

ATTACHMENT 15

Miami Dade County

Parks Memorandum

Memorandum

MIAMI-DADE
COUNTY

Date: November 6, 2012

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: Z2006000129: UNIVERSITY OF MIAMI
Review includes plans dated submitted 10-18-2012

Application Name: UNIVERSITY OF MIAMI

Project Location: The site is located at THE SOUTHWEST CORNER OF S.W. 152 STREET & S.W. 124 AVENUE, Miami-Dade County.

Proposed Development: The applicant is requesting a change in zoning from AU to BU-2, PAD and RU-4L. Review includes plans dated submitted 10-18-2012

Impact and demand: The site consists of approximately 141 acres. The application proposes a development including approximately 347,830 square feet of retail uses, 1,008 multi-family residential units, a school site of approximately 4 acres and an 18,000 SF library site. The application proposes to preserve 43 ± acres of Natural Forest Community (NFC) and Hammock which are to be offered for conveyance to the County.

The application site plan includes a gated residential area in the PAD section that includes private recreation facilities including a dog park, community garden, tot lot, pool area and clubhouse. When measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space the estimated population of 2,782 persons occupying the 1,008 dwelling units (PAD and RU-4L) would generate the need for approximately 7.65 acres of local parks.

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 (PBD2) which has a surplus capacity of 494.95 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 two miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest local park to the application is Deerwood Bonita Lakes Park, which is located approximately .5 miles from the site. Deerwood Bonita Lakes Park is a community park and includes a dog park.

**Table A - County Parks (local only)
Within a 2 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Three Lakes Park	SINGLE PURPOSE PARK	15.72
Fairwood Park	NEIGHBORHOOD PARK	7.93
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.03
Serena Lakes Park	NEIGHBORHOOD PARK	5.14
Eureka Villas Park	NEIGHBORHOOD PARK	5.30
Eureka Park	COMMUNITY PARK	4.42
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.46
Walter A.White Park	NEIGHBORHOOD PARK	1.64
Richmond Triangle Park	MINI-PARK	0.60
Losner Park	MINI-PARK	0.55
Colonial Drive Park	COMMUNITY PARK	14.34

Site Plan Review

Immediately adjacent to the site of the application is Miami-Dade County's ZooMiami. It is requested that a Declaration of Restrictions for this application be provided to include a "Notice to Future Owners or Lessees" requiring written notice, acknowledgement and waiver acknowledging that the application property is located within the vicinity of the ZooMiami and other future uses as reflected within the Miami MetroZoo Master Plan and Further Development as prepared by Portico Group dated September 2002, as may be revised or substituted, and in the vicinity of a designated Natural Forest Community, which is subject to periodic controlled burnings.

It is recommended that the language include a Covenant Agreement with Miami-Dade County, to convey ownership of the natural areas and for the perpetual maintenance, management and control of the NFC, be at no cost to the County through a maintenance program fully funded by an acceptable community development district or special taxing district subject to approval by the County. Prior to any conveyance, the owners, at their expense, shall provide to the County a Phase I environmental Assessment Report and complete natural area maintenance actions to a level acceptable to the County. Conveyance shall occur through a quit claim deed after natural areas are returned to maintenance condition.

Site Plan sheets (S-1A and S-1B) (dated stamped received 10-18-2012) show a roadway connection south of Tract 2 all the way to the Zoo property without a separation for a landscape buffer. Without a landscape buffer it is requested that bollards be placed here in order to prevent the opportunity for vehicular encroachment/access onto ZooMiami property. This would still permit this location to be designated as a connection for pedestrians and bicycles for potential connection between the zoo patrons and retail and residential uses and potential library and school uses on the applicant's site. There may be opportunities for shared programming as well as shared facilities between ZooMiami and possible library and school uses in the future. It's recommended that future development plans for the application area should be developed to be consistent this objective.

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