

# MEMORANDUM

Agenda Item No. 5(B)

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**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

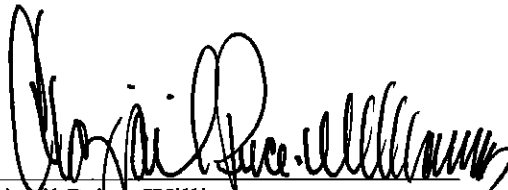
**DATE:** June 4, 2019

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution approving as a  
Governmental Facility the plan  
for the Miami-Dade Fire Rescue  
Department North Miami Central  
Fire Station No. 18 to be located  
south of theoretical NE 139  
Street, between NE 2 Court  
and Memorial Highway, in  
compliance with section 33-303  
of the Code

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The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.

  
Abigail Price-Williams  
County Attorney

APW/smm

**Date:** June 4, 2019

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Governmental Facilities Hearing Application  
GF 19-01 Miami-Dade Fire Rescue Department North Miami Central Fire Station No. 18

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**Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the plan for the Miami-Dade Fire Rescue Department North Miami Central Fire Station No. 18 ("Station No. 18") as a Governmental Facility, in compliance with Section 33-303 of the Code of Miami-Dade County.

This Governmental Facility item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Miami-Dade Fire Rescue Department (MDFR).

**Scope**

Station No. 18 is located in Commission District 2, which is represented by Commissioner Jean Monestime. The Miami-Dade County Fire Rescue Department proposes the construction of a new fire station in the northeast area of the County, in order to adequately serve the life safety and emergency medical needs of area residents. The new facility will house a fire station, including a fueling facility, a 199' tall radio communications monopole, security fencing, trash disposal area, staff and visitor parking, and extensive landscaping to buffer the facility from residential areas.

**Fiscal Impact/Funding Source**

Station No. 18 will be funded through MDFR impact fees. There is no fiscal impact to Miami-Dade County.

**Track Record/Monitor**

Scott Mendelsberg, Assistant Director of the Miami-Dade Fire Rescue Department, will oversee construction and operation of Station No. 18.

**Background**

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Miami-Dade County Code. Specifically, this item requests Board approval for the construction of Station No. 18.

LOCATION:	Lying south of theoretical NE 139 Street between NE 2 Court and Memorial Highway, Miami-Dade County, Florida.
COMMISSION DISTRICT:	2
COMMISSION DISTRICTS IMPACTED:	2
FOLIO NUMBER(S):	30-2219-000-0910 & 30-2219-000-0920 - (See Exhibit A to attached Site Review Committee recommendation for Legal Description).
SIZE:	93,564 sq. ft. / 2.14 acres (12,800 sq. ft. structure)

- BACKGROUND:** The proposed Station No. 18 is needed to meet the life safety and emergency medical needs of the community and improve response times to the northeast area of the county. The fire department has been actively searching for a parcel of land in the vicinity of NE 135 Street between North Miami Avenue and West Dixie Highway to construct the station. The department currently operates a temporary station located at 13810 NE 5 Avenue, which will remain active until Station No. 18 is constructed and operational.
- ZONING:** RU-3M – Minimum Apartment House District (12.9 units/net acre)  
(See Exhibit C to attached Site Review Committee recommendation).
- JUSTIFICATION:** This application is being processed as a Governmental Facility to allow the construction of the Miami-Dade County Fire Rescue Department North Miami Central Fire Station No. 18 in order to meet and enhance the emergency and medical services needs of county residents in the North Miami central area.
- PROJECT DESCRIPTION:** The proposed project consists of the following:
- one story, ±12,800 sq. ft. structure with fueling facility;
  - 199-foot tall radio communications monopole;
  - staff and visitor parking;
  - security fencing;
  - landscaping; and
  - trash disposal
- (See Exhibit B to attached Site Review Committee recommendation).
- DEVELOPMENT:** Construction is slated to be completed by 2022.
- FUNDING:** Station No. 18 will be funded through MDFR impact fees.
- SITE REVIEW COMMITTEE:** The Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed this project on March 6, 2019 and recommends approval.
- PUBLIC HEARING:** Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a governmental facility in the unincorporated areas of Miami-Dade County, a public hearing before the Board is required. The Board may only authorize the use, construction, and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on

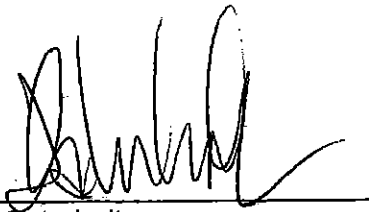
surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER:

Mireidy Fernandez, Governmental Facilities Coordinator

DELEGATED AUTHORITY:

This resolution approves the Miami-Dade Fire Rescue Department North Miami Central Fire Station No. 18 as a Governmental Facility. Pursuant to Section 33-303(b)(6) of the Miami-Dade County Code, the RER Director is thereafter delegated the authority to approve non-substantial changes to the approved plans.



Jack Osterholt  
Deputy Mayor

# Memorandum



**Date:** April 17, 2019

**To:** Honorable Carlos A. Gimenez  
Mayor

**From:** Miami-Dade County Site Review Committee

**Subject:** Governmental Facilities Hearing Application  
GF 19-01 Miami-Dade Fire Rescue Department North Miami Central Fire Station  
No. 18

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## **RECOMMENDATION**

It is recommended that the Board of County Commissioners approve the attached resolution approving the plan for the Miami-Dade Fire Rescue Department North Miami Central Fire Station No. 18 ("Station No. 18") in compliance with Section 33-303 of the Code of Miami-Dade County. The site is legally described in Exhibit A attached hereto. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of Miami-Dade Fire-Rescue Department (MDFR). The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed the application on March 6, 2019, and **recommends approval.**

## **STAFF REPORTS**

### **Department of Regulatory and Economic Resources**

#### **Metropolitan Planning Division:**

The Miami-Dade Fire Rescue Department (MDFR) proposes to construct North Miami Central Fire-Rescue Station No. 18 on 2.14-acres of unimproved land located south of theoretical NE 139 Street, between NE 2 Court and Memorial Highway. The proposed project will include construction of a one-story fire station, fueling facility, radio communications monopole and other amenities, and initially be equipped with a Rescue Unit staffed with three paramedics, and operate 24-hours a day, 7-days a week.

The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

#### **Background:**

As a result of existing and planned developments in the vicinity of the subject property, the demand for additional emergency services, including quicker response times in Northeast Miami-Dade County, MDFR was led to conduct an extensive property search to construct a fire station in this area. On September 18, 2018, in an effort to enhance emergency response times and to provide the community with adequate medical services, MDFR established a temporary facility at 13810 NE 5 Avenue, which will remain active until the subject facility is constructed and operational.

The subject property consists of two parcels currently owned by the Miami-Dade County Community Action and Human Services Division (CAHSD). The MDR and CAHSD have agreed to execute a Memorandum of Agreement to transfer ownership of the property to MDR subject to approval of the Governmental Facilities application. The proposed station will consist of a one-story, ±12,800 square foot structure, a fueling facility, a 199-foot tall radio communications monopole\*, staff and visitor parking, security fencing, trash disposal and extensive landscaping. The station will operate 24-hours a day, 7-days a week and will be equipped with a Rescue Unit staffed with three (3) paramedics. The station will be designed and constructed to a Leadership in Energy and Environmental Design "Silver," or higher, standards and in accordance with the Sustainable Building Program of the Code of Miami-Dade County.

\*Note: The proposed radio communications monopole is part of the Federal Communications Commission mandated UHF radio narrow-banding project approved by the Board of County Commissioners in September 2012. The project is essential for public and firefighters' safety, and will improve emergency radio coverage throughout Miami-Dade County. The monopole will solely serve MDR, and will not be used by any other entity or carrier.

<u>Existing Use:</u>	Unimproved; two lots
<u>Proposed Use:</u>	Miami-Dade Fire-Rescue Station No. 18
<u>CDMP Land Use Designation:</u>	Low-Medium Density Residential (6-13 DU/Ac)
<u>Zoning:</u>	RU-3M (Minimum Apartment House District)
<u>Existing Use of surrounding properties:</u>	North: Church (Low-Medium Density Residential) South: Daycare Low-Medium Density Residential East: Apartments Low-Medium Density Residential West: Canal/single family residential (Low Density Residential)

CDMP Analysis/Recommendations:

The Adopted 2020 and 2030 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property as "Low-Medium Density Residential (6 to 13 Dwelling Units per Acre; DU/Ac)." Areas designated "Low-Medium Density Residential" are generally characterized by single family homes, townhomes, and low-rise apartments. However, small-scale public facilities and uses – including fire stations, electrical sub-stations, cell antennas, and water and sewer facilities – intended to serve the immediate needs of the residential community may be permitted on compatible residentially-designated sites subject to adequate buffering.

Based upon a review of the information provided, the use described in the application for the North Miami Central Fire-Rescue Station No. 18 by the Miami-Dade Fire Rescue Department, and the CDMP Goals, Objectives and Policies, this Division finds the proposed Fire-Rescue station is **consistent** with the CDMP.

**Office of Historic Preservation:**

The Office of Historic Preservation has **no objections** to the subject application. For any questions, please call Jeff Ransom at (305) 375-3412.

**Office of Resilience:**

**Summary**

In compliance with Resolution R-451-14 and Ordinance No. 14-79 all County infrastructure projects that come before the Board of County Commissioners must consider sea level rise in their planning, design, and construction. This resolution requires that,

“all County infrastructure projects... shall consider sea level rise projections at potential impacts as best estimated at the time of the project; using the regionally consistent unified sea level rise projections, during all project phases including but not limited to planning, design, and construction, in order to ensure that infrastructure projects will function properly for fifty (50) years or the design of the project, whichever is greater.”

Furthermore, the County requires that in all agenda items pertaining to planning, design and construction of County infrastructure a statement be included that the impact of sea level rise has been considered.

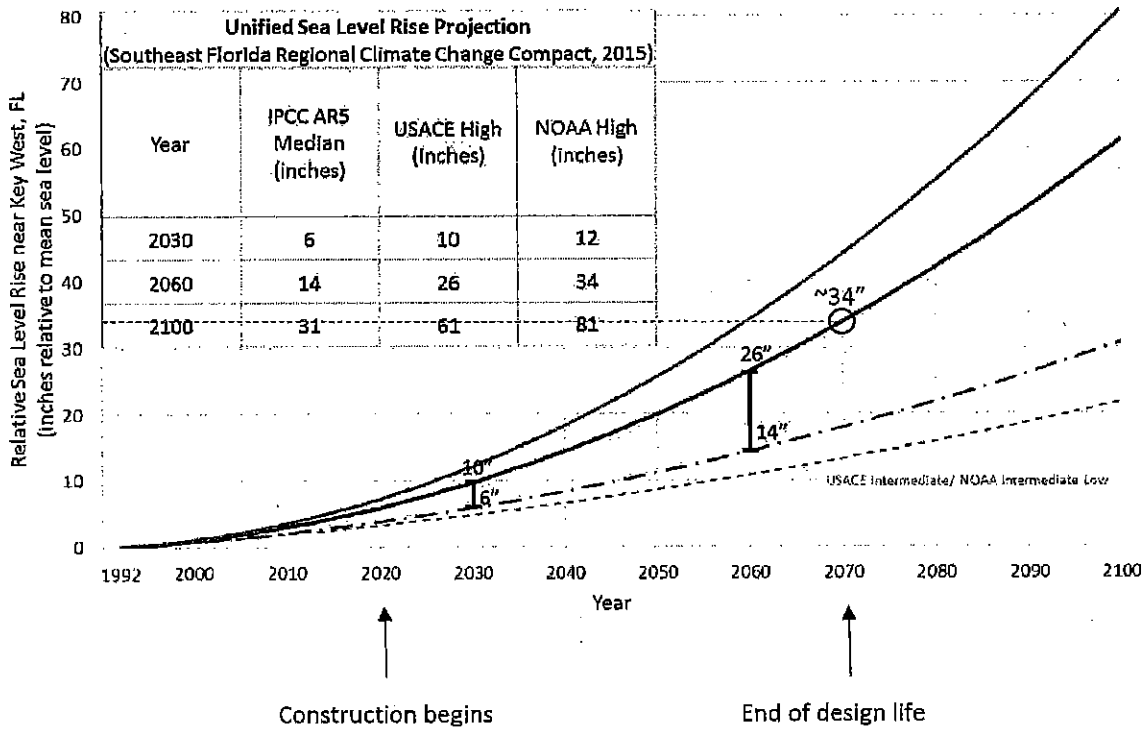
The selected site, lying south of theoretical NE 139<sup>th</sup> Street between NE 2<sup>nd</sup> Court and Memorial Highway, is currently approximately 3 to 4.5 feet above sea level and located between a canal and drainage ditch. Consequently, the site is currently vulnerable to different types of flooding and will need to be adapted to address this vulnerability. According to the regional Unified Sea Level Rise Projection (Figure 1) and the U.S. Army Corps of Engineers sea level rise projections, sea levels are expected to be 2.83 feet higher by the end of the design life of the asset (assumed to be 50 years).\* It is recommended that the design be modified accordingly to account for the more than two-and-a-half-foot rise and the accompanying changes in storm surge heights and canal elevations that are expected.

Due to the relatively low elevation of the area, portions of the access roads (particularly south of the site) are vulnerable to flooding. The elevation along NE 2<sup>nd</sup> Court is lower than the water level in the C-8 canal during Hurricane Irma. It is therefore recommended that the Fire Department work with the Department of Transportation and Public Works to explore whether the vulnerable road segments can be raised to the appropriate elevations to ensure access to the facility.

The Office of Resilience has shared this information with the department and has been advised that the action will be taken to address the vulnerability described above and therefore has **no objections** with this project moving forward.

\*Note: Sea levels are expected to be 2.83 feet higher than 1992 levels according to the U.S. Army Corps of Engineers high curve. Over the design life of the project from 2020-2070 the sea levels are expected to rise 2.42 feet.

Figure 1: Change in sea level expected over the design life of the facility



**Sustainability Requirements**

In addition, all County infrastructure must comply with the requirements of the County's Sustainable Buildings Program Resolution No. R-1200-05, Ordinance No. 07-65, and Resolution No. R-1309-07 and Envision Standard for County infrastructure projects per Resolution No. R-617-17. These standards ensure an integrated approach to design and long-term cost savings. Adhering to the Sustainable Buildings Program Guidelines and incorporating high performance features into all County projects, the County adds values to its capital assets while protecting the environment and supporting local economic activities. The Sustainable Buildings Program and associated legislation are not prescriptive, understanding that each project is unique and there are many paths to achieving the required certification level for each rating system. It is important to note, the unique characteristics of this project shall not, in any way, exempt it from applying sustainable practices to the maximum extent possible. A request for a substitution of standard can be submitted to the Office of Resilience's Sustainability Manager (see below).

**Stormwater pipe on property**

In conversations with the Department of Transportation and Public works, it was brought to our attention that there is a stormwater outfall pipe that crosses the property. The Fire Department should contact Mr. Alex Barrios, ([Alex.Barrios@miamidade.gov](mailto:Alex.Barrios@miamidade.gov)) directly to obtain details about the location and any constraints that may result on the site.



**Recommendation**

All governmental facility review applications must include a statement that sea level rise impacts have been considered; in this case, that includes the risk from increasing groundwater levels and how flooding may impact access to the facility. For any questions about sea level rise and flood risks, applicants should contact Katherine Hagemann, Resilience Program Manager for Adaptation, at [Katherine.hagemann@miamidade.gov](mailto:Katherine.hagemann@miamidade.gov)

County buildings or infrastructure must comply with the requirements of the County's Sustainable Buildings Programs and associated standards. Project designers, architects, and consultants should contact Patricia Gomez with the Office of Resilience at [gomezp@miamidade.gov](mailto:gomezp@miamidade.gov) before project design starts to obtain further guidance related to the requirements of the Sustainable Buildings Ordinance and Program mentioned above, LEED and Envision project registration, EnergyCAP, EV-ready and solar requirements, and building performance in general.

**Development Services Division:**

**1. Background:**

In an effort to enhance emergency response times and provide the community with adequate life safety and emergency medical services, the Miami-Dade Fire Rescue Department is proposing the construction of a fire station in the North Miami central area. The fire department currently operates a temporary fire station at 13810 NE 5 Avenue, which will remain open until Station No. 18 is constructed and operational.

**2. Project Description:**

Station No. 18 is being constructed to serve the needs of the community. The property will be developed with a fire station of approximately 12,800 sq. ft., a fueling facility, a 199' tall radio communications tower, parking for staff and visitors, appropriate fencing and landscaping to buffer the project from residential areas. The station will be manned 24 hours per day and be equipped with a rescue unit and paramedics.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-3M; vacant	Low-Medium Density Residential (6-13 dua)
<b>North</b>	RU-3M; church	Low-Medium Density Residential (6-13 dua)
<b>South</b>	RU-3M; daycare	Low-Medium Density Residential (6-13 dua)
<b>East</b>	RU-3M & City of North Miami; apartments	Low-Medium Density Residential (6-13 dua)
<b>West</b>	RU-1; canal/single family residences	Low Density Residential (2.5-6 dua)

The **Development Services Division** recommends **approval** of this application. The proposed Miami-Dade Fire Rescue Department North Miami Central Fire Station No. 18 is being constructed to meet the demands of additional emergency services needed, including

quicker response times in Northeast Miami-Dade County. As such, the application is recommended for **approval** subject to the following conditions:

**3. Conditions:**

- a. The Miami-Dade Fire Rescue Department North Miami Central Fire Station No. 18 site plan shall be submitted to the Director of the Department of Regulatory and Economic Resources (RER) or its successor Department upon the submittal of an application for a building permit.
- b. That in the approval of the application at the time of permitting, the site plan considered shall be basically in accordance with that submitted for the hearing entitled, "Proposed Site Plan A-1.0."
- c. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee provided herein.
- d. That landscaping will be provided to ensure suitable buffering from residential areas.
- e. That the applicant submit to the Department of Regulatory and Economic Resources (RER) or its successor Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior to the issuance of a building permit, and to be installed prior to issuance of a Certificate of Use.

**Platting and Traffic Review Section:**

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and finds it **acceptable** with the following requirements:

1. Improvements within the public right-of-way required per Public Works standards including sidewalk and drainage.
2. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

**Environmental Resources Management Division (DERM):**

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced governmental facilities application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this application is **approved** pursuant to Sections 24-43.1 and 24-43.5 of the Code. With respect to other issues discussed herein, DERM **does not object** to this application provided that all conditions contained herein are complied with.

**Potable Water Supply and Wastewater Disposal**

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and

sanitary sewer system shall be required in accordance with Code requirements. Public water and sewer services in the area are provided by the City of North Miami.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development plans shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for floor protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

#### Trees

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required prior to reviewing the tree removal permit application.

Projects and permits shall meet the requirements of Sections 24-49.2 and 29-49.4 of the Code, specifically the specimen tree standards. Should the applicant require impacts to specimen trees (trees with a trunk diameter at breast height of 18 inches or greater), substantive changes to the site pursuant to the specimen tree standards outlined in Section 24-49.2(II)(2) of the Code shall be made.

An aerial review of the subject properties indicates the presence of tree resources. The Boundary/Topographical Survey submitted in support of the subject application entitled "Boundary and Topographic Survey Planned MDR Station 18 – North Miami" dated November 8, 2018, shows a Tree/Palm table, but does not provide a Tree Disposition Table for said tree resources.

Finally, in accordance with Section 24-49.9 of the Code and CON-8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact DERM's Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

#### Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

This memorandum shall constitute written **approval** of the application to the extent required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

#### Water and Sewer Department

The Water and Sewer Department has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information below is preliminary and it does not affect the Zoning Process.

Application Name: MDR North Miami Central Fire Station No. 18

Location: The proposed project is located on approximately 2.15 acres parcel of land lying south of theoretical NE 139<sup>th</sup> Street between NE 2<sup>nd</sup> Court and Memorial Highway with Folio Nos. 30-2219-000-0910 and 30-2219-000-0920 in unincorporated Miami-Dade County.

Proposed Development: The facility will consist of a one-story, approximate 12,800 square feet structure that will accommodate all essential amenities to operate a fire station including a fuel facility and radio communications monopole. The proposed radio communications monopole will have a maximum height of 199 feet.

Water: The proposed development is located within the City of North Miami's water service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) will not be required from WASD as the water is supplied by the North Miami Utility.

Sewer: The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (WWTP). This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. WASD will provide the sewer services for treatment and disposal of the wastewater subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with Policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the County's sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, and 18-A and 18-B of the Miami-Dade County Code consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/water/construction-service-agreement.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to [http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

Should you have any questions, please call Maria A. Valdes, Chief, at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

### **Department of Transportation and Public Works**

#### **Roadway Engineering and Right-of-Way Division:**

The Department of Transportation and Public Works (DTPW), Roadway Engineering and Right-of-Way Division has reviewed the application and provides the following comments:

Highway Planning Section

- Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2019 Transportation Improvement Program (TIP), nor in the 2040 Long Range Transportation Plan (LRTP).
- Please be advised that a DTPW permit will be required for this project. Contact DTPW Permit Section at (305) 375-2142, for more information.

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

Highway Engineering and Right-of-Way Division:

The Department of Transportation and Public Works Highway Engineering and Right-of-Way Division has reviewed the application presented at the above mentioned meeting and the following are the right of way component recommendations:

- 1- North Miami Central Fire Station No. 18 (MDFR) GF 19-01:
  - No comments

Traffic Engineering Division:

A review of the application has been made of the North Miami Central Fire Station. Traffic Engineering Division has **no objections** to this application and does not oppose the implementation of flashers. However, the Traffic Signals and Signs Division will need to review this. In addition, the Fire Department will be responsible if a fire station preemption signal is required to be installed in the future.

Please contact our office at (305) 375-2030 if you have any questions.

Transportation Section:

**Project Description**

The applicant, Miami-Dade Fire Rescue Department (MDFR) intends to construct a North Miami Central Fire Rescue Station No. 18 of approximately 2.15 acres assemblage of land located south of theoretical NE 139 Street between NE 2 Court and Memorial Highway. This parcel is currently owned by the Miami-Dade County Community Action and Human Services Department (CAHSD). MDFR and CAHSD agreed to execute an Interdepartmental Memorandum of Agreement in order to transfer ownership of the parcel from CAHSD to MDFR subject to approval of the Governmental Facilities application.

**Current Transit Service**

The subject property is approximately 483 feet away from the nearest bus stop (NE 135<sup>th</sup> Street and NE 2<sup>nd</sup> Court), which is served by Metrobus Route 135. The service headways for this route are detailed in the table below.

**Table 1**  
**Metrobus Route Service Summary**

Route(s)	Service Headways (in minutes)					Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Saturday	Sunday	
135	20	30	30	60	60	L

*Notes: L means Metrobus local route service  
 F means Metrobus feeder service to Metrorail  
 E means Express or Limited-Stop Metrobus service*

**Future Transportation/Transit Improvements**

No service improvements are scheduled for Metrobus Route 135 in 2019.

**DTPW Comments/Recommendations**

This project has been reviewed by DTPW for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County. Therefore, DTPW Transit Division has **no objections** to this application.

**Miami-Dade Aviation Department**

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of the proposed North Miami Central Fire Rescue Station No. 18 which includes a 204' Above Mean Sea Level (AMSL) radio communications monopole. The subject property is located on a 2.15-acre parcel of land lying south of NE 139 Street between NE 2 Court and Memorial Highway in Miami-Dade County, specifically 13853 Memorial Highway in Miami-Dade County, Florida.

MDAD's review of the data provided finds that the maximum elevation of 204' AMSL/NAVD88 for the proposed radio communications monopole at the referenced location conforms to the requirements of Chapter 33 of the Code of Miami-Dade County Article XXXVIII, Opa Locka Airport Zoning. The airspace review process is governed by two different regulations: Chapter 33, Article XXXVIII of the Code of Miami-Dade County, Opa Locka Airport Zoning and the Code of Federal Regulation (CFR) Title 14 Part 77. The FAA will need to perform an airspace analysis on the structure to determine the effect of those impacts (if any) upon the applicant's submittal of form 7460-1 "Notice of Proposed Construction or Alteration" to the FAA. Form 7460-1 is available online and can be "e-filed" through the FAA website <https://oeaaa.faa.gov>. Alternatively, the form can also be mailed to: Federal Aviation Administration, Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd., Fort Worth, TX 76137-0520. **Please be advised that a FAA Airspace Determination is required to coordinate frequency activation and verify that no interference is caused to FAA facilities prior to beginning any transmission from the site.** Any construction cranes or equipment for this project reaching or exceeding 200' AMSL at this location will also need to be filed by the construction contractor using the same form. MDAD's Aviation Planning Division will need to review and approve the construction

Honorable Carlos A. Gimenez  
Mayor  
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cranes heights and locations associated with this project, if the crane heights reach or exceed 200' AMSL. The applicant may file by completing the "MDAD Permissible Crane Height Determination Form" available through MDAD's Aviation Planning Division office or its website, [http://www.miami-airport.com/planning\\_forms\\_maps.asp](http://www.miami-airport.com/planning_forms_maps.asp)

Please be advised that the Aviation Director reserves the right to order structure heights to be lower than the height limitations established in the Code if necessary to comply with FAA regulations. The analysis in this memo is based, in part, on the information provided which includes specific structure locations and heights. Any changes in structure locations/layouts or heights will void this analysis. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

Based upon our review of the information provided to us, MDAD **does not object** to the proposed project provided there are no conflicts with applicable federal, state, and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to Airport Zoning.

#### **Internal Services Department**

Internal Services Department (ISD) takes **no exceptions** to the further development of the above mentioned Governmental Facility application and recommends consideration and integration of the following items:

1. R-1101-15 – EV Charging Stations – Verify quantity of proposed charging stations, provisions for employees with EV, types of charging stations and duration, free or paid charging to promote user turn-over and provisions for future increase in quantities required.
2. R-63-16 – Designated Parking Program for Veterans – follow recommendations outlined in the report.

Should you have any questions regarding this notification, please contact Frank Suarez at 305-375-1112.

#### **Department of Cultural Affairs**

The Miami-Dade County Department of Cultural Affairs has reviewed the application from the Miami-Dade County Fire Rescue Department (MDFR) for the North Miami Central Fire Rescue Station No. 18 Facility, in regard to the applicability of the Art in Public Places (APP) requirement; reference GF 19-01 – Folio No. 30-2219-000-0910 & 30-2219-000-0920 proposed at NE 139 Street between NE 2 Court and Memorial Highway, and offers the following comments in accordance with Section 1/Section 2-11.15(2)(a), of the Miami-Dade County Code:

The Art in Public Places Ordinance of the Miami-Dade County Code is a requirement of this project.

In regards to Art in Public Places, the Miami-Dade County Department of Cultural Affairs has **no objections** to this application **provided that** the project complies with the Art in Public Places Ordinance. Project team must contact Art in Public Places for ordinance implementation.

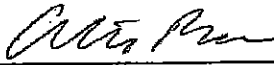


Honorable Carlos A. Gimenez  
Mayor  
Page No. 13

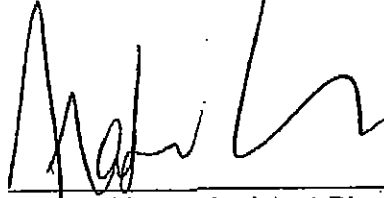
For project implementation, please contact Patricia Romeu from the Department of Cultural Affairs at [patricia.romeu@miamidade.gov](mailto:patricia.romeu@miamidade.gov) or 305-375-5920.

APPLICATION GF19-01

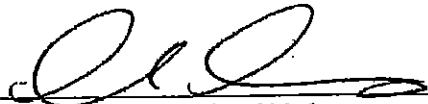
MIAMI-DADE FIRE RESCUE DEPARTMENT  
NORTH MIAMI CENTRAL FIRE STATION NO. 18



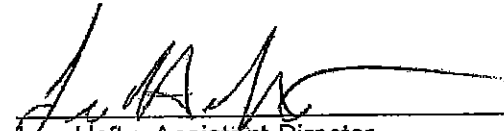
Alice Bravo, P.E., Director  
Department of Transportation  
and Public Works



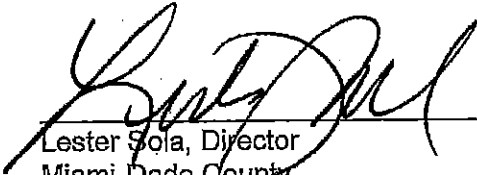
Nathan Kogan, Assistant Director  
Development Services Division of the  
Department of Regulatory and Economic  
Resources



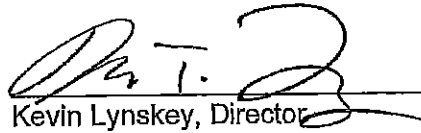
Dave Downey, Fire Chief  
Miami-Dade Fire Rescue Department




Lee Hefty, Assistant Director  
Environmental Resources Management  
Division of the Department of Regulatory  
and Economic Resources



Lester Sola, Director  
Miami-Dade County  
Aviation Department



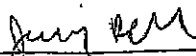
Kevin Lynskey, Director  
Miami-Dade Water and Sewer  
Department



Michael Spring, Director  
Cultural Affairs Department



Tara C. Smith, Director  
Internal Services Department



Jerry H. Bell, Assistant Director  
Planning Division of the Department of  
Regulatory and Economic Resources

## EXHIBIT A

### Legal Description

That part of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 52 South, Range 42 East, lying West of the Center Line of Northeast 2<sup>nd</sup> Avenue, subject to the dedication of Biscayne Drainage Canal, Memorial Highway, and the East 25 Feet of the Northeast 2<sup>nd</sup> Avenue, all lying and being in Miami-Dade County, Florida

And

That part of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  or the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 52 South, Range 42 East, lying West of the center line of Northeast 2<sup>nd</sup> Avenue, as shown on map attached to Deed recorded in Deed Book 1952 at Page 509 of the public records of Dade County, Florida; and that part of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 52 South, Range 41 East, lying East of the center line of Biscayne Canal; subject to the dedication of Biscayne Canal, Memorial Highway, and Northeast 2<sup>nd</sup> Avenue, all lying and being in Miami-Dade County, Florida.

EXHIBIT B

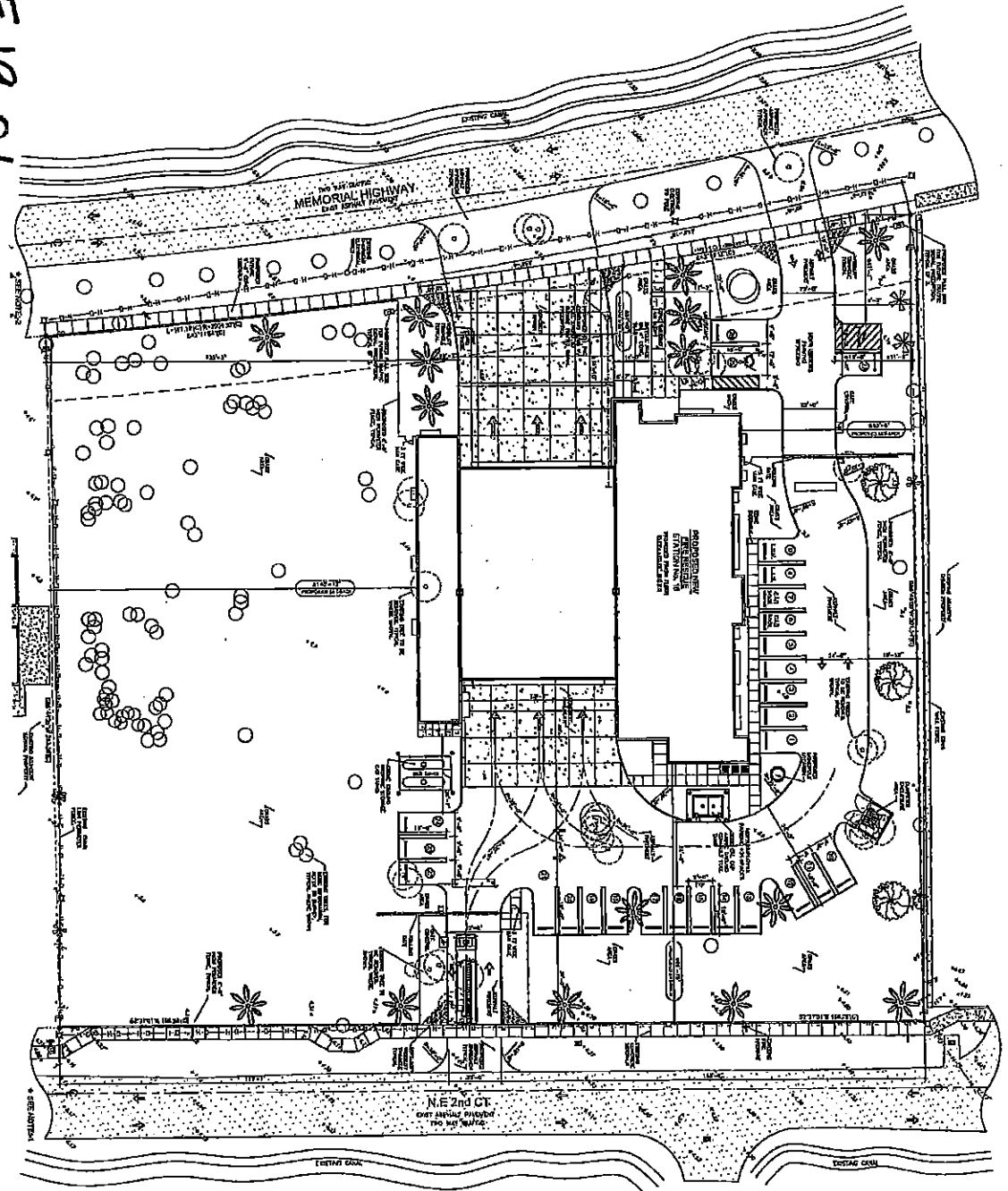
GF 19-01

RECEIVED

MAR 25 2019

MISSOURI STATE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC  
SERVICES DEVELOPMENT SERVICES

159



NORTH  
PROPOSED SITE PLAN

**ZONING LEGEND**

PLANNED	3-10
RESIDENTIAL	1-4
COMMERCIAL	1-1
INDUSTRIAL	1-1
UTILITY	1-1
RECREATION	1-1
AGRICULTURE	1-1
PARKS	1-1
UNDESIGNATED	1-1
TEMPORARY	1-1
CONCRETE	1-1
ASBESTOS	1-1

**LEGAL DESCRIPTION**

FOR THE CITY OF ST. LOUIS, MISSOURI

SECTION 19 NORTH OF NORTH MISSOURI AVENUE (R-2013)

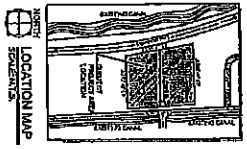
AS SHOWN ON THE PLAN ATTACHED HERETO

PLANNED PERMANENT FIRE STATION No. 18

DATE OF RECORDATION: 12/21/2018

BOOK: 21626

PAGE: 148



**LEGAL DESCRIPTION**

FOR THE CITY OF ST. LOUIS, MISSOURI

SECTION 19 NORTH OF NORTH MISSOURI AVENUE (R-2013)

AS SHOWN ON THE PLAN ATTACHED HERETO

PLANNED PERMANENT FIRE STATION No. 18

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PAGE: 148

MISSOURI  
State County

Missouri Fire & Emergency Services Districts

**PROPOSED PERMANENT FIRE STATION No. 18**

DATE OF RECORDATION: 12/21/2018

BOOK: 21626

PAGE: 148

**PROPOSED PERMANENT FIRE STATION No. 18**

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BOOK: 21626

PAGE: 148

**PROPOSED PERMANENT FIRE STATION No. 18**

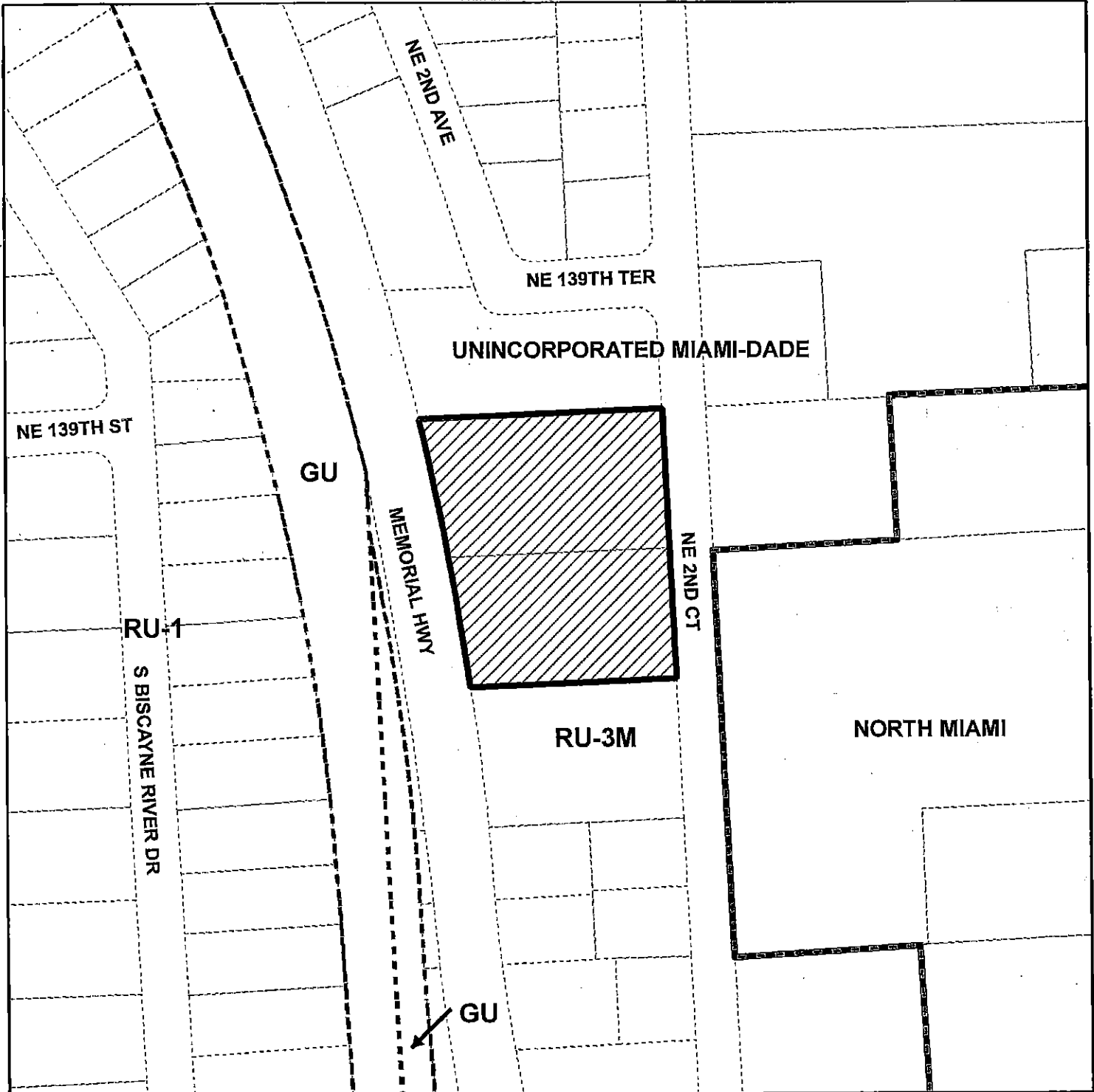
DATE OF RECORDATION: 12/21/2018

BOOK: 21626

PAGE: 148

**PROPOSED SITE PLAN**

A-1.0





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**G2019000001**

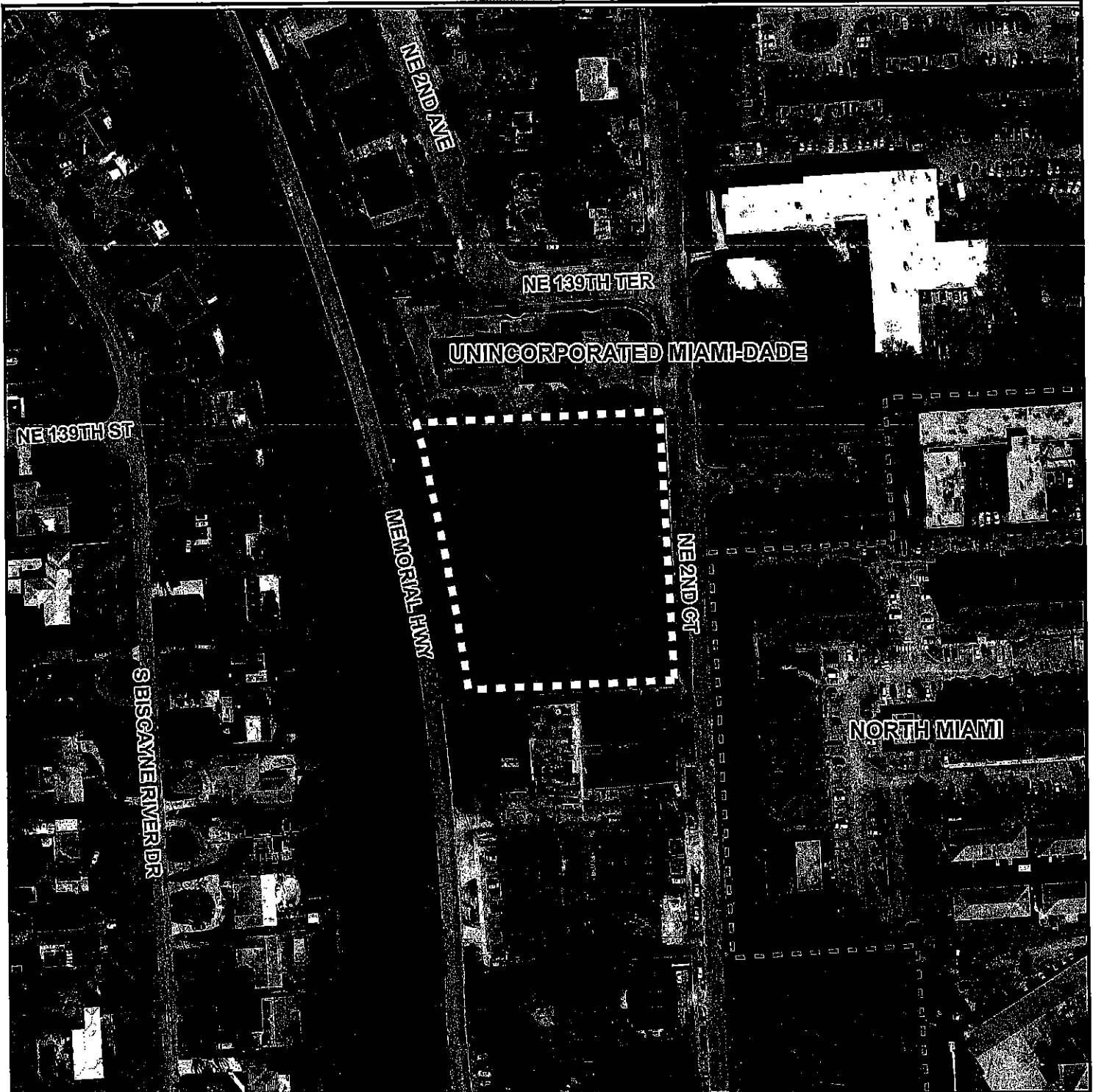
Section: 19 Township: 52 Range: 42  
 Applicant: Miami-Dade County  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning





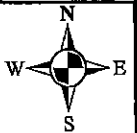
REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2018**

Process Number  
**G2019000001**

**Legend**  
 Subject Property  
 Municipalities



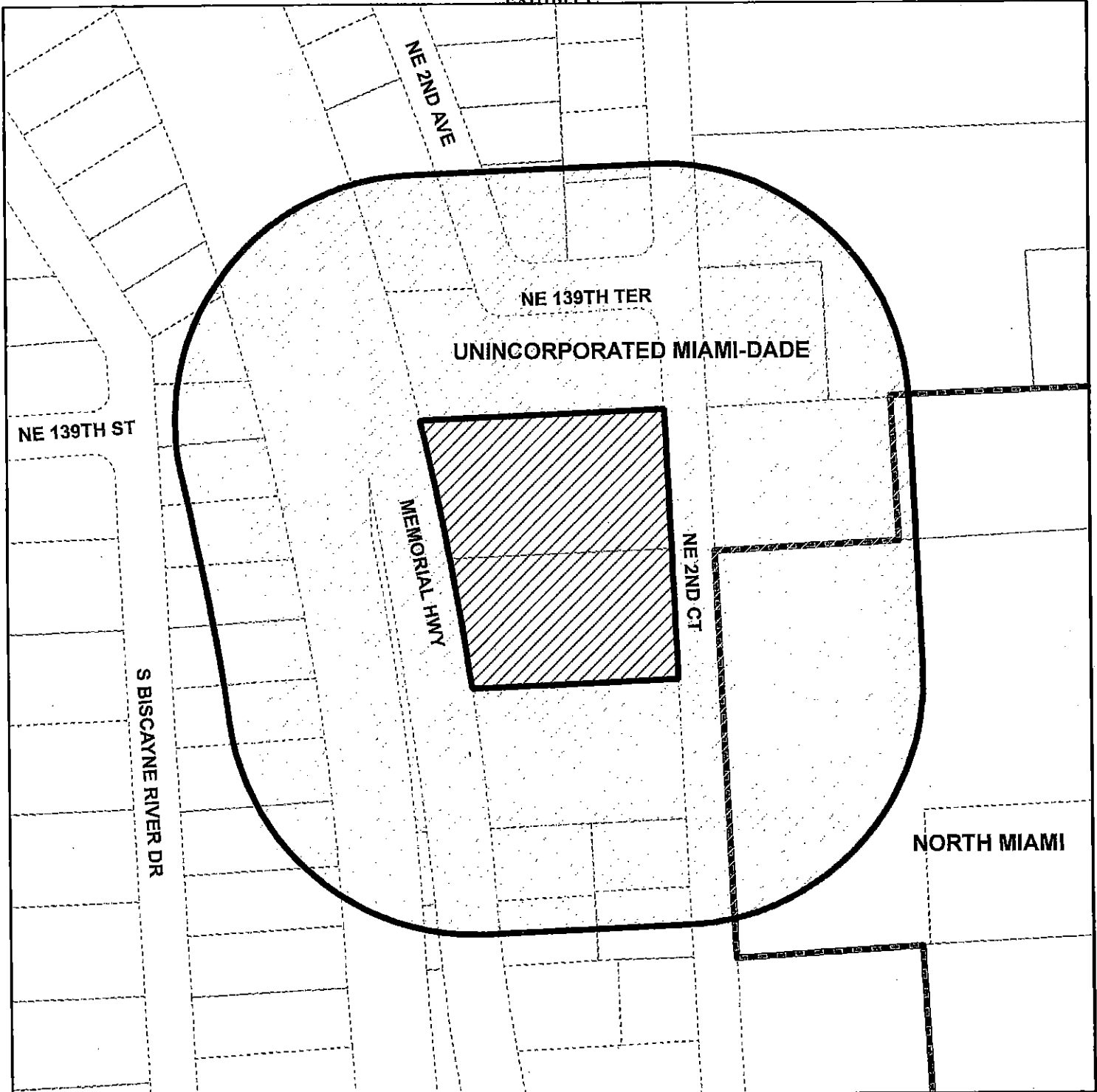
Section: 19 Township: 52 Range: 42  
 Applicant: Miami-Dade County  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, February 15, 2019

*ee*

REVISION	DATE	BY







**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 19 Township: 52 Range: 42  
 Applicant: Miami-Dade County  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**G2019000001**  
 RADIUS: 300

**Legend**

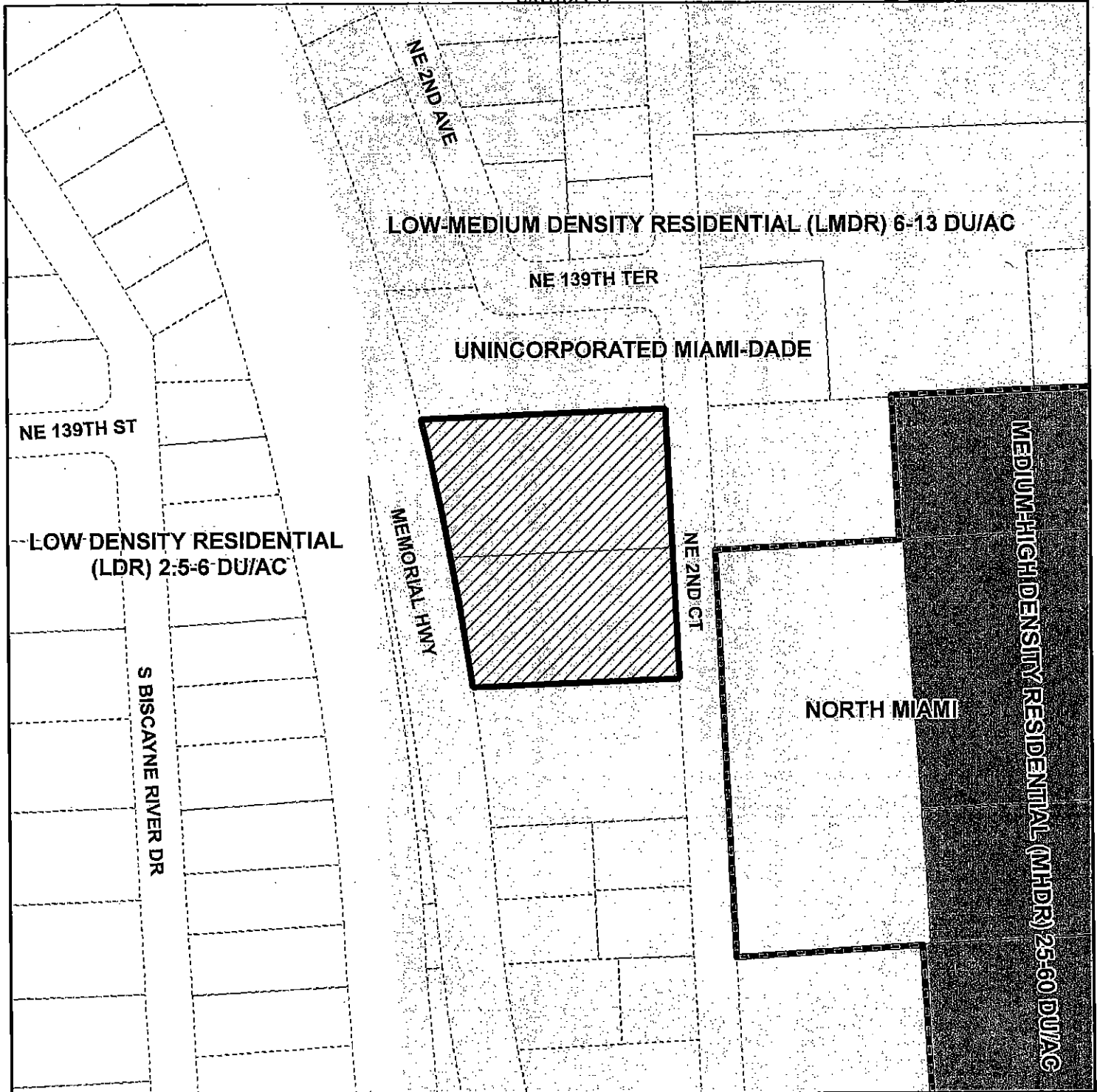
-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, February 15, 2019

23

REVISION	DATE	BY




**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**G2019000001**

Section: 19 Township: 52 Range: 42  
 Applicant: Miami-Dade County  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO GESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



REVISION	DATE	BY





**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** June 4, 2019

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 5(B)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(B)  
6-4-19

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE PLAN FOR THE MIAMI-DADE FIRE RESCUE DEPARTMENT NORTH MIAMI CENTRAL FIRE STATION NO. 18 TO BE LOCATED SOUTH OF THEORETICAL NE 139 STREET, BETWEEN NE 2 COURT AND MEMORIAL HIGHWAY, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memoranda, copies of which are incorporated herein by reference; and

**WHEREAS**, notice has been provided and this Board has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida; and

**WHEREAS**, the Miami-Dade Fire Rescue Department (MDFR) is committed to serving the life safety and emergency medical service needs of the community; and

**WHEREAS**, MDFR needs to construct the North Miami Central Fire Station No. 18, to be located south of theoretical Northeast 139 Street, between Northeast 2 Court and Memorial Highway, in order to better serve and increase response times to area residents 24 hours per day,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The foregoing recitals are hereby incorporated into this resolution and approved.

**Section 2.** Having 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 facility,

and the nature of the impact on the surrounding property, this Board hereby finds that the proposed Miami-Dade Fire Rescue Department North Miami Central Fire Station No. 18, as more specifically described in the Site Review Committee recommendation incorporated herein, will provide for the public health, safety, and welfare of the residents of Miami-Dade County, Florida, and this Board approves the development of the governmental facility in substantial accordance with the submitted plans and subject to the conditions set forth in the Site Review Committee recommendation.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban L. Bovo, Jr.	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared this resolution duly passed and adopted this 4<sup>th</sup> day of June, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Lauren E. Morse