
for Burton F. Nuckols, Jr. Chairman
Public Works Department

Walter F. Geiger
Walter F. Geiger
Planning Department

Walter A. Herndon, Jr.
Walter A. Herndon, Jr.
Public Works Department

Robert Tedone
Robert Tedone
Building & Zoning Department

Jim Haney
Lt. Jim Haney
Fire Department

Rafael Rodon
Rafael Rodon
D.E.R.M.

Diana M. Gonzalez
Diana M. Gonzalez
County Manager's Office

GENERAL DESCRIPTION OF THE
KONDALL HOME COMPLEX

The South 1/2 of the NW 1/4 of Section 31, Township 54 South, Range 40 East,
Dade County, Florida,

AND

The South 1/2 of the NE 1/4 of said Section 31,

AND

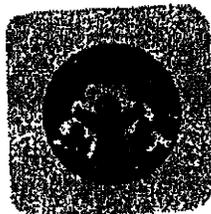
The North 1/2 of the SE 1/4 of said Section 31,

AND

The NE 1/4 of the SW 1/4 of said Section 31,

AND

The East 1/2 of the NE 1/4 of the NW 1/4 of the SW 1/4 of said Section 31.



RECOMMENDED KENDALL HOME AREA
LAND USE DISPOSITION PLAN - 1982 UPDA
metropolitan dade county planning depar
development division
April, 1982

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KENDALL HOME AREA LAND USE DISPOSITION PLAN
1982 UPDATE

PREFACE

In response to recent specific requests for additional land by private non-profit interests and need to reevaluate and update land allocation to county agencies, the County Manager's Office directed that a restudy be made of the County owned Kendall Home Area. This review was undertaken by the Dade County Planning Department. All County agencies which might have need for use of land in the Kendall Home Area were contacted and those expressing an interest were involved in this planning study.

BACKGROUND

The "Proposed Land Use Disposition Plan for Dade County Kendall Home Area," completed in October 1974, was approved by the Board of County Commissioners on December 3, 1974 (Resolution #R-1474-74). More specifically "Plan A" was approved which recommended the location, construction and use of the Police Substation and the Motor Vehicle Inspection Station (see Figure 1 - "Approved Land Use Disposition Plan for Dade County Kendall Home Area - Plan A"). These facilities have subsequently been built. Other uses allocated on Plan A were as follows:

Table II

<u>Use</u>	<u>Acres*</u>	<u>Percent</u>
Community park (including library)	115.5	40.5
Cemetery (including youth opportunity center)	30.0	10.6
Existing waste substation	14.5	5.0
Recommended public works shops	2.0	0.7
Existing motor vehicle inspection station and police station	10.0	3.6
Recommended trash transfer station	0.5	0.2
Existing sewer treatment plant	5.0	1.7
Fire station	2.0	0.7
Unassigned use	10.5	2.0
Assigned use (children's homes, Haven School and B.P.I.)	<u>105.5</u>	<u>37.0</u>
Total	285.0	100.0

*Approximation subject to land survey

No changes in land allocations have been requested or made for the uses listed above since the Plan was approved in 1974, although several County facilities are currently under consideration for possible inclusion as presented below. One use which is no longer considered for possible inclusion in the Kendall Home Area is the branch library. This allocation has been abandoned due to identification of other priority sites for the library.

Review Considerations

No attempt was made in this update report to reassess the physical and environmental characteristics of the Kendall Home site or to restate the land use and zoning data which remain essentially the same (see Figure 2, Existing Land Use).

COUNTY REQUESTS

It has been approximately seven years since the Kendall Area Study was completed and approved. Since then, county service facilities, both old and new, have had increasing demands placed on them due to the rapid growth of the SW Kendall Drive Area during this period. This growth in population had been anticipated. The following county agencies have determined that future needs will require allocation of additional acreage to accommodate their activities.

WELFARE DEPARTMENT (County Cemetery)

The area currently set aside by plat for indigent burials constitutes approximately 40 acres. This does not include the old cemetery site (10 acres) located immediately south of the Public Safety Department's South Dade facility. It is estimated that only about 2 1/2 acres have been used for burial in the old cemetery. Current burials are being made in blocks 10, 11, 14, and 15 in the westernmost platted 10 acres adjacent to the Vehicular Testing Station and Public Safety Department site. The Welfare indigent burial program estimates that these four blocks will be filled in about 2 1/2 years at the present rate of interment.

Although the Welfare Department is not officially requesting additional acreage to be set aside for burial beyond what has been already platted, the Park and Recreation Department expresses serious concern that any further utilization of land for burial in the platted area lying west of theoretical SW 114 Avenue would destroy natural hammocks and curtail the recreational use potential of the remaining hammocks recommended for park conservation and recreational purposes.

Recommendation - Consideration of the Welfare Department's needs as well as the Parks and Recreation Department's needs and concerns would indicate that other solutions should be explored to resolve the indigent burial requirements. The largest of the unique oak hammocks is located to the east of the current active burial area and is ideally suited for passive park uses and should not be destroyed for indigent burial. The park use of this site would not be compromised if the future burial sites were redirected to the south and southeast as recommended in the original Kendall Home Area Study. The approximate lead time available before other burial areas must be considered is 8 years. During this period, other means or locations for disposal, including possibility of cremation, should be seriously considered. It is acknowledged that cremation will require changes in state regulatory measures governing

such matters but this should not deter the effort being made. If no alternatives to the burial procedure are found to be feasible, other areas located elsewhere from the Kendall Home Area should be studied for burial use. Pending resolution of this situation, it is recommended that the County Cemetery area needs be met by reserving the adjacent ten acres to the south and southwest (see Figure 2) instead of the platted land to the east containing the hammocks. Incidentally, these acreages could be considered for use by other activities, possibly under lease agreements, while awaiting final disposition.

FIRE DEPARTMENT

The Fire Department has had a temporary and limited facility operating from the Kendall Home Area site (2.0 ± acres) for many years. They have indicated that their service commitments have increased to the point that a ten acre site is needed to meet current and projected activities. Such a site will be utilized as follows:

SITE UTILIZATION:

1. In-Service Training Burn Room Facility
2. Drill Tower
3. Defensive Driving Course
4. In-Service Training Classrooms
5. LP Fire Pit
6. Flammable Liquid Fire Pit
7. Automotive Extraction Pit
8. Relocation of Fire Station 9
9. New Administrative Headquarters for Fire Department
10. Relocation of Mobile Apparatus Shop
11. Relocation of Fire Department Supply Warehouse
12. Drafting Pit
13. In-Service Evolution Training Area

Recommendation - The 2 acre temporary facility is located immediately south of the east access road (theoretical SW 80 Street) at its intersection with SW 107 Avenue. Two possibilities exist relative to the Fire Department's expansion plans. One solution would be to move the fire facility complex location to the extreme northeast corner of the Kendall Home Acreage where a 10.5 acre unassigned parcel of land is noted on the approved Kendall Home Area Disposition Plan (see Figure 1). This would allow a singular effort to be made for development of the facility with its own ingress and egress to SW 107 Avenue. The other solution would be to assume the use of the 5 plus acre sewer treatment plant site located across the access road from the present 2 acre facility. This proposal, however, will necessitate the phasing out of this deactivated treatment plant to a pumping station which is scheduled to occur within the near future. Notwithstanding the uncertainty of this phasing schedule, the Fire Department has indicated a preference for this option due to better functional adaptability of the site. In addition it is recommended that the relocation of Station 9 take place on a ±1.5 acre site, adjacent to the police substation, which was designated by resolution for this purpose in 1976.

MIAMI-DADE WATER AND SEWER AUTHORITY

The Miami-Dade Water and Sewer Authority maintains a 48 inch and a 60 inch raw water main within a 46 foot wide easement along the north boundary of the Kendall Home Area Site. The Authority is requesting that the County reserve additional 25 feet by 35 feet dimensioned areas spaced about 320 feet apart adjacent to the existing easement. This will be used for the possible installation of future water supply wells.

Recommendation - No particular site use conflict is anticipated in providing for this contingency and it is recommended that this be shown on the revised allocation plans.

METRO DADE POLICE DEPARTMENT

The Metro Dade Police Department has indicated that their area needs are satisfactory for the operation of the police substation. The Department has, however, expressed the need for additional office and storage space for the South Dade Regional Narcotics Unit.

Recommendation

It is recommended that the South Dade Narcotics Unit occupy the Motor Vehicle Inspection Station adjacent to the police substation.

PUBLIC WORKS DEPARTMENT (Solid Waste Disposal Division)

The Solid Waste Disposal Division has a contingency need for additional land in this area for the possible location of an automated trash transfer station. A minimum of five acres is required to accommodate such a facility, assuming that adequate buffers in the way of setbacks and screening could be provided in conjunction with other County facilities; otherwise a 10 acre site would be required.

Recommendation - The opportunity to accommodate the automated trash transfer facility within a minimum five acre tract exists if the facility is integrated with the Fire Department's plan for expansion in the same general area. Such joint use endeavor could result in the need for less land overall. However, notwithstanding the above possibility, it was generally concluded by the Solid Waste Department that the Kendall Home site is not ideally located, geographically speaking, to serve the west Dade area. A more centrally located site relative to the service area would dictate that the transfer station be located further west. Therefore, it is recommended that alternate sites should be actively investigated even though the need for this facility is not justified now.

SOLID WASTE COLLECTION DEPARTMENT

The existing trash transfer station site needs to be increased three to four times its present size. This will consume about 1 1/2 to 2 acres.

Recommendation - The direct community service aspect of this facility requires that it be located where it is visible and convenient to the public. The recommended location shown near the sewer treatment plant site is still valid.

PUBLIC WORKS DEPARTMENT (Civil Engineering Division)

A roadway lighting shop and warehouse presently exist on a 2 acre site. The need to maintain this facility and possibly expand it has been expressed.

Recommendation - The potential need to expand this facility which will require a larger site can be accommodated in the same general area been identified for other Public Works related uses. This area is the northeast corner of the property.

PARKS AND RECREATION DEPARTMENT

The Parks and Recreation Department is requesting that the assigned park area shown on the originally approved Allocation Plan be left intact. Plan A of the Kendall Home Land Disposition Study designates 120.5 acres of the Kendall Home site area for a community park. This designation is in conformance with other area studies (Sunset and South Dade Junior College area studies) and the Comprehensive Development Master Plan, including specific elements of the plan (Dade County Open Space and Recreation Plan). The substantiation for the park acreage is predicated upon the existing and projected population in the Kendall service area. The calculated level of service based on the population projections will be 91% of the minimum desired standard inclusive of the Kendall Home community park and only 57% without the benefits that the community park will provide. It has been found that in addition to the familiar recreational usage aspect of the park, the Kendall Home tract contains outstanding ecological assets. Most of these unique features take the form of massive live oak hammocks interspersed with tropical hardwoods. Though fortunately endowed in one sense with such natural flora, it does restrict the accommodation of administrative and active recreational facilities to the limited open spaces remaining on the site. The site location projected for these purposes is just north of the Haven Home parcel and west of the present Community Habilitation Center (CHC) facility. The current pending request made by CHC for additional acreage includes this area.

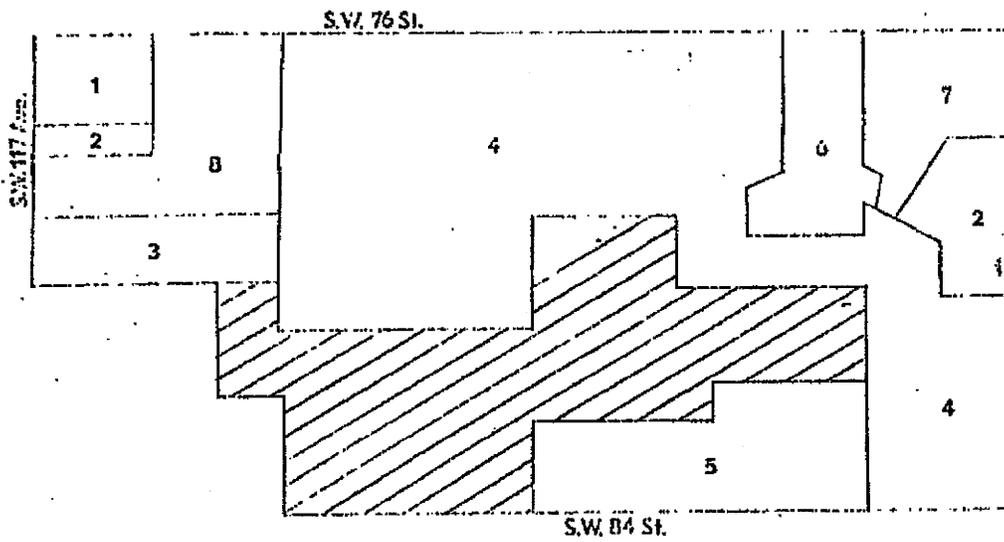
Recommendation - The Parks and Recreation Department should not be forced to adjust to a loss of previously designated park land which can only be accomplished by a major revision to their proposed improvement plans of which one key objective was to maintain the remaining flora intact. An alternative would be to follow through with the proposed park improvement plans but with an agreement for joint active and passive recreational area use by CHC on a supervised or otherwise time allocated basis, and an allocation of less-than-requested land area for use by the CHC elsewhere within the Kendall Home complex.

PRIVATE, NON-PROFIT REQUEST

Community Habilitation Center

The Community Habilitation Center originally requested that the County convey 25 acres of land in the Kendall Home Complex to accommodate their proposed expansion programs. They currently lease 5 acres of the Kendall Home site located between theoretical SW 79 Street and SW 80 Street immediately west of SW 114 Avenue. This \$1.00/year lease will expire on August 31, 1982. As a result of County staff analysis, 5 additional acres have been recommended for lease by CHC pending further evaluation of additional acreage needs at a later date. CHC has informed staff that the total of 10 acres would be adequate and therefore agree with staff's recommendation.

RECOMMENDED KENDALL HOME AREA LAND USE DISPOSITION PLAN- APRIL, 1982



1. Metro Dade Police Department	± 8 acres
2. Fire Department	± 9.5 acres
3. Community Rehabilitation Center	± 10 acres
4. Park and Recreation Department	± 120.5 acres
5. Youth and Family Development	± 20 acres
6. Solid Waste Collection Department	± 16 acres
7. Public Works Department	± 11 acres
8. Welfare Department	± 20 acres

Users not affected by this plan (cross hatched area)

Haven School	± 35 acres
Dade County School Board	± 35 acres

TOTAL ACREAGE ± 285 acres

12⁸

PROPOSED AMENDMENTS TO KENDALL HOME AREA
LAND USE DISPOSITION PLAN

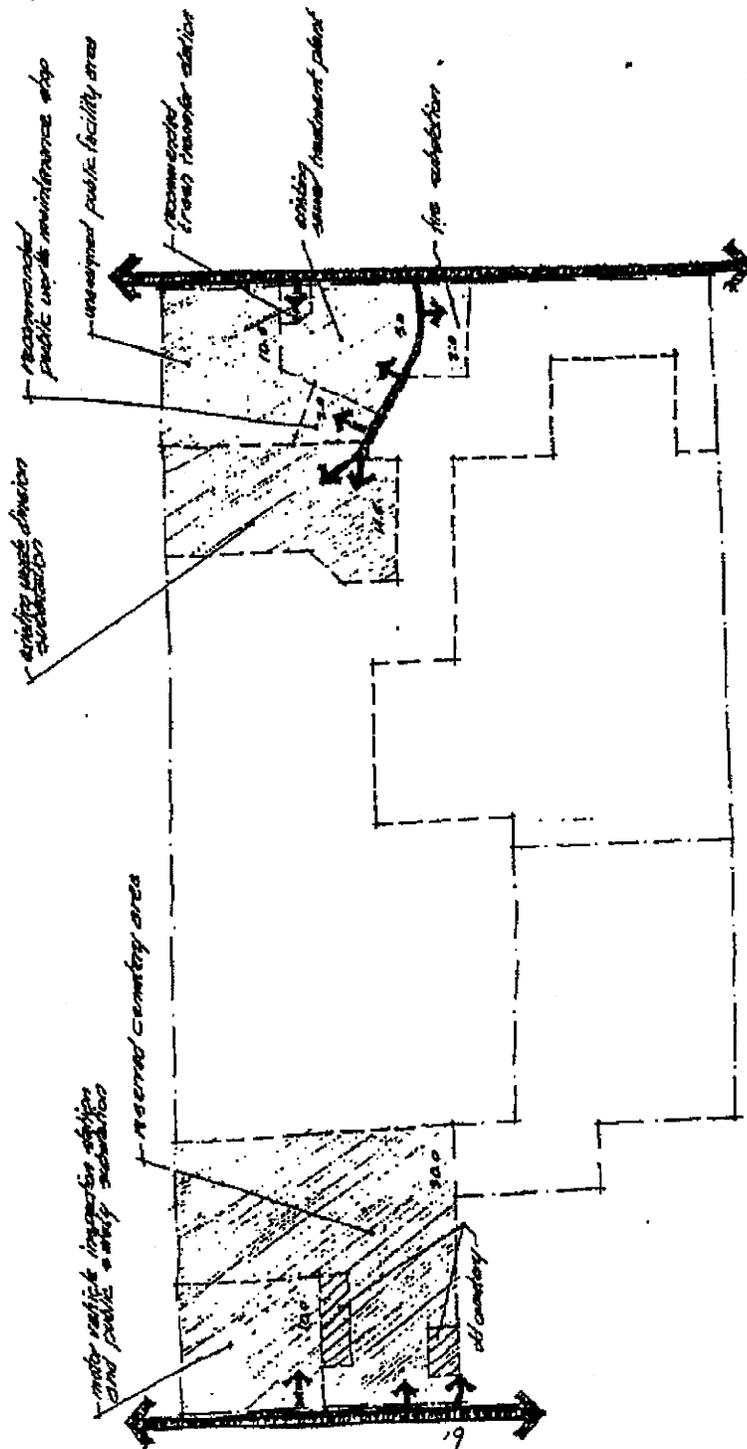
SUMMARY OF RECOMMENDATIONS

A reevaluation of the 1974 approved Kendall Home Area Land Use Disposition Plan has produced no major plan changes beyond what had been anticipated in the original study.

The recommended land allocations for County and non-County agencies are summarized below and shown by number on the "Recommended Kendall Home Area Land Use Disposition Plan - 1982 Update."

1. Welfare Department (County Cemetery) - Retention of 10 acres to the south and southeast of current burial site for contingency use only. Initiate a joint study with the Welfare Department to evaluate alternate means and locations for disposing of deceased indigents.
2. Fire Department - Allocation of an additional 5 acres for a total of 47.5 acres.
3. Miami-Dade Water and Sewer Authority (WASA) - Reservation of additional 25 feet by 35 feet dimensioned areas spaced 320 feet apart adjacent to the existing 46 feet wide water main easement extending along the north boundary of the Kendall Home property.
4. Metro Dade Police Department - Allocation of Motor Vehicle Inspection Station for the South Dade Regional Narcotics Unit.
5. Public Works Department (Solid Waste Disposal Division) - Designate the northeast 7.0 acres (previously unassigned) for a contingency automated trash transfer site.
6. Solid Waste Collection Department - Allocate 1.5 acres for a local trash transfer station site.
7. Public Works Department (Civil Engineering Division) - Increase the roadway lighting shop and warehouse site from 2 to 4 acres.
8. Park and Recreation Department - The previously designated 120.5 acres site for community park use be reaffirmed and a resolution to that effect transferring the property from GSA to the Park and Recreation Department be approved in accordance with the Land Use Disposition Plan for the Kendall Home Area property.
9. Community Habilitation Center (private, non-profit agency)

Staff recommends the lease of a total of 10 acres to CHC.



Plan A
county service facilities

figure 1

