

MEMORANDUM

Agenda Item No. 5(A)

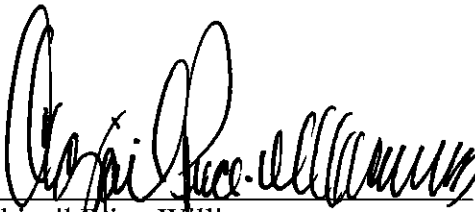
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving as a
Governmental Facility the plan
for the Jackson South Medical
Center expansion located at 9333
SW 152 Street, in compliance
with section 33-303 of the Code


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


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 18-05 Jackson South Medical Center

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the plan for the Jackson South Medical Center ("JSMC") 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 Public Health Trust of Miami-Dade County, Florida.

Scope

JSMC is located in Commission District 8, which is represented by Commissioner Daniella Levine Cava. Notwithstanding, the project will also impact Commission District 9, which is represented by Commissioner Dennis C. Moss. The Public Health Trust of Miami-Dade County, Florida proposes to expand the existing South campus with the construction of an in-patient acute care building tower to house an additional 100 beds, construct a parking garage, and expand a two-story central energy plant. JSMC has seen growth in the clinical services areas of cardiovascular health, orthopedics, gastrointestinal health, and neurosurgery.

Fiscal Impact/Funding Source

JSMC will be funded through operating income from the Public Health Trust. There is no fiscal impact to Miami-Dade County.

Track Record/Monitor

Carlos Migoya, the Chief Executive Officer of the Public Health Trust, will oversee expansion and construction of JSMC.

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 expansion of JSMC.

LOCATION: 9333 SW 152 Street, Miami-Dade County, Florida

COMMISSION DISTRICT: 8

COMMISSION DISTRICTS IMPACTED: 8 and 9

FOLIO NUMBER(S): 30-5021-049-0010 - (See Exhibit A to attached Site Review Committee recommendation for Legal Description)

SIZE: 104,142 sq. ft. - proposed addition; total property: 360,424 sq. ft.

BACKGROUND:

The proposed expansion at JSMC is due to the growth experienced in the past five years. This increase in population will subsequently increase the demand for health care services, thus, the addition of 100 inpatient acute care beds will allow the hospital to meet the market demand and provide additional access to services for the residents of southern Miami-Dade County. The proposed parking garage will serve the needs of patients as well. The proposed medical tower, parking garage, and central energy plant will not exceed the building height of existing structures on the subject property. The proposed landscaping also will adhere to Miami-Dade County Code requirements.

Pertaining to the subject property, a surface parking lot located on site is part of a covenant recorded in 1994 that remains active. Said parking lot consists of 487 spaces, fronts SW 150th Street/Harris Road, and is wedged between the proposed 5-story parking garage to the west and the planned 2-story central energy plant to the east. Among the stipulations cited in the covenant: the property owner will develop the parking lot with grade level parking and use only light standards not exceeding 14 feet in height, among other provisions. As part of this application, the parking lot will not be disturbed in any way, thus, said covenant is being honored and remains in full force (See Exhibit D to attached Site Review Committee recommendation).

Staff notes the subject property went through a separate GF hearing, pursuant to Resolution No. R-304-13, for approval of a helipad to provide medical trauma services for southern Miami-Dade County.

ZONING:

EU-1 – 1 Acre Family Estates
RU-5 – Semi Professional Offices and Apartments
(See Exhibit C to attached Site Review Committee recommendation).

JUSTIFICATION:

This application is being processed as a Governmental Facility to allow the expansion of the Jackson Health Systems' South campus Medical Center to construct an acute care tower, parking garage, and expand a two-story energy plant to serve residents in an area that has experienced significant growth in all clinical areas.

PROJECT DESCRIPTION:

The expansion of JSMC consists of the following:

- A 100-bed, 4-story 37,300 sq. ft. acute care tower (total bed count will increase to 354);
- A free-standing 5-story, 63,342 sq. ft. parking garage; and
- A 2-story, 6,500 sq. ft. central energy plant (See Exhibit B to attached Site Review Committee recommendation).

DEVELOPMENT: Construction is slated to commence in 2019, with approximate completion in 2021.

FUNDING: JSMC will be funded through operating income from the Public Health Trust of Miami-Dade County, Florida.

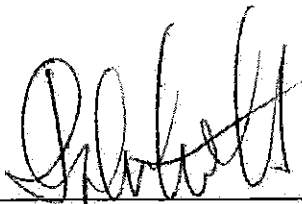
SITE REVIEW COMMITTEE: The Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed this project on September 26, 2018 and recommends approval.

Additionally, because there are neighboring residential areas Jackson Health Systems held a community outreach meeting on April 30, 2019 at Palmetto Golf Course (9300 SW 152 Street). The meeting was for a project presentation to the Rockdale community, Richmond Heights community, and residents from the Citizens Against 97th Expansion (CANE) Association. Approximately 60 residents attended the presentation, which was led by JHS CEO Carlos Migoya. The group generally supported the expansion plan. The core feedback received was regarding ways to ensure the aesthetics of the planned parking garage expansion with additional buffering on the north side (abutting residential areas) and alleviate traffic on SW 152 Street.

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 Jackson South Medical Center 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: March 27, 2019

To: Honorable Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF 18-05 Jackson South Medical Center

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the plan for the Jackson South Medical Center ("JSMC"), 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 the Public Health Trust of Miami-Dade County, Florida. 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 September 26, 2018 and recommends **approval**.

STAFF REPORTS

Department of Regulatory and Economic Resources

Metropolitan Planning Division:

The Public Health Trust of Miami-Dade County (Public Health Trust) proposes the addition of 100 acute care beds, a five-story (5) parking garage, and an expanded energy plant on the Jackson South Medical Center (Jackson South) located at 9333 SW 152 Street. The proposed expansion will allow Jackson South to meet existing demands for medical and surgical clinical services, as well as future population growth projected within Jackson South's Primary Service Area. The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (GDMP) and offers the following comments:

Background:

Jackson South is a 250 bed acute care hospital and is a part of the countywide network of hospitals and health care facilities which comprise the Jackson Health System, and is governed by the Public Health Trust of Miami-Dade County. It offers a full range of medical services including orthopedic surgery, neurology and neurosurgery, invasive cardiac and vascular services, obstetrics, stroke and trauma services. In 2009, Jackson South implemented a \$102 million multi-phase expansion which included 72,000 square feet (sq. ft.) of renovated space and 182,000 sq. ft. of new construction, which was completed in 2011. In 2016, Jackson South expanded its services to include a Verified Level II Trauma Center, and in 2017 a primary stroke center was established. Jackson South recently implemented a construction and renovation plan to provide an additional 14 acute care beds

and remodel and upgrade its Intensive Care Unit, which will increase the approved bed capacity to 264 inpatient beds that will address the increased demand for inpatient clinical services.

The current proposal includes: construction of a 100-bed, four-story, 37,300 sq. ft. inpatient acute care bed tower; a free standing 5-story, 63,342 sq. ft. parking garage; and the expansion of a 2-story, 6,500 sq. ft. central energy plant. The proposal consists of 104,142 sq. ft. of new construction and will increase the number of allowable beds to 364. The detailed site plan design for the parking garage is scheduled to begin in 2019, followed by the 100-bed tower; the applicant will also meet with neighboring homeowners to notify them of their expansion plans and development schedule.

<u>Existing Use:</u>	Medical center/hospital
<u>Proposed Use:</u>	Medical center/hospital
<u>CDMP Land Use Designation:</u>	Institutions, Utilities and Communications; Office/Residential
<u>Zoning:</u>	EU-1 (Single Family One-Acre Estate District); RU-5 (Residential Semi-Professional Office District)
<u>Existing Use of surrounding properties:</u>	North: Residential (Estate Density Residential) South: Palmetto Golf Course (Parks and Recreation) East: Mixed Uses (Institutions, Utilities and Communications) West: C-100 Canal (Office/Residential)

CDMP Analysis/Recommendations:

The Adopted 2020 and 2030 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the eastern ±8.7 acres as "Institutions, Utilities and Communications" and the western ±9.8 acres as "Office/Residential." Areas designated "Institutions, Utilities and Communications" include the full range of institutions, communications and utilities, including offices. Neighborhood or community-serving institutional uses may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category. Compatibility shall be determined in accordance to Policy LU-4A, which states "[W]hen evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering and safety, as applicable" (CDMP; Pages I-9 and I-56). "Office/Residential" designated areas include professional and clerical offices, hotels, motels and residential uses. A specific objective in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be

designed with sensitivity to the residential area, and where necessary, well buffered both visually and acoustically. (CDMP; Page I-43).

The site plan depicts extensive landscaping around the perimeter of the property, including the residential neighborhood to the north. The proposed 100-bed tower will be, as are the existing medical uses, located along SW 152 Street, and the parking garage will include decorative façade treatments and landscaping where facing the existing residential area.

Based upon a review of the information provided, the uses described in the application for the Jackson South Medical Center by the Public Health Trust of Miami-Dade County, and the CDMP Goals, Objectives and Policies, this Division finds the proposed construction and expansion on the subject property to be **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:

During the site review phase, the Office of Resilience has **no objections** to the project. There are several items that will need to be considered as the project moves through the design phase. In an effort to assist Jackson South with compliance with these requirements early in the design planning, we have included information about them below.

Adaptation

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.”

It is expected that the asset's design life will be at least 50 years. If construction ends in 2020, the asset must function properly until 2070. By 2070, sea levels will be between approximately 18 to 44 inches higher (or between 1.5 and 3.6 feet) according to the Southeast Florida Regional Climate Compact Unified Sea Level Rise Projection. This is the projected use by the County for all planning purposes. Because this is a critical facility, it is more appropriate to consider the conservative estimates of future sea levels to avoid flooding impacts at the hospital.

The application correctly notes that the site is inland, in storm surge planning zone D, and in what is currently FEMA's X flood zone. Under current conditions, the property is at a lower risk of flooding than many other facilities in the region and is not expected to be permanently inundated by sea level rise by 2070. However, it is important to note that the site is still vulnerable to flooding with some areas of the site less than four feet above sea level. Due to

the porous limestone geology of our region, changes in sea level have ripple effects and affect all water levels throughout the region.

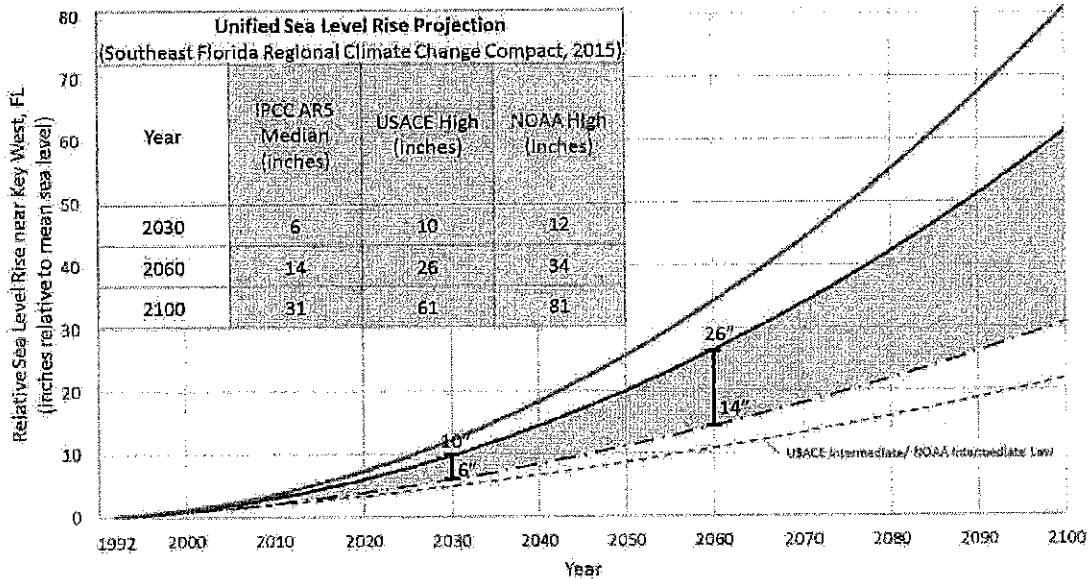


Figure 1: Unified Sea Level Rise Projection. These projections are referenced to mean sea level at the Key West tide gauge. The projection includes three global curves adapted for regional application: the median of the IPCC AR5 RCP8.5 scenario as the lowest boundary (blue dashed curve), the USACE High curve as the upper boundary for the short term for use until 2060 (solid blue line), and the NOAA High curve as the uppermost boundary for medium and long term use (orange solid curve). The incorporated table lists the projection values at years 2030, 2060 and 2100. The USACE Intermediate or NOAA Intermediate Low curve is displayed on the figure for reference (green dashed curve). This scenario would require significant reductions in greenhouse gas emissions in order to be plausible and does not reflect current emissions trends.

Increases in average sea levels are increasing groundwater levels and storm surge elevations. Parts of the property are currently vulnerable to one foot to five feet of storm surge flooding in the event of a Category 4 hurricane. These storm surge risks will increase predictably between now and 2070. Similarly, the groundwater levels are expected to increase with sea level rise. Therefore, it is recommended that the project's drainage engineers incorporate these anticipated changes into their stormwater management design. Sea level rise will also affect the operation of the canal adjacent to the property; it is important to incorporate the risk of flooding from the canal into the project design for the sensitive project components, such as the energy facility. Climate change also has the potential to bring heavier downpours which create their own flooding risk. For these reasons, it is recommended that the project designers explore elevating the first floor above the adjacent grade to reduce those risks.

Mitigation

All County infrastructure must comply with the requirements of the County's Sustainable Buildings Program and use the LEE standard for buildings per 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. Currently, there are certifications specifically designed for healthcare facilities, parking facilities and power systems. For example, the Parksmart rating system is a complement to LEED and certifies garages while reducing operational costs up to 25 percent compared to the national average.

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Reliable and resilient power systems are also critical for healthcare facilities, PEER (Performance Excellence in Electricity Renewal) rating system (also a complement of LEED) is a comprehensive system for evaluating power system performance that helps reduce energy costs and minimize risks. A major risk consideration for healthcare would be power outages as a result of natural disasters like hurricanes or flood events. The site plan shows a 1 story Future Central Energy Plan while the Facility Description included in the Application for Miami-Dade County Governmental Facilities states "the expansion of a 2-story, 6,500 square foot central energy plan." It is recommended that the Central Energy Plan be designed for enhanced resilience and functionality during emergencies as such key infrastructure components, all critical operating equipment, including air handlers, boilers, the fuel tank and switchgear, are on the second floor if indeed the facility is a 2-story building. Focus should be enabling the facility to avoid or mitigate the impacts of utility blackouts and flooding while generating cleaner energy.

Furthermore, County infrastructure projects should incorporate electrical vehicle (EV) readiness plans and construction into a minimum of two percent of new parking spaces and use ECAP prior to project commencement to track utility expenditures and benchmark usage. This information will be used to make sure that the building is operating at the performance level to which it was designed.

Recommendation

It is highly recommended that the project designers consider additional measures to protect the facility (particularly the critical components) over the design lifetime of the assets to help reduce the risk of damage from flooding. There are many cost effective measures that are available to help mitigate these risks such as elevation of the buildings, elevation or flood-proofing key equipment (such as electrical equipment or generators), installation of additional green infrastructure to manage stormwater, and many others. It is more cost-effective to adapt the facility during the design phase than to retrofit it after it has been constructed or to repair damage to it after a storm. The Office of Resilience is available to help provide any information on technical data and best practices to adapt to our changing water levels. For questions about sea level rise and flood risks, applicants should contact Katherine Hagemann, Resilience Program Manager for Adaptation, at Katherine.hagemann@miamidade.gov. For questions about sustainable building requirements and energy efficiency, applicants should contact Patricia Gomez, Resilience Program Manager for Mitigation, at gomezp@miamidade.gov.

Development Services Division:

1. Background:

The proposed expansion at JSMC is due to the growth experienced in the past five years. This increase in population will subsequently increase the demand for health care services; thus, the addition of 100 inpatient acute care beds will allow the hospital to meet the market demand and provide additional access to services for the residents of southern Miami-Dade County. The proposed parking garage will serve the needs of patients as well. The proposed medical tower, parking garage, and central energy plant will not exceed the building height of existing structures on the subject property. The proposed landscaping also will adhere to Miami-Dade County Code requirements. Additionally, clinical services to be provided comprise the fields of cardiovascular health, orthopedics, gastrointestinal health, and neurosurgery.

There is a portion of the subject property that is used as a parking lot and is part of an existing covenant recorded in 1994. The covenant remains in full force and will not be amended or deleted as part of this request to expand JSMC.

2. Project Description:

The proposed expansion of Jackson South Medical Center consists of the following:

- A 100-bed, 4-story 37,300 sq. ft. acute care tower (total bed count will increase to 354);
- A free-standing 5-story, 63,342 sq. ft. parking garage; and
- A 2-story, 6,500 sq. ft. central energy plant (See Exhibit B to attached Site Review Committee recommendation).

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1 & RU-5; hospital, medical center	Institutions, Utilities and Communications & Office/Residential
North	EU-M; single family residences	Estate Density Residential (1-2.5 dua)
South	GU; golf course	Parks and Recreation
East	RU-5A & BU-1A; office, school	Institutions, Utilities and Communications
West	OPD; canal	Water

The **Development Services Division** recommends **approval** of this application. The proposed expansion of Jackson South Medical Center consists of the construction of a new in-patient acute care building tower to house an additional 100 beds, a parking garage and a central energy plant. Due to the continuing growth in this area of southwestern Miami-Dade County, the expansion of clinical services is necessary. As such, the application is recommended for **approval** subject to the following conditions:

3. Conditions:

- a. The Jackson South Medical Center site plan shall be submitted to the Director of the Department of Regulatory and Economic Resources 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, "Jackson South Medical Center General Facility Expansion Proposal."
- c. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee provided herein.
- d. 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.

- e. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Article III – Sustainable Buildings Program of the Code of Miami-Dade County.

Platting and Traffic Review Section:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

FDOT approval is required as SW 152 Street is an FDOT roadway.

Additional details to be provided once the paving the drainage signing and marking sheets are provided.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A of Plat Book 169, Page 15.

Environmental Resources Management Division:

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is **approved** pursuant to Section 24-43.1 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 Service 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.

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, and 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 alternate means of sewage disposal. Use of an alternate 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

A DERM Surface Water Management General Permit Modification shall be required for the construction and operation of the required surface water management system. The permit modification shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans must be provided 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development 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 flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

An aerial review of the subject parcel indicates the presence of tree resources. The materials submitted in support of the subject application indicate impacts to the aforementioned tree resources onsite. DERM has **no objections** provided that the applicant obtains a Miami-Dade County Tree Removal Permit.

Section 24-49.9 of the Code provides for the preservation and protection of tree resources. 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. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Should the applicant require impacts to specimen trees, substantive changes to the site plan pursuant to the specimen tree standards outlines in Section 24-49.2(11)(2) of the Code shall be made. The applicant is advised that a tree survey that includes a tree disposition table may be required prior to reviewing the tree removal permit application.

It is advised that pursuant to Policy CON-81 of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact the DERM 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 it 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.

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.
- Please be advised that SW 152 Street (SR 992) is part of the State Highway System. Please contact Ali Al-Said, P.E., District Permits Engineer, Florida Department of Transportation, at (305) 470-5367, for information regarding permitting requirements.

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- Jackson South Medical Center, Miami-Dade County Public Health Trust (PHT) GF18-05:
 - No additional right-of-way dedication is needed.

Traffic Engineering Division:

As a result of the initial review, the Department of Transportation and Public Works Traffic Engineering Division **does not oppose** your application. All items should be resolved prior to building permit. The site plan review comments are as follows:

- Construct a westbound right turn lane on SW 152 Street at the westernmost driveway. There would be additional right of way dedication required for the right turn lane. Please note that FDOT has a road widening project here that would widen the roadway from 4 to 6 lanes.
- Provide adequate separation between the new WB right turn lane and the internal drive lane to allow for a U-turn.
- Align the proposed westernmost driveway with the westernmost north/south drive aisle leading to the new parking garage.
- Construct an eastbound directional left turn lane at the westernmost driveway. Reassure that the existing left turn lane serving the middle driveway meets requirements set forth in the Florida Greenbook and the traffic study analysis.
- For the easternmost driveway provide a minimum 50 foot throat within the right of way before introducing any conflicting traffic movements.
- Assure you are giving a 50 foot throat (before incurring any conflicting traffic movements) for the middle and westernmost driveway also.
- Obtain FDOT approval as NW 152 Street is an FDOT roadway.
- Additional details to be provided once the paving and drainage signing and marking sheets are provided.

In addition, based on the additional 100 acute care beds being proposed, a traffic study may be required. Please submit a traffic study methodology for review to myra.patino@miamidade.gov.

Should you have any questions or need additional information, please contact our office at (305) 375-2030.

Transportation Section of the Department of Transportation and Public Works

Project Description

The Jackson South Medical Center, on behalf of the Miami-Dade Public Health Trust, plans to construct and operate 100 additional acute care beds, an expanded energy plant, and a parking garage location at 9333 SW 152nd Street in unincorporated Miami-Dade County. These expansions are needed to address the increased demand for the existing hospital's care, which has grown by nearly 56% since 2012.

Current Transit Service

The Jackson South Medical Center is directly adjacent to a bus stop served by Metrobus Routes 52 and 252 (Coral Reef MAX) as well as approximately 1,000 feet away from the bus stop along the Transitway served by Metrobus Routes 31 (Busway Local), 38 (Busway MAX), 39 Express and 287 (Saga Bay MAX). There is also a bus stop along SW 92nd Avenue that is approximately 1,000 feet away and is served by Metrobus Route 57. The table below details the service headways (in minutes) for these transit services.

Metrobus Route Service Summary: Governmental Facilities Application GF18-05: Jackson South Medical Center								
Route	Service Headways (in minutes)						Proximity to Tamiami Station (miles)	Type of Service
	Weekday			Overnight (OVN)	Saturday	Sunday		
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)					
31 (Busway Local)	30	30	40	n/a	30	30	0.2	L/F
38 (Busway MAX)	10	20	15	60	20	20	0.2	E/F
39 Express	15	n/a	n/a	n/a	n/a	n/a	0.2	E/F
52	30	45	60	n/a	45	60	0.1	L/F
57	60	60	n/a	n/a	n/a	n/a	0.2	L/F
252 (Coral Reef MAX)	20	60	60	n/a	60	60	0.1	E/F
287 (Saga Bay MAX)	30	n/a	n/a	n/a	n/a	n/a	0.2	E/F
Palmetto Bay Trolley*	25	n/a	n/a	n/a	n/a	n/a	0.2	L/F
Notes: L means Metrobus local route service based on June 2018 Line-Up E means Express or Limited-Stop Metrobus service F means Metrobus feeder service to Metrorail or Tri-Rail *is operated by the Village of Palmetto Bay								

Future Transportation/Transit Improvements

As described in the draft 2018 Transit Development Plan (TDP), the following service changes are scheduled for implementation in 2018:

Route	Improvement/Adjustment
31 (Busway Local)	Reduce weekday peak frequency from 15 to 30 minutes
38 (Busway MAX)	Reduce weekday off-peak and Saturday frequencies from 15 to 20 minutes
	Reduce Saturday frequency from 15 to 20 minutes all day
	Serve all stops during weekday peak
39 Express	Route name change from 34B to 39 Express

DTPW Comments/Recommendations

DTPW Transit Division has **no objections** to this application.

Miami-Dade Water & Sewer Department

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below does not affect the Zoning process. The applicant is advised to consult with an engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: Jackson South Medical Center General Facility Expansion

Location: The proposed project is located on approximately 18.51 acres at 9333 SW 152nd Street with Folio No. 30-5021-049-0010, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting the approval to permit the construction and operation of a facility to operate 100 additional acute care beds, an expanded (6,500 sq. ft.) energy plant, and a (63,342 sq. ft.) parking garage.

The estimated total water demand for the proposed project will be 25,000 (gpd).

Please note that there is a 10 foot utility easement abutting the entire inner perimeter of the subject property line.

Water: The proposed development is located within WASD's water service area. The water supply will be provided by the Alexander-Orr Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2A(1) of the County's Comprehensive Development Master Plan (CDMP).

There is an existing 12-inch water main within the property in an access easement to where the developer may connect to provide service to the proposed project. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connections. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

There are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if they are in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting constructions in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by WASD's forces at owner's expense. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) will be required for the proposed development. Said certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 and 18-A and 18-B of the Miami-Dade County Code and 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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

For more information concerning the Water-Use Efficiency Standards Manual please go to http://www.miami-dade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within WASD's sewer service area and within the South District Wastewater Treatment Plant (SDWWTP) sub-service area. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2A(2) of the CDMP.

For the proposed development, the developer may connect to any of the following sewer mains:

1. There is an existing 8-inch gravity sewer system in an easement within the subject property to where the developer may connect and extend the same (8-inch) gravity sewer At Full Depth in an easement to provide service as required.
2. There is an existing 8-inch gravity sewer system in SW 150th Street abutting the northern boundary of the property to where the developer may connect to provide service as required.

There are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if they are in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them.

Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure. If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 730. Said pump station is in OK Moratorium Code Status. The projected sanitary sewer flows from this development will increase the NAPOT (Nominal Average Pump Operating Time) operating hours from 3.22 hrs. to 3.91 hrs.

Connection to the sanitary sewer system is 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.

Honorable Carlos A. Gimenez
Mayor
Page No. 14

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

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

Miami-Dade Fire Rescue Department

According to the Governmental Facilities application dated stamped received August 7, 2018, the Miami-Dade Public Health Trust is seeking to permit the construction and operation of a facility to operate 100 additional acute care beds, an expanded energy plant, and a parking garage on the Jackson South Medical Center located at 9333 SW 152 Street, Miami-Dade County.

Jackson is developing long-term plans to continue improving access, quality, and service in its facilities. The applicant states that the hospital is at capacity and requires expansion of inpatient beds to meet the volume demand in medical and surgical clinical services. The Miami-Dade Fire Rescue Department supports the application and believes that the proposed expansion will allow Jackson South to continue serving its fast-growing neighborhood with both medical and surgical care.

Jackson South is served by Miami-Dade Fire Rescue Station 4 (Coral Reef) located at 9201 SW 152 Street. Station 4 is equipped with a Rescue and Engine totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week. Station 4 can provide Jackson South with adequate fire protection and emergency medical services in an efficient and effective manner.

The Miami-Dade Fire Rescue Department has **no objections** to the proposed expansion to Jackson South. Fire Engineering and Water Supply Bureau reviewed and **approved** the site plan uploaded to EnerGov on 12/12/18.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

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Internal Services Department

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

1. R-1101-15 – EV Charging Stations
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.
3. Provide protected walkway from Parking Garage to Patient Tower.
4. Provide Visitor/Employee Reflection Garden on west side of the property.

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

Miami-Dade Aviation Department

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the proposed expansion of the Jackson South Medical Center (JSMC) on the existing property to include the addition of 100 acute care beds, an expanded energy plant and a parking garage. JSMC is located at 9333 SW 152 Street.

Based upon our review of the information provided to us, MDAD **does not object** to the proposed JSMC expansion 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. Please be advised that MDAD and the Federal Aviation Administration will need to study and issue a determination for any permanent or temporary structure (such as a construction crane) associated with the project that reaches or exceeds 200 feet Above Ground Level.

Department of Cultural Affairs

The Miami-Dade County Department of Cultural Affairs has reviewed the application from the Public Health Trust of Miami-Dade County for the Jackson South Medical Center (JSMC) new construction and expansion, in regard to the applicability of the Art in Public Places (APP) requirement, reference GF 18-05 – Folio No. 30-5021-049-0010 proposed at 9333 SW 152nd St., Miami, FL 33157, 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.

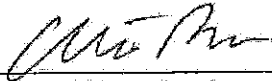
In regard to Art in Public Places, the Miami-Dade County Department of Cultural Affairs has **no objections** to this application provided that the project complies with the Art in Public Places Ordinance. Project team must contact Art in Public Places for ordinance implementation.

Honorable Carlos A. Gimenez
Mayor
Page No. 16

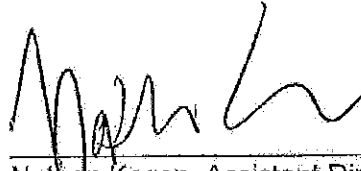
For additional information, please contact L. Carolina Alfonso, Construction Projects Manager, at carana@miamidade.gov or 305-375-3671.

APPLICATION GF18-05

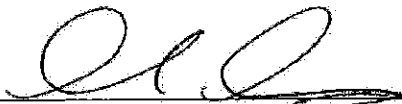
PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FL
JACKSON SOUTH MEDICAL CENTER



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



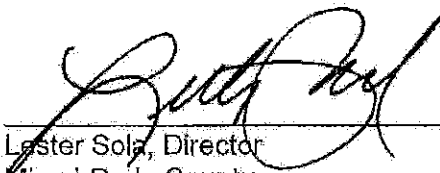
Nathan Kogon, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources



Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department



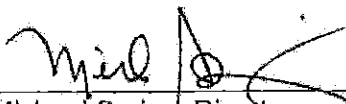
Lee Hefty, Assistant Director
Environmental Resources Management
Division of the Department of Regulatory
and Economic Resources



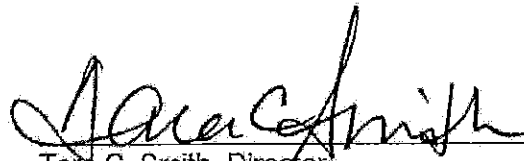
Lester Sola, Director
Miami-Dade County
Aviation Department



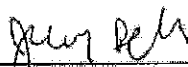
Kevin Lynskey, Director
Miami-Dade Water and Sewer
Department



Michael Spring, Director
Cultural Affairs Department



Tara C. Smith, Director
Internal Services Department



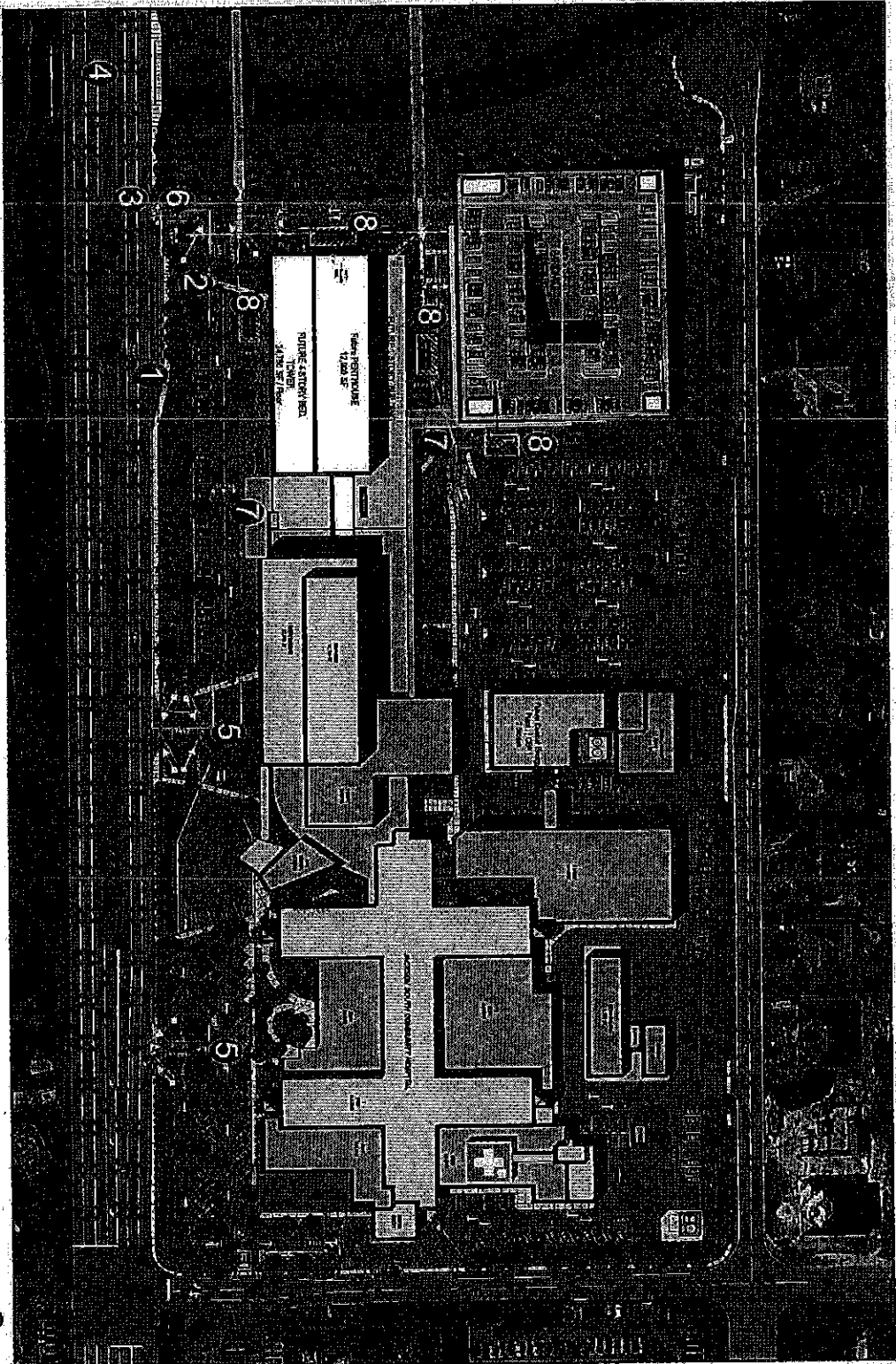
Jerry H. Bell, Assistant Director
Planning Division of the Department of
Regulatory and Economic Resources

EXHIBIT A

Legal Description

Tract "A", Jackson South Community Hospital, According to the Plat Thereof as Recorded in Plat Book 169, Page 15, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B



NOTE: Final landscape design shall comply with Section 18A of Miami Dade County Landscape Ordinance.

ACKSON SOUTH MEDICAL CENTER GENERAL FACILITY EXPANSION PROPOSAL

PROPOSED RENDERED SITE AND LANDSCAPE PLAN

GF SITE PLAN REVIEW COMMENTS
ISSUED NOV 2ND, 2018

BA

23

1 Coordinate landscape design with the new parking garage.

2 Provide adequate separation between the new parking garage and the existing building.

3 Align the proposed NW driveway with the existing NW driveway.

4 Construct an eastward driveway at the intersection of the new driveway. Ensure that the existing lot line line encircling the middle driveway meets the requirement set forth in the Florida Statutes and the applicable code.

5 Provide a minimum 50 ft clear width for the right of way for the new driveway.

6 Provide 50 ft clear width before starting any conflicting traffic movement for the middle and the westmost driveway.

7 COVERED WALKWAY WITH MINIMUM 10FT CLEARANCE PROVIDED.

8 PROVIDE DESIGNATED EMERGENCY SAFETY VEHICLE PARKING LOCATION FOR VEHICLE APPROXIMATELY 100 FT FROM THE BUILDING.

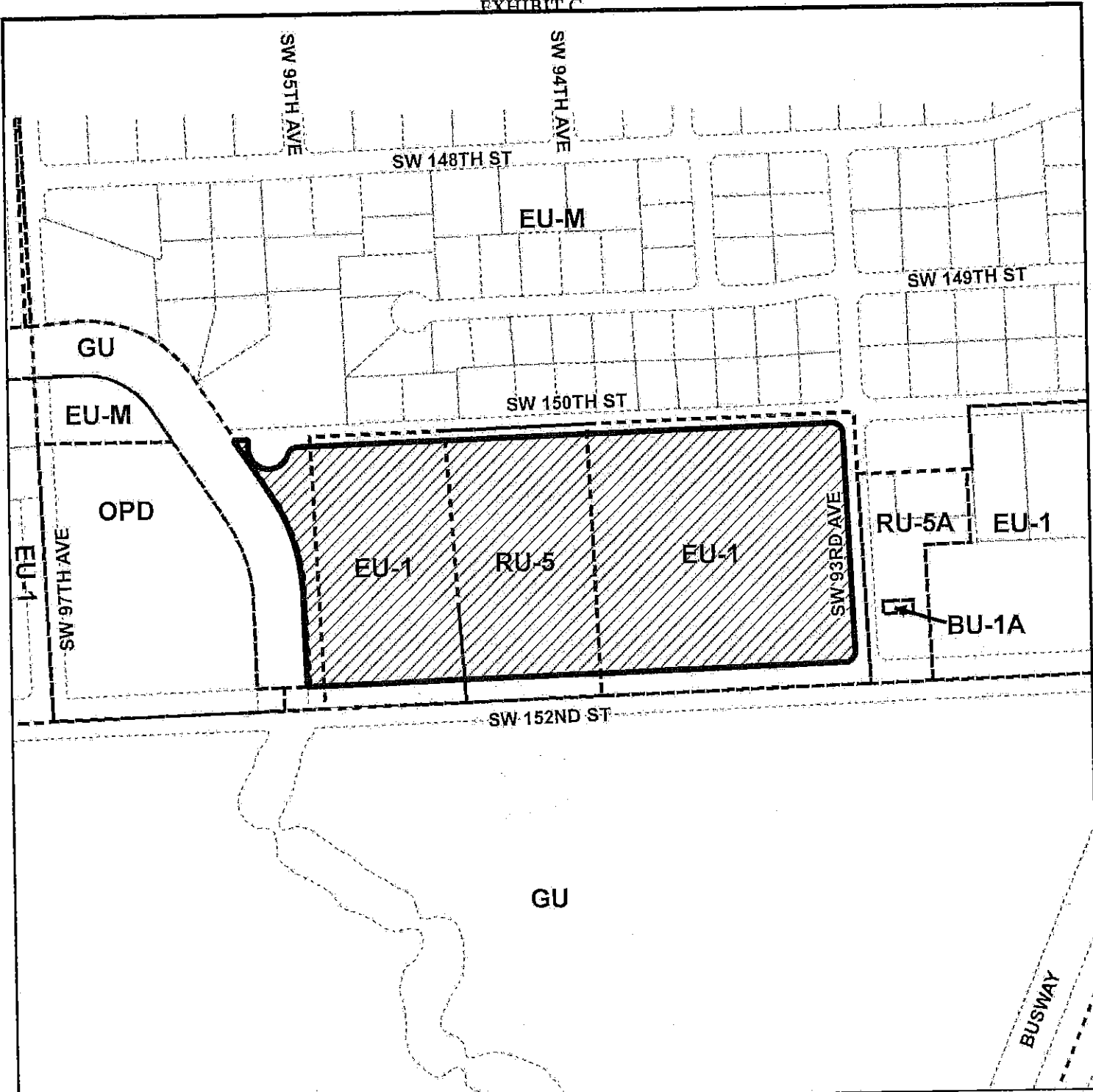
GF 18-05

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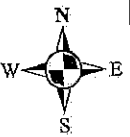
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATOR AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES





MIAMI-DADE COUNTY
HEARING MAP

Process Number
G2018000005



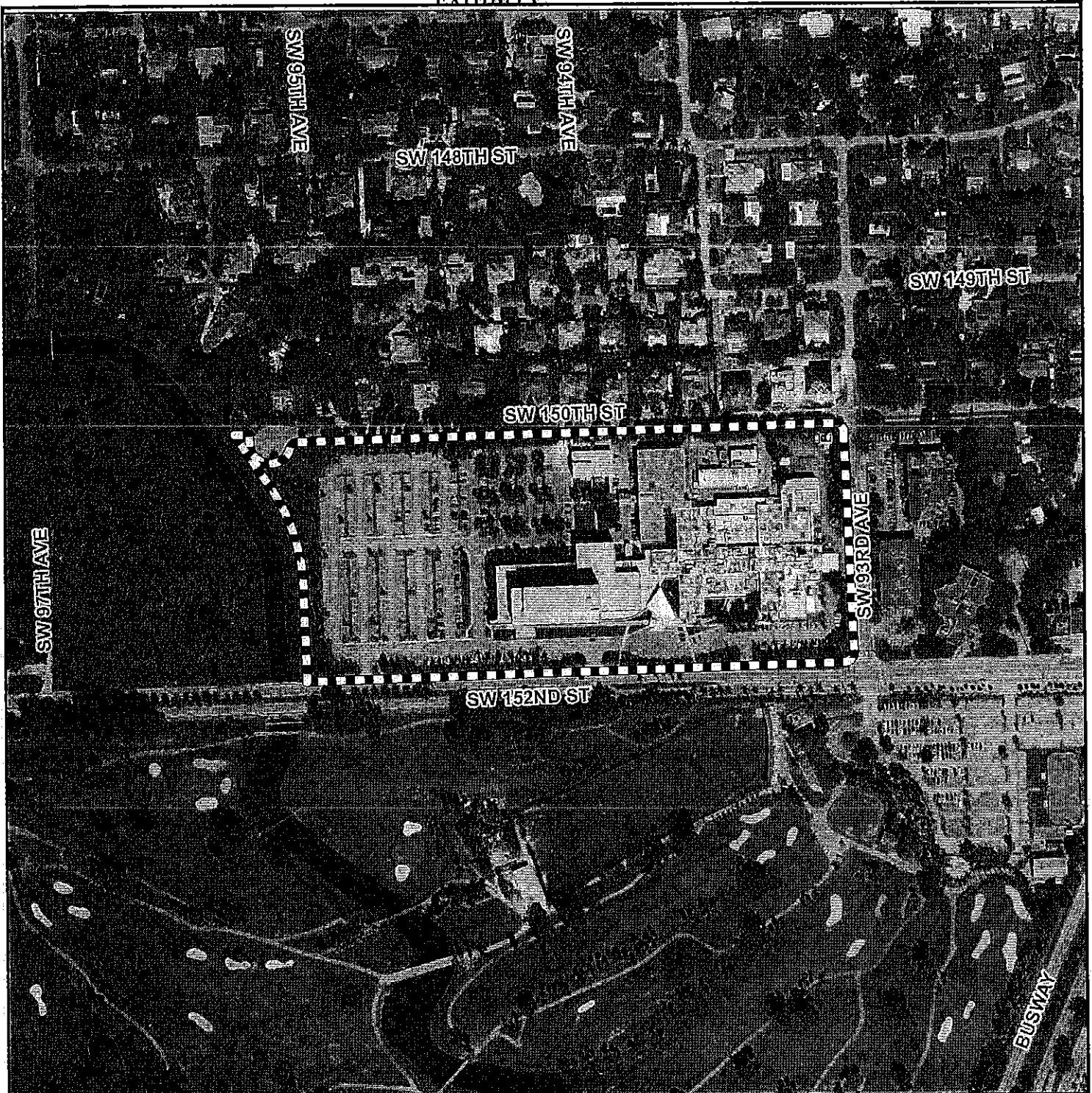
Section: 21 Township: 55 Range: 40
 Applicant: Miami-Dade County Public Health Trust
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
 AERIAL YEAR 2015

Process Number
G2018000005

Legend
 Subject Property



Section: 21 Township: 55 Range: 40
 Applicant: Miami-Dade County Public Health Trust
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, August 17, 2018

25

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP




Process Number

G2018000005

RADIUS: 300

Section: 21 Township: 55 Range: 40
 Applicant: Miami-Dade County Public Health Trust
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries

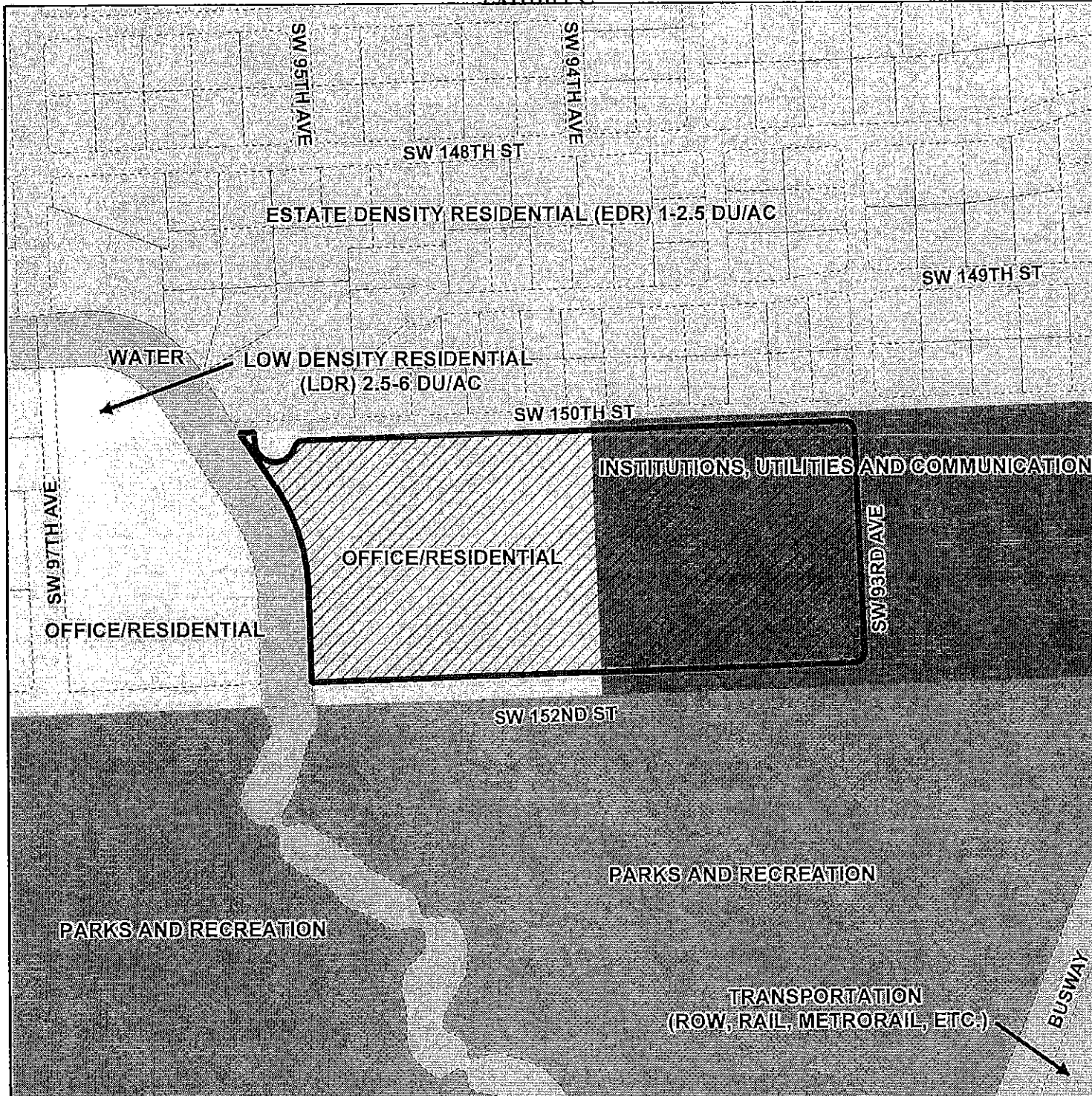


SKETCH CREATED ON: Friday, August 17, 2018

26

REVISION	DATE	BY

EXHIBIT C



MIAMI-DADE COUNTY

CDMP MAP

Process Number

G2018000005

Section: 21 Township: 55 Range: 40
 Applicant: Miami-Dade County Public Health Trust
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case

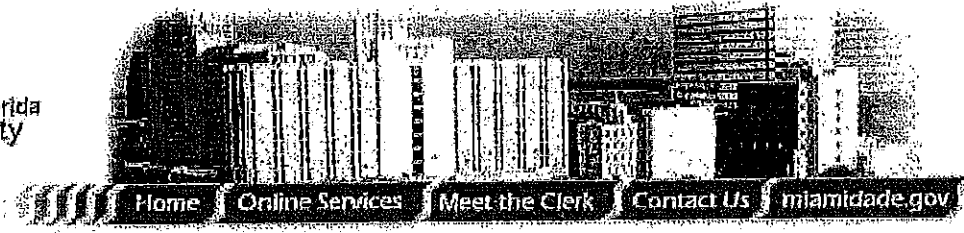


SKETCH CREATED ON: Friday, August 17, 2018

REVISION	DATE	BY

EXHIBIT D

Clerk of Courts
11th Judicial Circuit of Florida
Miami-Dade County



County Recorder's Record Search CFN Details



[View Document](#)

CFN #1994 R 354096, Group ID #1



[Order Certified Copy](#)

First Party (Code): SOUTH DADE HEALTHCARE GRP (D)

Second Party: DADE CTY

Subdivision Name:

Legal Description:

Clerk's File No: 1994 R 354096

Rec. Date: 7/22/1994

Doc. Date: 4/29/1994

Entry Date: 1/1/1901

Block No:

Section:

Township:

Range:

Folio No:

Pages in Document: 9

Group ID: 1

Doc. Type: AGR - AGREEMENT

Rec. Book/Page: 16448 / 558

Orig. CFN No:

Orig. Book/Page:

Plat Book/Page:

Misc. Reference: RESTRICTIVE COV

[BEGIN A NEW SEARCH](#)

[RETURN TO SAME SEARCH](#)

1

First Party (Code): DADE CTY (R)

Second Party: SOUTH DADE HEALTHCARE GRP

Subdivision Name:

Legal Description:

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Orig. CFN No:

Orig. Book/Page:

Plat Book/Page:

Misc. Reference: RESTRICTIVE COV

[BEGIN A NEW SEARCH](#)

[RETURN TO SAME SEARCH](#)

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IMAGED: EL-00-22473-2 02/16/2000 12:10:47pm

REF: 164480558

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Prepared by:
Michael Radell, Esq.
STROOCK & STROOCK & LAVAN
200 South Biscayne Boulevard
Suite 3300
Miami, Florida 33131-2385

94R334096 1994 JUN 22 15:32

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that SOUTH DADE HEALTHCARE GROUP, LTD. (hereinafter referred to as "Owner"), being the owner of certain property, lying and being situated in Dade County, Florida, and more particularly described in Exhibit A attached hereto (the "Property"), in order to assure the Homeowners (as defined in paragraph 9) that the Owner will abide by representations made during the consideration of Public Hearing No. 93-726 (the "Application") relating to property located adjacent to the Property which is proposed to be used as a parking lot and more particularly described on Exhibit B attached hereto (the "Parking Lot Property"), and in reliance upon the Homeowners' support of the Application and consent to Owner's petition to Dade County to close SW 94 Avenue from SW 150 Street to SW 152 Street, hereby voluntarily makes the following Declaration of Restrictive Covenants ("Declaration") covenanting and running with the Property and the Parking Lot Property.

1. Parking Lot Property. Owner agrees that the Parking Lot Property will be developed with grade level parking only. The light standards for this parking lot shall not exceed 14 feet in height and shall otherwise comply with all Dade County regulations.

2. Landscaping - SW 150 Street and SW 93 Avenue. On or before the date that a certificate of occupancy is issued for the parking lot developed on the Parking Lot Property, the Owner will plant mahogany or callaphyllum trees that are 15 feet in height, with spacing of 10 feet on average between trunks, within (i) that portion of the Property and the Parking Lot Property that fronts on the south side of the right-of-way of SW 150 Street from the western edge of the Parking Lot Property to the southwest corner of the intersection of the rights-of-way of SW 150th Street and SW 93 Avenue, and (ii) adjacent to and west of the right-of-way of SW 93 Avenue from SW 150 Street to the north side of the existing northern emergency room driveway to Daring Hospital from SW 93 Avenue. The total linear distance of the two aforementioned frontages is approximately 1700 feet. Therefore, Owner is obligated to provide no more than 120 trees within these frontages.

35A

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Page 2 of 9

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REC.

3. Landscaping - SW 94 Avenue. Within 6 months after the closing of the right-of-way for SW 94 Avenue between SW 150 and 152 Streets, Owner will provide landscaping in that area of the closed right-of-way that is in substantial compliance with the applicable portion of the site plan entitled Conceptual Master Plan ("Master Plan"), last dated March 21, 1994, and prepared by Hightower Alexander.

4. Study of Access to SW 150 Street. The Homeowners have requested that Owner eliminate all driveway access to SW 150 Street from that portion of the Property that is south of SW 150 Street and which includes the existing campus of Deering Hospital. (This portion of the Property, which is located between SW 150 and 152 Streets and SW 93 and 94 Avenues, is referred to herein as the "Hospital Property.") Owner has agreed to evaluate this driveway closure request and to implement it if it is reasonably determined that such closure will not adversely impact the ease and adequacy of internal circulation of automobiles, delivery trucks, and emergency vehicles for the existing and planned improvements for the Hospital Property, and will not result in a substantial loss of existing or planned parking spaces. As part of Owner's study of the driveway closure request, Homeowners have agreed that Owner may include a new driveway, subject to County approval, from the Hospital Property to SW 93 Avenue which is located as close to SW 150 Street as would be permitted by the appropriate Dade County departments. Owner shall present the completed study results to the representative of the Homeowners within 120 days after Owner acquires the Parking Lot Property. If Owner determines that the elimination of all planned and existing driveways to SW 150 Street from the Hospital Property can not be implemented because of the concerns described herein, Owner agrees (subject to County approval) that it will maintain only the easternmost driveway on SW 150 Street as shown on the Master Plan.

5. Hospital Property. Owner agrees that no multi-story parking structure will be developed on the Hospital Property. Owner agrees that no future development on the Hospital Property or the Parking Lot Property will be taller than the tallest existing building on the Hospital Property. Owner has agreed to this restriction in reliance upon a commitment by certain of the Homeowners to support future development plans for the Hospital Property that are consistent with the terms of this Declaration and which require approval by Dade County.

*
250122

6. Extension of SW 94 Avenue. At such time as Owner, or its assigns, seeks to develop the Property north of SW 150 Street, Owner agrees not to propose an extension of SW 94 Avenue from SW 148 Street. Owner further agrees to seek administrative waiver of any dedication and improvement requirement for SW 94



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Avenue if such dedication is required by the appropriate agency. Owner has no affirmative obligation to seek any variance, of dedication requirements which requires an appeal to the Developmental Impact Committee, the Zoning Appeals Board, or the Board of County Commissioners. Owner agrees to notify those homeowners within 500 feet of that portion of the Property north of SW 150 Street if any agency of Dade County requires the dedication of SW 94 Avenue inconsistent with the terms of this paragraph.

7. Temporary Parking Lot. Owner's use of the temporary parking lot described in paragraph 2 of that certain Declaration of Restrictions executed by Owner and recorded in D.R. Book 15543, Page 244, of the Public Records of Dade County, Florida, shall cease in accordance with its terms or the issuance of a certificate of occupancy for the parking lot to be developed on the Parking Lot Property, whichever occurs first. Upon the abandonment of the temporary parking lot, Owner shall plant shade trees, (7-10 gallon containers, average of 10 feet on center, maximum of 45 trees over a linear frontage of approximately 450 feet) along that part of the temporary parking lot parcel which fronts on SW 150 Street. The trees installed on the temporary parking lot shall not be removed until such land is developed.

8. Term. This Declaration shall run with the land and shall remain in full force and effect and shall be binding upon the Owner, its successors and assigns for a period of forty (40) years from the date this instrument is recorded in the Public Records of Dade County, Florida, unless modified, amended or released prior to the expiration thereof as set forth in paragraph 9 below. Notwithstanding anything provided herein, this Declaration shall be of no force or effect for any portion of the Property or the Parking Lot Property until (i) Owner acquires the Parking Lot Property or begins construction of the Parking Lot; and (ii) PH No. 93-725 is approved by Dade County and all relevant appeal periods have expired without any appeal being filed.

9. Amendment and Modification. This instrument may be modified, amended or released as to any portion of the Property or the Parking Lot Property by a written instrument executed by the then Owner of the fee simple title to the Property or the Parking Lot Property to be affected by such modification, amendment or release, providing that same has been approved by the Zoning Appeals Board or the Board of County Commissioners, as appropriate, after a public hearing and providing further that at least 75% of the owners of the single family residential properties lying within the area bounded by Southwest 150th Street on the south, Southwest 92nd Avenue on the east, Southwest 144th Street on the north, and Southwest 99th



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avenue on the west (hereinafter, collectively, the "Homeowners"), approve such modification, amendment or release by written instrument. No public hearing concerning such modification, amendment or release shall be scheduled until such time as 75% of the Homeowners have provided their written approval. Should this Declaration be so modified, amended or released, the Director of the Metropolitan Dade County Building and Zoning Department, or its successor agency, shall execute a written instrument in recordable form effectuating and acknowledging such modification, amendment or release.

10. Application of Covenant. When recorded, this instrument shall constitute a covenant running with the land and the title to the Property and the Parking Lot Property, binding upon the Owner, its successors and assigns. These restrictions shall be for the benefit of and limitation upon all present and future owners of the Property and the Parking Lot Property and for the public welfare.

11. Compliance with Conditions. In the event improvements agreed to hereunder are not made as promised, then in addition to any other remedies available, the Dade County Building and Zoning Department is hereby authorized to withhold any further permits, and refuse any inspections or grant any approval on any projects within the Parking Lot Property or the Property until such time as this Declaration is complied with.

12. Presumption of Compliance. Where construction has occurred on the Parking Lot Property or the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration and said Declaration shall not be construed as a cloud on title to any of said properties upon which said development has occurred.

13. Enforcement. Enforcement may be by action at law or in equity against any parties or persons violating, or attempting to violate, any covenants, either to restrain violation or to recover damages. The prevailing party in the action, or suit, shall be entitled to recover, in addition to costs and disbursements allowed by law, such sums as the Court may adjudge to be reasonable for the services of his attorney. The Homeowners, individually and collectively, are hereby granted a private right of enforcement of this Declaration of Restrictions.



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IMAGE01: FL-00-22473-2 02/16/2000 12:10:47pm

DET. 1644810562
REC.

14. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other rights, remedies and privileges.

15. Reversibility. Invalidation of any one of these covenants by judgment or Court in no way shall affect any of the other provisions of this Declaration which shall remain in full force and effect.

16. Recording. This Declaration shall be filed of record among the Public Records of Dade County, Florida at the time of the closing immediately upon the occurrence of the

JUL 28 2006 04:33

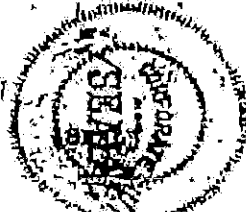
#0558 P.007

IMAGE01: FL-00-22473-2 02/16/2000 12:10:47pm

OFF. REC. 1644870563

Signed, sealed, executed and acknowledged this 29th day of April, 1994.

IN WITNESS WHEREOF, South Dade Healthcare Group, Ltd. has caused these presents to be signed in its name by its proper officials.



SOUTH DADE HEALTHCARE GROUP, LTD.,
a Florida limited partnership
9333 S.W. 152nd Street
Miami, Florida 33157

By its general partners: COLUMBIA
HOSPITAL CORPORATION OF SOUTH DADE,
a Florida corporation
Address: 7975 N.W. 154 Street
Suite 400A, Miami Lakes, FL 33016

Attest:

Terri Chadderton
(Assistant Secretary)

Print Name: Jamie E. Hopping

By: Anthony Degina
Print Name: Anthony Degina
Vice President

STATE OF FLORIDA)
COUNTY OF DADE) SS:

The foregoing instrument was acknowledged before me this 29th day of April, 1994 by Anthony Degina, as Vice President, and Jamie E. Hopping, as Assistant Secretary, of Columbia Hospital Corporation of South Dade, a Florida corporation and general partner of South Dade Healthcare Group, Ltd., a Florida limited partnership, on behalf of said corporation and limited partnership. They are personally known to me or produced N/A as identification and did (did not) take an oath.

Terri Chadderton
Print Name: Terri Chadderton
Notary Public, State of Florida
Commission No. 00084817
(if any)



My commission expires:
Notary Public, State of Florida
My Comm. Exp. Feb. 18, 1995
Breda thru RICHARD INC. Agency

JUL 28 2006 04:03

#0558 P.008

IMAGE01: FL-00-22473-2 02/16/2000 12:10:47pm

Page 7 of 9

REC-1644810564

Joinder by Mortgagee

The undersigned, Columbia Hospital Corporation-Delaware, assigns pursuant to an assignment recorded contemporaneously herewith from Citibank, N.A., mortgages under that certain mortgage dated September 24, 1990 and recorded September 28, 1990 in Official Records Book 14723, page 123 of the Public Records of Dade County, Florida, in the original amount of \$14,000,000.00, encumbering all or a portion of the property described in the foregoing Declaration of Restrictions, does acknowledge that the terms of this Declaration are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 28th day of April, 1994.

COLUMBIA HOSPITAL CORPORATION-DELAWARE
a Delaware corporation

By: [Signature]
Print Name: Rochel A. Seider
Title: VIC. President

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Howard K. Peterson

[Signature]
Print Name: Walter A. Hill

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this 28th day of APRIL, 1994 by BACHET B. SEIDER, as VICE PRESIDENT of Columbia Hospital Corporation, a Delaware corporation, on behalf of said association. He/she is personally known to me or produced _____ as identification and did (did not) take an oath.

[Signature]
Print Name: LISA A. MILLER
Notary Public, State of FLORIDA

My Commission Expires:

LISA A. MILLER
Notary Public, State of Fla., KY.
My commission expires Jan. 30, 1996



OCT 28 2006 04:03

#0558 P.009

IMAGE01 FL-00-22473-2 02/16/2000 12:10:47pm

OFF. REC. 1644810565

EXHIBIT A

Legal description of the "Property":

The S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of Section 21, Township 35 South, Range 40 East, Dade County, Florida, less the west 25 feet and the south 35 feet thereof; containing 9.16 acres; and

The East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4, of the Southwest 1/4 in Section 21, Township 35 South, Range 40 East, Dade County, Florida; and

The West 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4, less the North 196 feet, and the East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, less than North 196 feet, and the North 519.48 feet of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, less than North 196 feet, and the West 28 feet of the South 148.58 feet of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, all in Section 21, Township 35 South, Range 40 East, Dade County, Florida.

JUL 28 2006 04:03

#0558 P.010

IMAC E01 - FL-00-22473-2 02/16/2000 12:10:47pm

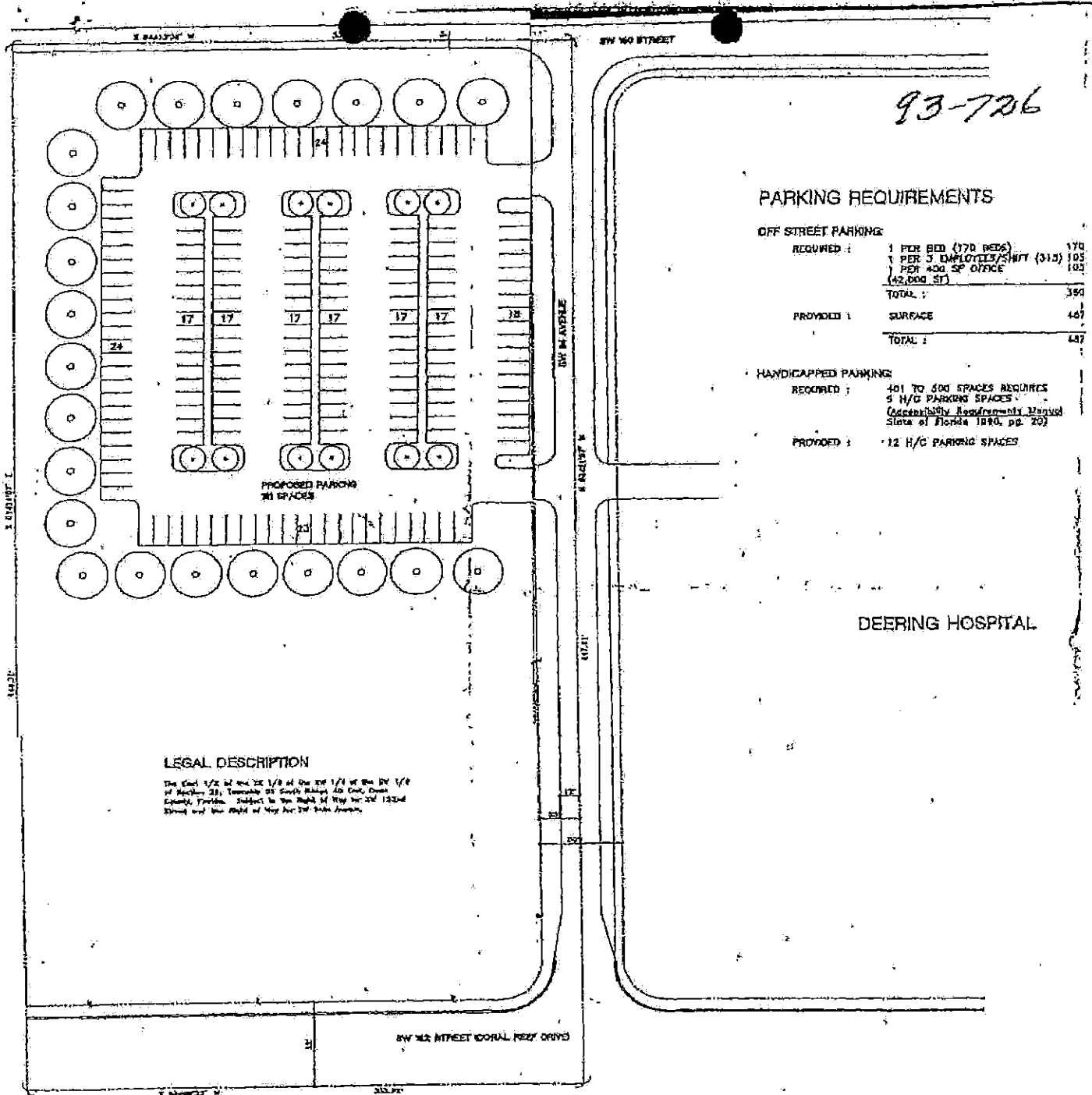
REF: 16448/0556

EXHIBIT B

Legal description of the "Parking Lot Property"

The North 1/2 of the East 1/2 of the SE 1/4
of the SW 1/4 of the SH 1/4 of Section 21,
Township 55 South, Range 40 East, Dade
County, Florida. Subject to the Right of Way
for S.W. 152nd Street and the Right of Way
for S.W. 94th Avenue.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD NUMBER
HARVEY RIVIN,
Clerk of Circuit & County
Courts



93-726

PARKING REQUIREMENTS

OFF STREET PARKING:

REQUIRED :	1 PER BED (170 BEDS)	170
	1 PER 3 EMPLOYEES/SHIFT (315)	105
	1 PER 400 SF OFFICE (42,000 SF)	105
TOTAL :		380
PROVIDED :	SURFACE	447
TOTAL :		447

HANDICAPPED PARKING:

REQUIRED :	401 TO 500 SPACES REQUIRES 5 H/C PARKING SPACES (Accessibility Requirements Manual State of Florida 1990, pp. 20)
PROVIDED :	12 H/C PARKING SPACES

DEERING HOSPITAL

LEGAL DESCRIPTION

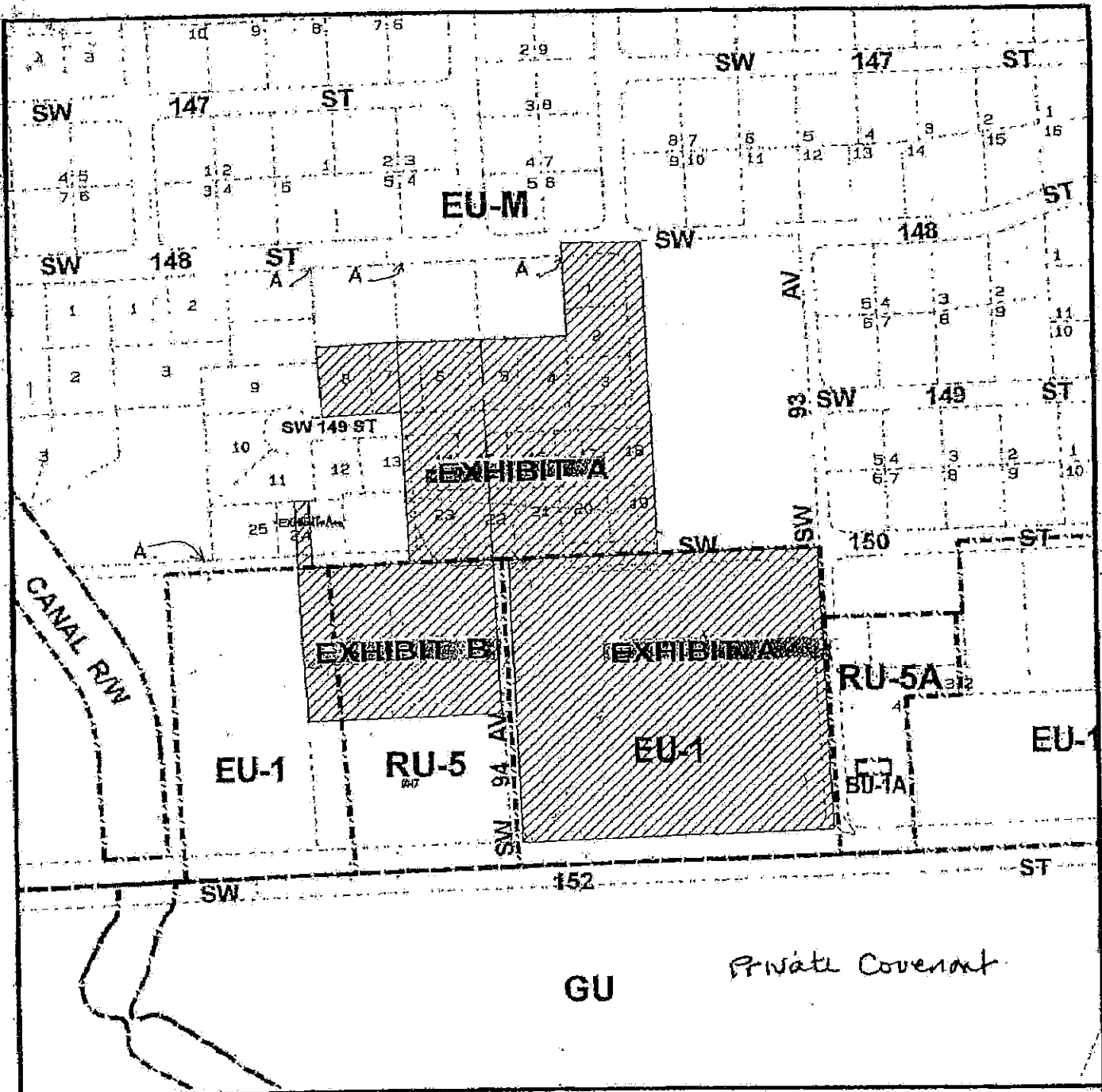
The East 1/2 of sec 24 1/2 of the SW 1/4 of the SW 1/4 of Section 21, Township 20 South Range 48 East, Deering, Florida. Subject to the Right of Way for 20' 123rd Street and the Right of Way for 2nd State Avenue.

PROPOSED PARKING LOT - DEERING HOSPITAL

T = 40

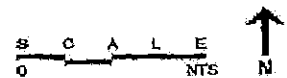


[Handwritten signature]
 16x15
 DEERING HOSPITAL
 2006



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 21 Township: 55 Range: 40
 Process Number: 06111013
 Applicant: DIRECTOR OF PLANNING & ZONING
 Zoning Board: C12
 District Number: 8
 Drafter ID: KEELING
 Scale: 1:300



 SUBJECT PROPERTY





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(A)

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(A)
6-4-19

RESOLUTION NO. _____

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE PLAN FOR THE JACKSON SOUTH MEDICAL CENTER EXPANSION LOCATED AT 9333 SW 152 STREET, 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 Public Health Trust of Miami-Dade County, Florida is committed to serving the medical health, clinical, and emergency needs of the community; and

WHEREAS, the Public Health Trust of Miami-Dade County needs to expand the existing campus at Jackson South Medical Center (JSMC) located at 9333 SW 152 Street; and

WHEREAS, this Board finds that the proposed JSMC expansion consisting of an additional 100 acute care beds, an energy plant, and a parking garage will provide the required medical health, clinical, and emergency needs in this growing area of Southwestern Miami-Dade County,

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 development to expand the Jackson South Medical Center campus, 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 4th 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