

# MEMORANDUM

Agenda Item No. 5(B)

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**TO:** Honorable Acting Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** December 15, 2020

**FROM:** Geri Bonzon-Keenan  
Successor County Attorney

**SUBJECT:** Resolution approving as a governmental facility the Jackson Health System freestanding emergency department and medical offices on property generally located on the northeastern corner of SW 8th Street and Galiano Avenue, 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 Acting Chairwoman Rebeca Sosa.



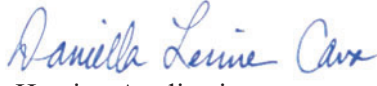
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Geri Bonzon-Keenan  
Successor County Attorney

GBK/uw

**Date:** December 15, 2020

**To:** Honorable Acting Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava  
Mayor 

**Subject:** Governmental Facilities Hearing Application  
GF 20-05 Public Health Trust of Miami-Dade County – Jackson Health System Freestanding  
Emergency Department and Medical Offices on Property Generally Located on the Northeastern  
Corner of SW 8<sup>th</sup> Street and Galiano Avenue

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**Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the proposed freestanding Jackson Health System emergency department (ED) and medical offices on a property generally located at the northeastern corner of SW 8<sup>th</sup> Street and Galiano Avenue (subject property), 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 (PHT).

**Scope**

The Public Health Trust of Miami-Dade County seeks approval of a general site plan to construct a freestanding emergency department and multispecialty medical office on a property located on the northeastern corner of SW 8<sup>th</sup> Street and Galiano Avenue in Commission District 6, which is represented by the Vice-Chairwoman, Rebeca Sosa. This facility would provide emergency care to patients that the Jackson Health System is already serving at the main campus, with ease of access in a setting closer to where they live and work.

**Fiscal Impact/Funding Source**

The project will be funded by the Jackson Miracle-Bond program, the foundation of the capital plan, which includes work at all existing Jackson campuses and the creation of new facilities across Miami- Dade County.

**Track Record/Monitor**

Carlos A. Migoya, CEO of the Public Health Trust.

**Background**

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Code. Specifically, this item requests Board approval of the Public Health Trust of Miami-Dade County/Jackson Health System’s project consisting of a freestanding emergency department (ED) and medical offices located on the northeastern corner of SW 8<sup>th</sup> Street and Galiano Avenue in northeastern Coral Gables. See additional information under background and justification below.

COMMISSION DISTRICT: 6

COMMISSION DISTRICTS  
IMPACTED: Countywide

**FOLIO NUMBER(S):** The subject property consists of folios numbers 03-4105-050-2850 (3737 SW 8 Street) and 03-4105-050-2700 (36 Oviedo Avenue) - (See Exhibit A to attached Site Review Committee recommendation for Legal Description).

**SIZE:** 0.94 acres (subject property).

**BACKGROUND:** The Public Health Trust of Miami-Dade County (PHT) was gifted a property by Commissioner Rebeca Sosa with the purpose of being used by the Jackson Health System (JHS). The property, which is currently partially developed, is located at 3737 SW 8<sup>th</sup> Street in Coral Gables. On said property and subject to this government facilities approval, the PHT proposes the establishment of the Jackson Health Emergency Department at Galiano which would become part of the countywide network of hospitals and healthcare facilities that comprise the JHS.

Over the last 100-years, JHS has grown from a small, 13-bed hospital to a comprehensive health system with several hospitals, a network of UHealth Jackson Urgent Care centers, multiple primary care and specialty centers, two long-term care nursing facilities, and Corrections Health Services clinics.

JHS is committed to serve the residents of Miami-Dade County through continuously expanding hospital-based service offerings. Opening a freestanding Emergency Department (ED) and a multi-specialty medical office is another commitment by JHS to continuously expand service offerings throughout the community and reinvest in its mission to build the health of the community.

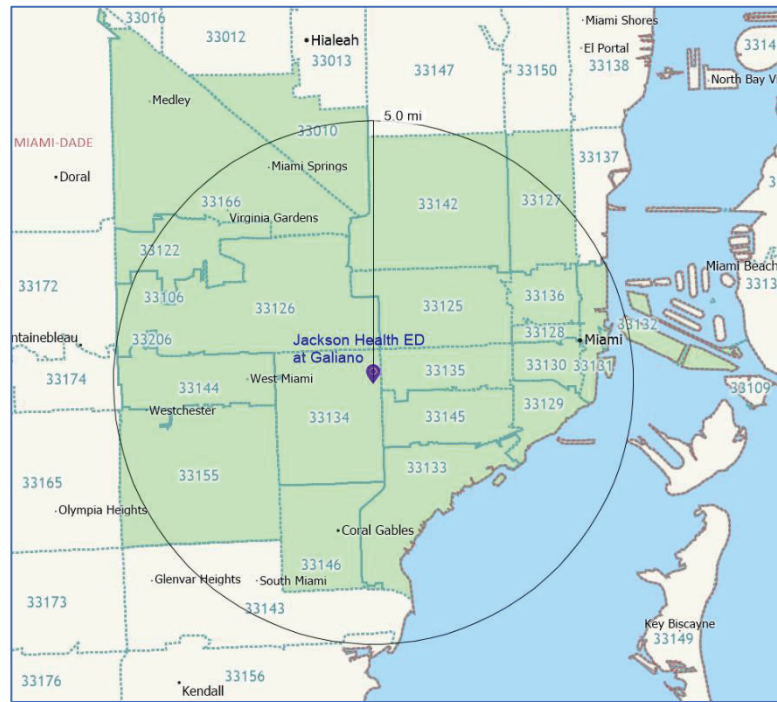
**ZONING:** The property is located in the City of Coral Gables and zoned Commercial Limited (CL) and Single-Family Residential (SFR) according to the City's zoning map. Exhibit C to the attached Site Review Committee memorandum shows an aerial photograph and the current land use and zoning classifications of the surrounding area. On May 22<sup>nd</sup>, 2018, the City of Coral Gables passed and adopted Resolution No. 2018-146 granting conditional use (zoning) approval for a medical use to be conducted on the property. However, as per section 154.13, Florida Statutes, the property is now under the County's exclusive jurisdiction. Accordingly, this application is being reviewed pursuant to the County's Government Facilities process.

**JUSTIFICATION:** To utilize the generous donation in the most beneficial way possible, numerous analyses were conducted to identify what use would provide the most community value and fill the greatest need. JHS determined that a freestanding emergency department (ED) and a multispecialty medical office, would add a vital access point and much needed service to the local community.

Emergency care choice is driven primarily by proximity. In the case of an emergency, a patient will usually go to the nearest hospital. An analysis of emergency department (ED) volumes and patient origin from a variety of

Miami-Dade County facilities revealed that the majority of patients treated at an ED (treat and release volume, not patients admitted to the hospital), originate from ZIP Codes within a 5-mile radius. Depending on the size of the ZIP Codes and the population density, a 2- to 5-mile area can represent between 50% and 70% of the patient treated.

The population in the area surrounding the northeast corner of Coral Gables is growing rapidly. In the next five years, the population surrounding the proposed ED within a five-mile radius is projected to grow 7.3%, for an additional 45,000 people. Demographic statistics also show that the segment of population that would be growing the fastest would be that of the “baby boomers” (65 years old and older). Thus, an aging population would demand increased medical services. The figure below shows the five-mile radius for the proposed facility.



**PROJECT DESCRIPTION:**

The proposed emergency department will consist of a CT Scanner and Radiology/Fluoroscopy, 2 resuscitation rooms, 8 exam rooms, and code-required support spaces. The multispecialty primary care clinic office space will have 6 exam rooms and code-required support spaces. The general site plan that was filed along with this application depicts the proposed improvements along with the proposed sign program for the facility. Said general plan can be found as Exhibit B to the Site Review Committee memorandum.

**DEVELOPMENT:**

The proposed project is currently in the design, development phase. JHS has approved the schematic design and site plan layout, which is also part of this application. The construction documents are anticipated to be completed

shortly after approval of this application. Construction is expected to begin in June 2021 and be completed in July 2022.

**FUNDING:** The project will be funded by the Jackson Miracle Bond program, the foundation of the capital plan, which includes work at all existing Jackson campuses and the creation of new facilities across Miami- Dade County.

**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 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:** Carl Harrison, Governmental Facilities Coordinator

**DELEGATED AUTHORITY:** This resolution approves the proposed Public Health Trust of Miami-Dade County’s Jackson Health System Emergency Department and medical offices located at Galiano Avenue and SW 8<sup>th</sup> Street pursuant to Section 33-303(b)(6) of the Miami-Dade County Code. The Department of Regulatory and Economic Resources (RER) Director is thereafter delegated the authority to approve non-substantial changes to the approved plans.

**Date:** October 12, 2020

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

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

**Subject:** Governmental Facilities Hearing Application -  
GF 20-05 Public Health Trust of Miami-Dade County – Jackson Health System  
Freestanding Emergency Department and Medical Offices

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the proposed, freestanding, Jackson Health System's emergency department (ED) and medical offices on a property generally located at the northeastern corner of SW 8<sup>th</sup> Street and Galiano Street (subject property), in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Jackson Health System (JHS). 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 September 24, 2020 and **recommends approval**.

## **Background and Project Description**

The subject property, which street address is 3737 SW 8<sup>th</sup> Street and is approximately 0.94 acres in size, was gifted to the Public Health Trust of Miami-Dade County (PHT) by Commissioner Rebeca Sosa with the purpose of being used by the Jackson Health System (JHS). At the subject property and through this application, the PHT proposes to establish the JHS Emergency Department at Galiano as a freestanding emergency department and multi-specialty medical office.

The JHS Emergency Department at Galiano would become part of the countywide network of hospitals and healthcare facilities that comprise the Jackson Health System governed by the Public Health Trust. The freestanding emergency department and multi-specialty office is part of JHS's commitment to continuously expand service throughout the community and reinvest in its mission to build the health of the community.

The general site plan proposes the construction of a freestanding emergency department and a primary and multispecialty medical office space. The emergency department will have a computed tomography (CT) and radiology/fluoroscopy, two resuscitation rooms, eight examination rooms and code required support space. The primary care and multispecialty office space will have six examination rooms and code required support space. Clinical services housed in the medical office space will include, but are not limited to primary care, cardiology, gastroenterology, and orthopedics. The proposed site plan would result in 36 parking spaces.

## **STAFF REPORTS**

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

#### **Development Services Division:**

As previously stated, the subject property consists of two parcels located at the northeast intersection of SW 8<sup>th</sup> Street and Galiano Street in Coral Gables. As it is commonly known, SW 8<sup>th</sup> Street is one of the County's primary mixed-use corridors traversing both the incorporated and unincorporated areas of the County. The subject property, which is currently partially developed, sits on a prime location along the SW 8<sup>th</sup> Street corridor just west of the SW 37<sup>th</sup> Avenue intersection. The subject property was previously zoned by the City of Coral

Gables as Commercial Limited (CL) and Single-Family Residential (SFR) according to the City’s zoning map. On May 22nd, 2018, the City of Coral Gables passed and adopted Resolution No. 2018-146 granting conditional use (zoning) approval for a medical use to be conducted on the property. However, as per section 154.13, Florida Statutes, the property is now under the County’s exclusive jurisdiction. Accordingly, this application is being reviewed pursuant to the County’s Government Facilities process. The table below summarizes the zoning, land use, and existing uses at and surrounding the subject property.

	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	City of Coral Gables (CL and SFR); office and commercial buildings, single-family residence	Business and Office
<b>North</b>	City of Coral Gables SFR; single-family residences, apartment building	Low- Density Residential, (2.5 – 6, dua) Business and Office
<b>South</b>	City of Coral Gables (CL); office building complex	Business and Office
<b>East</b>	City of Coral Gables (CL): office and commercial buildings	Business and Office
<b>West</b>	City of Coral Gables (CL); office and commercial buildings	Business and Office

The general site plan that was submitted as part of the application depicts a 1-story, 10,170 sq ft structure housing the proposed emergency department and multispecialty medical offices, 36 parking spaces (34 regular and 2 ADA spaces), and the facility’s proposed signage program. Staff notes that the site plan depicts the efforts made by the design and engineering team to minimize the impact on Oviedo Avenue which northern half is of residential character. The plan depicts a main vehicular entrance along Galiano Street and a secondary, emergency vehicle only, one-way entrance along SW 8<sup>th</sup> Street with a single-lane exit on Oviedo Avenue. Staff also notes that, as shown below, the proposed single-story building is primarily designed with a Galiano Street entrance and SW 8<sup>th</sup> Street orientation and that the building is **in keeping with the character** of those along SW 8 Street and Galiano Street. Furthermore, staff notes that the scale of the proposed building is **consistent** with and compatible with that of the residential community to the north. Exhibit C shows an aerial photography and current land use and zoning of surrounding area.





Regarding open spaces and landscaping, the general site plans include an open space/landscaping plan that furthers the County code's requirements for parcels zoned BU-1A. Said plans show that 25% of the site has been reserved for open space and landscaping and that the latter furthers the County's Landscape Code.

In summary, the Development Services Division finds that the proposed development will be in keeping with the character of the surrounding neighborhood and recommends **approval** of the Government Facilities application.

**Metropolitan Planning Division:**

The Public Health Trust of Miami-Dade County is seeking approval of a general site plan to construct freestanding emergency department and multi-specialty medical office located at 3737 SW 8 Street within the City of Coral Gables (Folio Numbers 03-4105-050-2850 and 03-4105-050-2700). The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

Existing Use: Vacant commercial building (Folio 03-4105-050-2850)  
Single-family residence (Folio 03-4105-050-2700)

Proposed Use: Jackson Health Emergency Department at Galiano

CDMP Land Use Designation: N/A (Business and Office)

Existing Use of surrounding properties:  
North: Mixed commercial and residential  
South: Commercial (Miami Children's Ambulatory Center)  
East: Mixed commercial  
West: Mixed commercial

**CDMP Analysis/Recommendations:**

The proposed emergency department and multi-specialty medical office is located within the City of Coral Gables. The proposed land use, land use designation and zoning classification are governed by the City. However, the property is designated "Business and Office" on the Miami-Dade Comprehensive Development Master Plan. The "Business and Office" category accommodates the full range of sales and service activities, including retail, wholesale, personal and professional services, hotels, hospitals, medical buildings, nursing homes and cultural facilities among other uses. (CDMP pages I-40 and I-41).

In accordance with Section 154.13, Florida Statutes, any designated facility owned or operated by a public health trust and located within the boundaries of a municipality is under the exclusive jurisdiction of the county creating the public health trust and is not within the jurisdiction of the municipality.

The Planning Division, based upon a review of the information provided, finds the use described in the application by the Public Health Trust to be consistent with the Goals, Objectives, and Policies of the CDMP.

**Office of Resilience:**

The Office of Resilience (OOR) is committed to supporting and assisting with the resilience of fellow County departments. As part of this support, the Office has conducted a review of this application and has no objections.

For this application, relevant County policies for this project included in this review are:

- Sustainable Buildings Program
- Sea-level Rise
- Additional construction and life-cycle requirements and considerations

Together these measures will help to maximize the value of the asset and optimize its resilience and sustainability thus saving your department and the County money and invaluable resources in the long term.

**Contacts**

It is important that project designers, architects, and consultants contact the Office of Resilience before project design starts to obtain the most current guidance related to the County's requirements. Please contact the individuals below based on the guidance and requirements needed.

Contact Patricia Gomez, Resilience Program Manager Mitigation ([Patricia.Gomez@miamidade.gov](mailto:Patricia.Gomez@miamidade.gov)) before project design starts if you need to obtain the most current guidance related to the County's requirements of the Sustainable Buildings Program mentioned above, LEED and Envision project registration, EnergyCAP, EV-ready and solar requirements, and building performance in general.

Contact Katherine Hagemann, Resilience Program Manager – Adaptation ([Katherine.Hagemann@miamidade.gov](mailto:Katherine.Hagemann@miamidade.gov)) before project design starts if you need to obtain the most recent data on sea level rise projections and potential flooding impacts to a parcel or building.

**Analysis & Recommendations**

All County buildings, including the building(s) proposed in the Public Health Trust of Miami Dade County's G2020000005 application, must comply with the requirements of the County's Sustainable Buildings Program which consist of Sections 9-71 through 9-75 of the Code together with Implementing Order IO 8-8. [Implementing Order \(IO\) 8-8](#) requires a minimum rating of LEED Silver certification for new construction projects. These standards ensure an integrated approach to design, construction, and operations. The Sustainable Buildings Program is not prescriptive, understanding that each project is unique and there are many paths to achieving the required certification level.

Projects that utilize the Sustainable Buildings Program to implement high performance sustainability features and best management practices achieve greater resilience and electricity and water use efficiencies and greater occupant productivity and satisfaction. Additionally, facilities can expect lower maintenance and operational costs, and a reduction of air pollutants, including climate pollution, during construction and operation. The Sustainable Buildings Program promotes long-term capital asset value and cost savings, economic vitality, environmental quality, and social and health benefits through integrated design, construction, and operation of the County's built environment.

A request for a substitution of the LEED rating standard with another third-party, verifiable standard can be submitted to the Office of Resilience's Sustainability Manager (see contact above) for the express purpose of ensuring the use of a more appropriate or relevant rating standard. Be advised that the substitution of standard cannot be requested due to financial constraints or due to the difficulty of achieving the standard. A substitution of rating standard is made on a case-by-case basis and there should be no expectation of setting precedence because a substitution of standard was granted in a particular case.

The particular decision to allow for a substitution of standard for any project in no way implies that future similar projects will be able to use the same substitution.

Additionally, please be advised of the following Board of County Commissioner requirements, which appear to apply to your project.

**Cool Roof (Resolution [R-1103-10](#) and Resolution [R-54-18](#)):** A high reflective roof, a roof made of highly reflective and emissive materials that remain significantly cooler than traditional materials during peak summer weather and where roofing material is certified by the U.S. EPA Energy Star Cool Roof Rating Council (ES-CRRC), is required for County Projects covered by the Sustainable Buildings Program and specifically for new construction of public and affordable housing.

**Benchmarking Energy and Water Use and use of Energy Star Certified products when available (Resolution [R-228-09](#) Resolution [R-918-12](#), and Resolution [R-795-12](#)):** All product types qualified by and incorporated into an Energy Star certification category that are procured for a project shall have an EnergyStar certification. In addition, once occupied/functional, County projects must continuously track energy and water consumption using the County's existing ECAP software platform which can be used to transmit data to the free federal benchmarking tool known as EnergyStar Portfolio Manager. These systems help the County strategically manage electricity and water usage and bills, obtain energy and water use intensity values (and in some cases ENERGY STAR ratings), and help with other functions for County facilities.

**Electric Vehicle (EV) Charging Stations ([O-19-17](#)):** Outlines zoning requirements for both community and County projects in UMSA that involve parking or parking facilities for both parking spaces with charging equipment for electric vehicles and EV-ready parking spaces. In particular, please review the table included within the Ordinance which outlines requirements for EV-ready spaces based on the total number of off-street parking spaces.

**Life Cycle Cost Analysis (LCCA) (County Administrative Order [AO 11-3](#)):**

Life Cycle Cost Analysis (LCCA) of specific equipment for the County Project is required. LCCA is an analysis that determines the most cost-effective option among different competing alternatives by including all direct and externalized costs associated with processes, materials, and goods (more than initial costs are considered) when estimating the actual total cost of an investment.

**Green Procurement Preference Program (Resolution [1053-09](#)):** Resulted in Miami-Dade County "[Buy Green](#)" [Purchasing Policy](#) and associated 11/2/2010 Memorandum to all Department Directors specifying the following 17 green commodity priority categories:

- Janitorial Services – shall require contractors to use Green Seal or EcoLogo certified products
- Carpet – shall contain the highest level of recycled content practical
- Computers and Electronic Equipment – shall have EnergyStar and EPEAT certifications as applicable
- Pest Control – shall use an Integrated Pest Management process
- Paint – shall be VOC and lead-free
- Energy using systems and appliances - all product types that are incorporated into an Energy Star certification category shall have an EnergyStar certification.
- Furniture – shall be low VOC
- Lighting – all lighting shall be energy efficient and lower-mercury lighting must replace older lighting
- Landscaping – shall follow xeriscaping guidelines with native species preferred.

In addition to the requirements per BCC legislation listed above, there are many other Best Practices to strongly consider for this project such as utilizing solar hot water which is a proven technology with a quick return on investment that has been used successfully at other public sites nationally. In addition, it is recommended that solar photovoltaics be considered for this project. If cost is prohibitive, but the solar potential of the site is satisfactory, it is recommended that the project be constructed “solar and battery backup ready” for future installation of solar photovoltaic panels and battery backup. Making the structure solar ready will reduce up-front costs if a solar system with battery backup is installed in the future. An on-site solar plus battery system would help facilitate resilience during disaster recovery times. Department design staff and consultants are encouraged to contact OOR to further discuss best practices.

### **Sea Level Rise**

In compliance with [Resolution No. 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. The applicant has satisfactorily acknowledged and described potential flooding and sea level rise impacts to the project and as such, the project is not expected to be impacted by sea level rise over the course of its intended design life.

### **Conclusion**

The Office of Resilience has no objections to this project provided that it complies with legislative requirements mentioned above.

### **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 conditions below.**

1. Ensure pedestrian sight clearance triangles are free of any obstruction.
2. SW 8 Street is maintained by the Florida Department of Transportation (FDOT). Any driveway connections and/or changes along the right of way requires review and approval by FDOT.

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 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 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 the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

### **Potable Water Service and Wastewater Disposal**

According to DERM records, public water mains and sanitary sewer mains about the subject property. Therefore, pursuant to the Code the proposed development is required to connect to public water and public sanitary sewers.

Existing public water and public 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.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

**Conditions of Approval: None**

Stormwater Management

Stormwater shall 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 the requirements of Chapter 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.

**Conditions of Approval: None**

Tree Preservation

An aerial review of the subject properties indicates the presence of non-specimen tree resources. A landscape plan entitled "FSED Galiano", prepared by George Puig, P.E., and dated received by Miami-Dade County on August 13, 2020 was submitted in support of the subject application indicates the removal of these tree resources. Section 24-49 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The applicant is advised to contact DERM's Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with Section 24-49.9 of the Code, 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.

**Conditions of Approval: Obtain DERM Tree Permit for impacts to non-specimen trees**

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the 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.

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 proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Public Health Trust of Miami-Dade County

Location: The proposed project is located on approximately 0.94 acres at 3737 SW 8<sup>th</sup> Street and 36<sup>th</sup> Oviedo Avenue with Folios No. 03-4105-050-2850 and 03-4105-050-2700, within the City of Coral Gables.

Proposed Development: The Jackson Health System is requesting the approval of a general site plan, which proposes the construction of a total 10,170 sq. ft. of freestanding emergency department which will include multi-specialty medical offices. The existing structures will be demolished.

The water demand associated with the existing structures that consist of a single-family residence under 3,001 sq. ft., 6,400 sq. ft medical office use and 22,679 sq. ft office use results in a total of 2,624 gallons per day (gpd). The total water demand associated with the proposed Jackson Health Emergency Department will be 2,034 (gpd); therefore, resulting in a no-net-increase for water demand.

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

As per WASD Agreement No. 34197 issued on May 15, 2019 and points of connection (POC) dated December 18, 2018, the subject property is currently being served by WASD. Therefore, if a new connection is necessary, the developer may connect to an existing 12-inch water main (EU-1234-1, 180- ft. as per Survey) in Galiano Street, abutting the western boundary of the property.

Also, since the existing 16-inch water main (EU-1431-1, 227.68-ft. as per Survey) in SW 8<sup>th</sup> Street is located at a distance greater than 50-feet from the southern property line, if water/fire services are required in SW 8<sup>th</sup> Street, thence the developer shall connect to the aforementioned existing 16-inch water main (EU-1431-1) in SW 8<sup>th</sup> Street and extend a 12-inch water main northerly across SW 8<sup>th</sup> Street, as required to provide service to the proposed development.

If water/fire service are required in Oviedo Avenue, the developer shall connect to an existing 12-inch water main (EU-1234-1) in Galiano Street at Oviedo Avenue and extend the same 12-inch water main easterly in Oviedo Avenue, as required to provide service to the proposed development, interconnecting to an existing 8-inch water main (EU-1130-1) at that location.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire services are to be connected to a public water main, then the water system shall be looped with two (2) P.O.C.

Please note there is an existing 2-inch water line, within the property, within a utility easement that is in conflict with the proposed development, and must be removed or relocated. The proposed project was reviewed by WASD's Utility Development Committee on May 13, 2020. Said Committee determined that the Developer will install a new 2-inch water main within a 12-foot wide easement in the property to interconnect the existing 2-inch water main to an existing 8-inch water main in Oviedo Avenue, thus allowing the continued domestic flow to the existing customers connected to said 2-inch water main.

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 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. 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.

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 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/conservation/home.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)

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

Sewer: The proposed development is located within the City of Coral Gables sewer service area. Please consult with the Utility Department of the City of Coral Gables for any infrastructure that they may have in their service area in the event there is a future need to connect to the sewer infrastructure.

Coral Gables is a Volume Sewer Customer of WASD. As such, WASD will be the utility providing sewer services for treatment and disposal of the wastewater at the Center 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-2 A(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.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

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

**Highway Division:** The Miami-Dade County Department of Transportation and Public Works (DTPW), Highway Division, has reviewed the subject application and provides the following comments:

#### **Highway Planning Section**

- Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2021 Transportation Improvement Program (TIP), nor in the 2045 Long Range Transportation Plan (LRTP).
- SW 8 Street (SR 90) is part of the State Highway System. Contact Ali Al-Said, P.E., District Permits Engineer, Florida Department of Transportation (FDOT), at (305) 470-5367, for information regarding FDOT permitting requirements.
- Contact Emily Muñoz, City of Coral Gables Public Works Department, at (305) 460-5026, for information regarding City permitting requirements.
- Also, a DTPW permit will be required for this project. Contact DTPW Permit Section, at (305) 375-2142, for information regarding County permitting requirements.

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

#### **Traffic Engineering Division:**

**The Department of Transportation and Public Works does not object to this application subject to the following site plan comments being addressed at the time of plat.**

#### **I. Traffic Study Review Comments**

1. Preliminary review of the proposed uses reveals that a Traffic Impact Study is not required for the subject development.

#### **II. Site Plan Review Comments**

2. SW 8 Street is part of the State of Florida Highway system (SR 90). Any improvements within the right of way of SW 8 Street requires review and approval by the Florida Department of Transportation. Also, driveway connections along SR 90/SW 8 Street must meet Florida Department of Transportation (FDOT) access management requirements, if disapproved site plan is not acceptable. Contact the district office at 305-470-5367 for driveway and drainage permits. All improvements/dedications must be approved by FDOT.
3. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Please ensure that the on-street parking complies with Section 3.3 of the Traffic Operations Manual.
4. Show the trash collection truck maneuvering wheel path around the site. Note that no backing



in/out is allowed within public right-of-way.

5. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).

Please contact our office at (305) 375-2030 for any further questions.

## Transit Division

### Project Description

The applicant, Public Health Trust of Miami-Dade County, FL, seeks an Zoning Review on a property totaling +/- 0.94 acres located at 3737 SW 8th Street, Coral Gables, FL 33134. The subject property is currently zoned CB and SFR per the City of Coral Gables Zoning Code. The subject property currently contains a one-story structure and a three-story structure, an attached surface parking lot and small residential apartment building. The applicant seeks to construct a freestanding emergency department and multispecialty medical office. The facility would provide emergency care to the patients Jackson Health System is already serving, with ease of access in a setting closer to where they live and work. The project is currently in the design development phase and the construction is planned to commence in June. The subject property is in the City of Coral Gables in Miami-Dade County, Florida, and is located within the Urban Development Boundary and the Urban Infill Area. The subject property has bus stop located directly adjacent to the subject property at the corner of along SW 8th Street and Galiano Street which is served by Metrobus Route 8. The property is also served by Metrobus Routes 11, 37, 42 and 51 and City of Coral Gables Trolley w8th bus stops within a 0.25 mile of the subject property.

### DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Therefore, **DTPW has no objections to this application, subject to the following conditions.**

1. The Applicant shall ensure that the sidewalk along Galiano Street, Oviedo Avenue and SW 8<sup>th</sup> Street, be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impeded public access to the existing bus stops along SW 8<sup>th</sup> Street at Galiano Street and access to the City Coral Gables Trolley.
2. The applicant shall coordinate with the Service Planning section of DTPW to ensure that the footprint needed for a bus shelter at the proposed bus stop along SW 137<sup>th</sup> Avenue adjacent to the property is provided.

c: Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW Jie Bian,  
Chief, Planning and System Development, DTPW  
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW

### **Fire Rescue Department**

On September 4, 2019, the Regulatory and Economic Resources Department (RER) transmitted a proposal for a Jackson/Public Health Trust free standing emergency room to be located at 3737 SW 8 Street in the City of Coral Gables. As a result of a Florida Statute, Miami-Dade County has assumed jurisdiction of all PHT properties including those in municipalities.

At that time the Miami-Dade Fire Rescue Department (MDFR) provided the applicant with preliminary review comments to assure that the site plan in connection with the Governmental Facilities (GF) application is adequate. This memorandum shall serve to address the official GF application filed by the Public Health Trust of Miami-Dade County.

According to the Application dated stamp received August 18, 2020, the Public Health Trust of Miami- Dade County seeks approval of a general site plan to construct a freestanding emergency department and multispecialty medical office on the subject property that will provide emergency care to patients of Jackson Health System, with ease of access in a setting closer to where they live and work (the "Facility").

The Property lies within the jurisdiction of the City of Coral Gables whereby fire and medical service is provided by the City of Coral Gables Fire Rescue Department. However, it is anticipated that MDFR will occasionally transport patients to the Facility and thereby the site plan shall be designed in a manner to assure compliance with the MDFR Access Road Requirements.

Although the Miami-Dade Fire Rescue Department has **no objections** to the proposed Facility, at time of permitting the applicant shall provide a suitable site plan (either to the City of Coral Gables or Miami- Dade County) in accordance with the MDFR Access Road Requirements and standards stipulated by the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA).

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

### **Aviation Department**

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of a proposed freestanding Jackson Health Emergency Department which includes a multispecialty medical office to be located at 3737 SW 8<sup>th</sup> Street in Coral Gables, Florida.

Please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any temporary or permanent structure on this site reaching or exceeding 102 feet Above Ground Level (AGL) must be filed by the construction contractor using Federal Aviation Administration (FAA) form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the contractor may "e-file" the information. MDAD will also need to review and issue determinations for any structure(s) reaching or exceeding 102 feet AGL on the site. For additional information, MDAD's airport zoning resources are available on its webpage which may be accessed by using the following link: [http://www.miami-airport.com/planning\\_forms\\_maps.asp](http://www.miami-airport.com/planning_forms_maps.asp)

Based upon our review of the information provided to us, MDAD does not object to the proposed request provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning.

### **Parks, Recreation and Open Spaces Department**

**Applicant Name:** Public Health Trust of Miami-Dade County, FL.

**Project Location:** The project is located on Miami-Dade County-owned property (Folio Nos.: 03-4105-050-2850 and 03-4105-050-2700) at 3737 SW 8<sup>th</sup> Street and 36 Oviedo Avenue, Coral Gables, Florida. The site consists of approximately 0.94 acres.

**Proposed Development:** The applicant seeks approval of a general site plan to construct a 30,441 SF freestanding emergency department and medical office. This facility would provide emergency care to the patients that Jackson Memorial Health System already serves.

**Impact and Demand:** This application does not have a residential development component and the site is located within the jurisdiction of the City of Coral Gables. Therefore, the County's Level of Service Standards do not apply.

**Recommendations:** PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review.

Based on our findings described herein, **PROS has no objection to this application.**

Should you need additional information or clarification on this matter, contact Alexandra Davis, Park Planner 2, by email at [alexandra.davis@miamidade.gov](mailto:alexandra.davis@miamidade.gov).

### **Internal Services Department**

According to the Application dated stamp received August 18, 2020, the Public Health Trust of Miami-Dade County seeks approval of a general site plan to construct a freestanding emergency department and multispecialty medical office on the subject property that will provide emergency care to patients of Jackson Health System, with ease of access in a setting closer to where they live and work (the "Facility").

The Miami-Dade County Internal Services Department (ISD) takes no exceptions to the further development of the above referenced application and recommends consideration and integration of the following required items:

1. R-1101-15 - EV Charging Stations (Sections 33-122.5 of the Code of Miami-Dade County) – Provide parking spaces specifically designed for charging of Electric Vehicles in accordance with the provisions of referenced ordinance. Verify quantity of proposed charging stations, types of charging stations and duration, free or paid charging to promote user turn-over, signage and provisions for future increase in quantities required. The provision to install infrastructure needed to enable EV charging stations, on a prospective basis, at multi-family residential buildings, offices and businesses as part of the parking requirements for new construction is considered to be more cost-effective than having to retro-fit.
2. R-63-16 – Designated Parking Program for Veterans – follow recommendations outlined in the report – Directive No. 152796.

Should you have any questions regarding this notification, please contact Frank Suarez at 305-375-1112 or [fsuarez@miamidade.gov](mailto:fsuarez@miamidade.gov).

**Department of Cultural Affairs**

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from the Public Health Trust of Miami Dade County for the emergency and multidisciplinary medical office in regard to the applicability of the Art in Public Places (APP) requirement, reference GF 20-05 – Folio NO. 03-4105-050-2850 and 03-4105-050-2700 proposed at 3737 SW 8<sup>th</sup> Street Coral Gables FL and 36 Oviedo Avenue, Coral Gables, FL 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.

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.

## Exhibit A

### Legal Description

Lots 8 and 9, Block 22 of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 12, of the Public Records of Miami-Dade County, Florida.

Together with

Lots 1 through 5, inclusive, Lots 42 through 50, inclusive, and the West 1/2 of Lot 41, in Block 22 of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 12, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of said Lot 5; thence run Southerly along the East line of said Lot 5, for a distance of 100.05 feet to the Southeast corner of said Lot 5; thence run Easterly, along the North lines of said Lot 41 through 45, for a distance of 112.58 feet, to a point 12.51 feet West, as measured along the said North of Lot 41, of the Northeast corner of said Lot 41; thence run Southerly, for a distance of 100.04 feet, to a point on the South line of said Lot 41, said point being 12.50 feet West of the Southeast corner of said Lot 41. as measured along the said South line of Lot 41; thence run Westerly, along the South lines of Lots 41 through 50, for a distance of 227.59 feet, to a point of tangency with a circular curve, concave to the Northeast; thence run Northwesterly along the arc of said circular curve, concave to the Northeast and having for elements a radius of 10.00 feet and a central angle of 89° 28' 40" for an arc distance of 15.62 feet; thence run Northerly along the West lines of said Lots 50 and 1, for a distance of 180.12 feet to a point of tangency with a circular curve, concave to the Southeast; thence run Northeasterly along the arc of said Circular curve, concave to the Southeast, having for elements a radius of 10.00 feet and a central angle of 90° 31' 37", for an arc distance of 15.80 feet; thence run Easterly along the North line of said Lots 1 through 5, for a distance 115.09 feet, to the POINT OF BEGINNING.

Containing 41,214 Square Foot (0.94 Acres)

APPLICATION GF20-05

PUBLIC HEALTH TRUST – JACKSON HEALTH SYSTEM – JHS GALIANO FREE  
STANDING EMERGENCY ROOM AND MEDICAL OFFICES

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

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Development Services Division of the  
Department of Regulatory and Economic  
Resources

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Alan R. Cominsky, Fire Chief  
Miami-Dade Fire Rescue Department

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

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Lester Sola, Director  
Miami-Dade County  
Aviation Department

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Kevin Lynskey, Director  
Miami-Dade Water and Sewer  
Department

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Michael Spring, Director  
Cultural Affairs Department

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Tara C. Smith, Director  
Internal Services Department

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

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Maria I. Nardi, Director  
Miami-Dade County  
Parks, Recreation and Open Spaces  
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Michael Spring, Director  
Cultural Affairs Department

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Tara C. Smith, Director  
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[Maria Nardi \(Nov 13, 2020 14:20 EST\)](#)  
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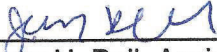
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Michael Spring, Director  
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Parks, Recreation and Open Spaces  
Department

EXHIBIT B



**GOVERNMENT  
 FACILITY  
 APPLICATION**

**JACKSON FREE  
 STANDING EMERGENCY  
 DEPARTMENT GALIANO  
 3737 SW 8TH STREET,  
 CORAL GABLES,  
 FLORIDA 33134**

**JACKSON HEALTH  
 SYSTEM**

AHCA # : 23/100022-305-4

08/12/2020



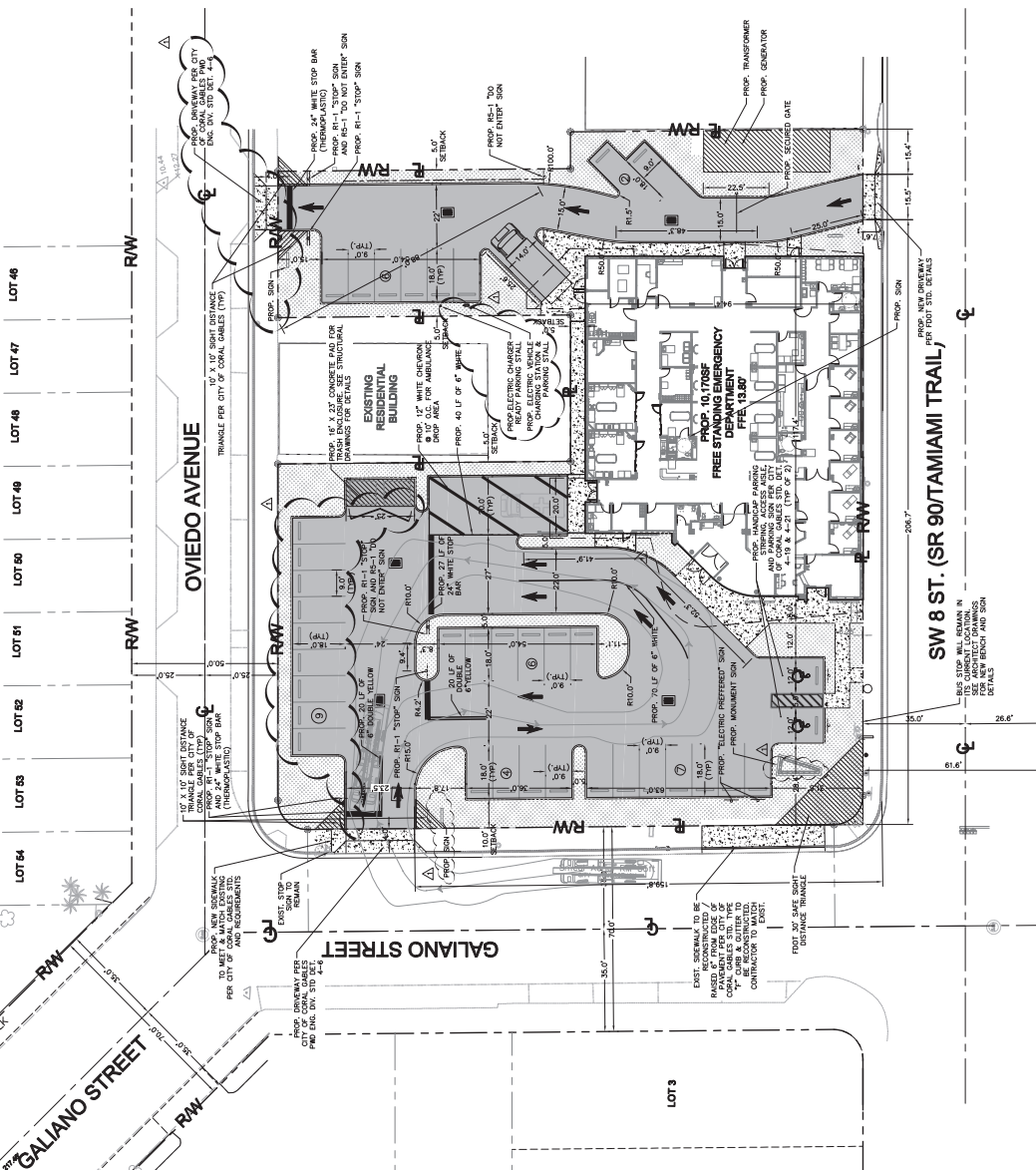
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<b>INDEX</b>	
GENERAL	
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AC-01	ARCHITECTURAL SITE PLAN
CIVIL	
SI-01	SITE PLAN
SI-02	STORAGE AND PAVEMENT MARKING DETAILS
LANDSCAPE	
L-100	TREE SURVEY
L-101	LANDSCAPE PLAN
DEMOLITION	
AD-01	DEMOLITION PLAN
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AC-01-2	SECOND FLOOR NEW CONSTRUCTION PLAN
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AC-01-5	EXTERIOR ELEVATIONS
AC-01-6	EXTERIOR ELEVATIONS
AC-01-7	BUILDING SECTIONS
GRAPHICS	
AC-20	SITE SIGN LOCATION PLAN





RECEIVED  
MIAMI-DADE COUNTY  
PLANNING DEPARTMENT  
DATE: OCT 9 2020  
BY: ISA

EXHIBIT B



NOTE: THE SITE IS WITHIN FEMA FLOOD ZONE X WHICH IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND HAS NO BASE FLOOD ELEVATION ASSIGNED. MIAMI-DADE COUNTY'S FLOOD PROTECTION CRITERIA (SEC. 11C-3) REQUIRES THE FINISHED FLOOR ELEVATION OF THE BUILDING TO BE ABOVE THE BEACH PROTECTION ELEVATION CRITERIA. THE RUNOFF STORAGE RELATIONSHIP FOR THE 100-YEAR, 3-DAY STORM EVENT, THE STAGE ELEVATION OBTAINED FROM THE STAGE-STORAGE MODEL SHALL BE COMPARED TO THE ELEVATION OBTAINED FROM MDC FLOOD PROTECTION CRITERIA, AND THE HIGHEST OF THE TWO ELEVATIONS SHALL BE USED AS THE MINIMUM FINISHED FLOOR ELEVATION.

THE PARKING LOT AND SITE GRADES ARE DESIGNED TO MEET MIAMI-DADE COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S REQUIREMENTS FOR THE 1-DAY STAGE ELEVATION OF THE MIAMI-DADE COUNTY FLOOD CRITERIA. THE PERMETER SITE GRADES SHALL BE SET, AT A MINIMUM, TO THE 25-YEAR, 3-DAY STAGE ELEVATION TO ENSURE NO RUNOFF DISCHARGE OFF-SITE UP TO THIS STORM EVENT. THE SITE SHALL UTILIZE EXFILTRATION TRENCHES WITHIN THE SURFACE PARKING LOT AS THE PRIMARY SOURCE OF RUNOFF DISCHARGE.

DATE: 10/09/2020

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY: MICHAEL MARRERO, P.E., ON THE DATE: 10/09/2020

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**SunshineFL**

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked

Client: positive response codes before you dig!

OPAL GARLES  
JACKSON HEALTH SYSTEM  
GALIANO FSED  
PREPARED FOR  
SHEET NUMBER  
C-400

FLORIDA  
KHA PROJECT  
14422032  
DATE  
JUNE 2020  
SCALE AS SHOWN  
DESIGNED BY  
BRANN BY

LICENSED PROFESSIONAL  
14422032  
DATE  
JUNE 2020  
SCALE AS SHOWN  
DESIGNED BY  
BRANN BY

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134  
PHONE: 305-437-3000  
WWW.KIMLEY-HORN.COM CA 00000696



NO.	REVISIONS	DATE
1	APPLICATION COMMENTS - R01	10/09/2020

**LEGEND**

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE
- PROP. BUILDING OUTLINE
- PROP. TYPE 'C' CURB
- PROP. CITY OF CORAL GABLES STD. DET. 4-1
- PROP. ASPHALT PAVEMENT
- PROP. CONC. ASPHALT / PAD
- PROP. HEAVY DUTY CONC.
- PROP. WHEEL STOP
- PROP. SIGN
- PROP. PAVEMENT ARROW
- PROP. 'J' OVERHANG
- PARKING COUNT
- UTILITY EASEMENT

GRAPHIC SCALE IN FEET  
0 10 20 40

AREA BREAKDOWN TABLE:

AREA	NO. FEET	PERCENT
TOTAL	41,213	100%
PERIMETER	1,284	3%
BUILDING AREA (FOOT PRINT)	10,171	25%
PAVEMENT AND OTHERS	20,700	51%
TOTAL IMPERVIOUS AREA	30,871	75%

**ZONING LEGEND: GOVERNMENT FACILITIES**

GENERAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	N/A	225'
MINIMUM LOT AREA	N/A	41,213 SF.
MAXIMUM HEIGHT (1 STORY)	N/A	23.5'
MAXIMUM FLOOR AREA RATIO (FAR)	N/A	0.25

AREA BREAKOUT	DESCRIPTION	SF (AC)	%
NET AREA		41,213 (0.95)	100.0%
LOT COVERAGE (40% MAX.)		10,475 (0.24)	25.0%
PAVED AREA		19,420 (0.49)	48.0%
LANDSCAPE OPEN SPACE (MIN. 25% REQUIRED)		10,304 (0.24)	25.0%

PARKING SPACE REQUIREMENTS	REQUIRED	PROVIDED
DESCRIPTION		
PARKING SPACES (1/300 SF OF GFA)	34	34
ADA SPACES	2	2













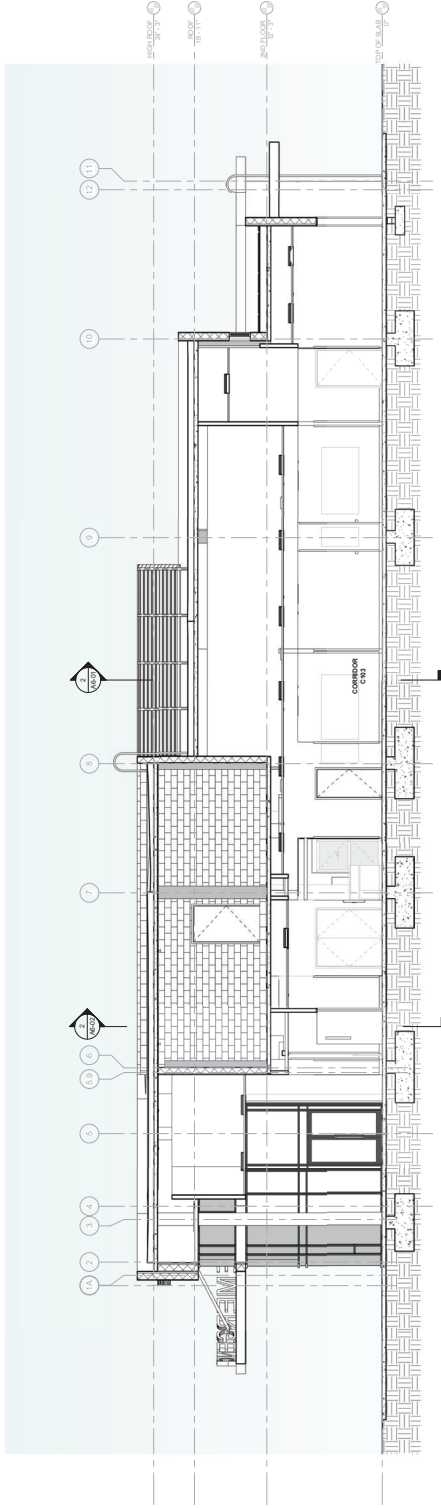




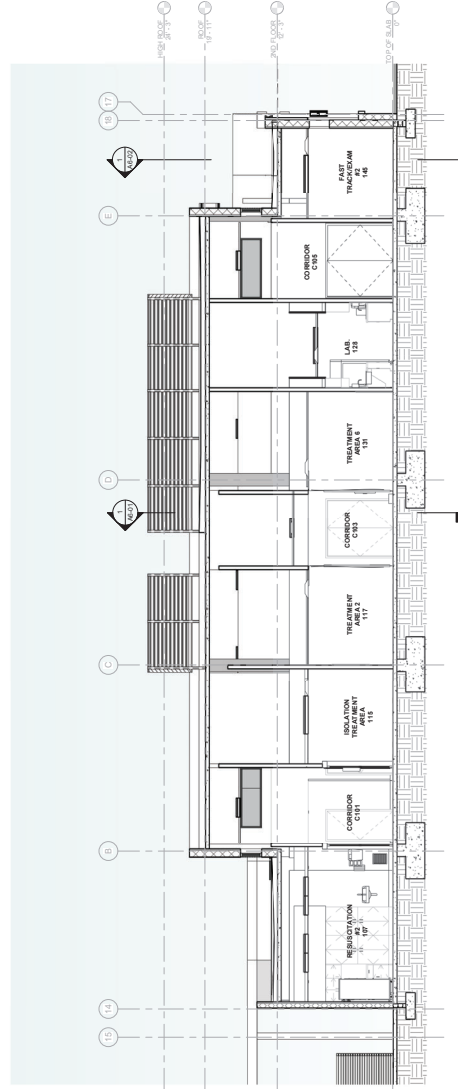
RECEIVED  
 PROFESSIONAL SEAL  
 DATE: 1/19/2020  
 BY: EA

Drawn By: Author  
 Checked By: Checker  
 Approved By: Approver

EXHIBIT B



1 BUILDING SECTION  
 3/16" = 1'-0"



2 BUILDING SECTION  
 3/16" = 1'-0"



Texas: 6820900  
 Gresham Smith  
 ONE GRESHAM PARKWAY  
 DALLAS, TEXAS 75241  
 PHONE: 214.271.5000  
 FAX: 214.271.5001  
 WWW.GRESHAMSMITH.COM



JACKSON  
 HEALTH  
 Miracles made daily.  
 JACKSON FREE STANDING  
 EMERGENCY DEPARTMENT  
 GALIANO  
 3737 SW 8TH STREET, CORAL  
 GABLES, FLORIDA 33134  
 AHCA #: 23100022-305-4

ROBERT BROWN  
 ARCHITECT

No.	Date	Description

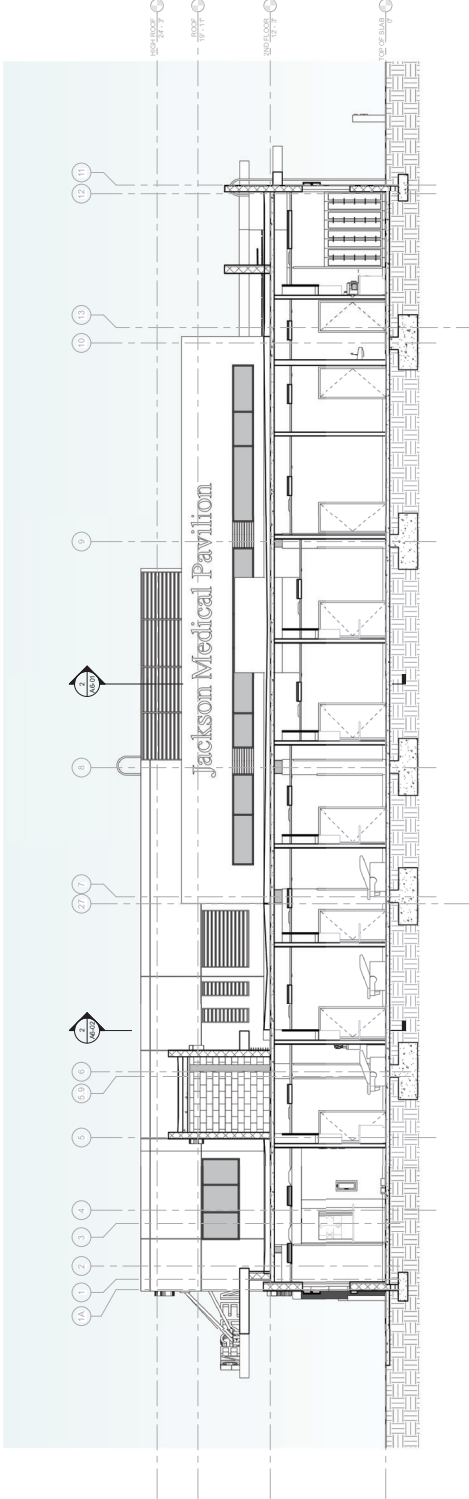
BUILDING SECTIONS  
**A6-01**  
 46510.00  
 08/14/2020

TITLE BLOCK INFORMATION PRINTED AT THE BOTTOM

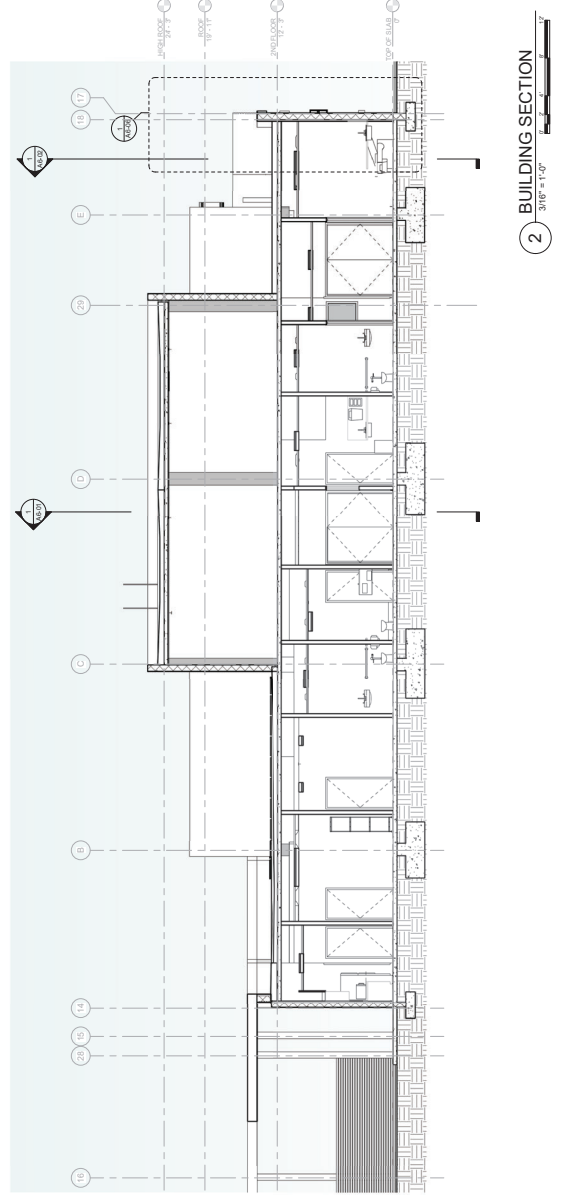
RECEIVED  
 PROFESSIONAL SEAL  
 DATE  
 BY

Approved By: Approver  
 Checked By: Checker  
 Drawn By: Author

**EXHIBIT B**



**1** BUILDING SECTION  
 3/16" = 1'-0"



**2** BUILDING SECTION  
 3/16" = 1'-0"



GreshamSmith.com

Technical Office  
 300 N. W. 10th St., Suite 1200  
 Ft. Lauderdale, FL 33311-1200  
 Phone: 754.270.0000  
 Fax: 754.270.0001  
 PPM'S LICENSE CERT. NO. BC00000001  
 PPM'S LICENSE CERT. NO. BC00000001



3737 SW 8TH STREET, CORAL GABLES, FLORIDA 33134  
 AHCA #: 23100022-305-4

JACKSON FREE STANDING  
 EMERGENCY DEPARTMENT  
 GALIANO  
 3737 SW 8TH STREET, CORAL GABLES, FLORIDA 33134  
 AHCA #: 23100022-305-4

ROBERT BROWN  
 ARCHITECT

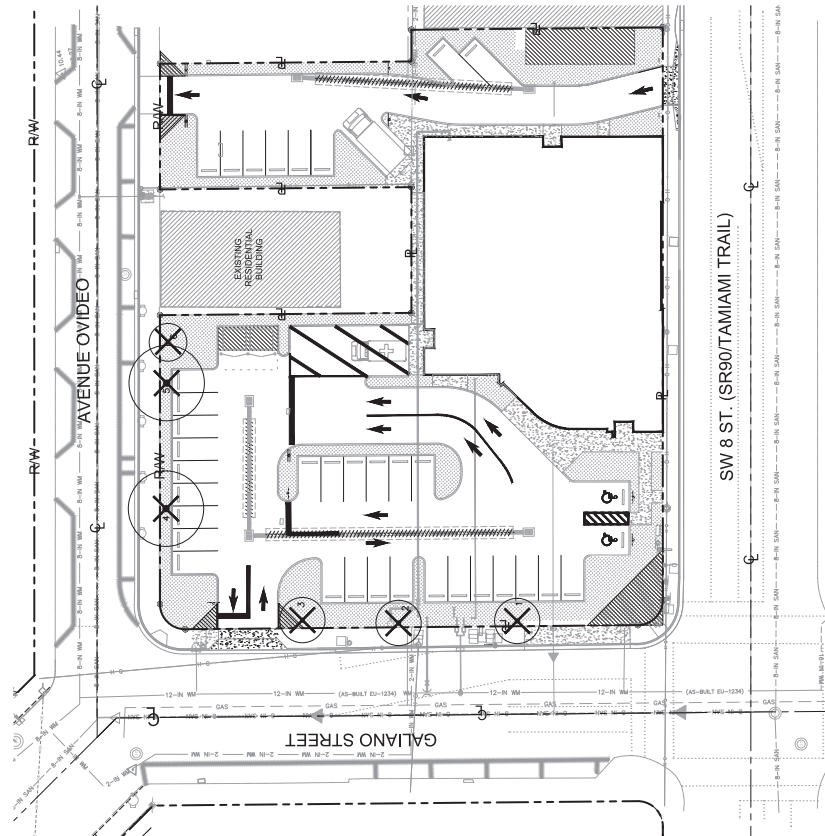
No.	Date	Description

BUILDING SECTIONS  
**A6-02**  
 44510.00  
 06/14/2020

TITLE BLOCK BY: ARCHITECTURE BY: 12/18/20



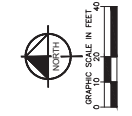
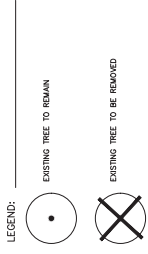
**EXHIBIT B**



**EXISTING TREE SCHEDULE**

#	COMMON NAME	GENUS/SPECIES	CAL	HT	SPREAD	DISPOSITION
1	BISHOP WOOD	BISCHOFFIA JAVANICA	20"	20'	18'	REMOVE/INVASIVE
2	BISHOP WOOD	BISCHOFFIA JAVANICA	20"	20'	18'	REMOVE/INVASIVE
3	BISHOP WOOD	BISCHOFFIA JAVANICA	20"	20'	18'	REMOVE/INVASIVE
4	BISHOP WOOD	BISCHOFFIA JAVANICA	30"	30'	30'	REMOVE/INVASIVE
5	BISHOP WOOD	BISCHOFFIA JAVANICA	28"	30'	30'	REMOVE/INVASIVE
6	BISHOP WOOD	BISCHOFFIA JAVANICA	10"	25'	15'	REMOVE/INVASIVE

\* TREES 1-6 ARE INVASIVE AND REQUIRE NO MITIGATION  
 \*\* TREES 7-10 ARE NON-INVASIVE AND REQUIRE NO MITIGATION  
 \*\*\* THIS SCHEDULE WAS PREPARED BY F.S. ALUMIN AND ASSOCIATES, INC., DATED  
 AND REMAINT UPON A/C/S&M LAND TITLE SURVEY PREPARED BY F.S. ALUMIN AND ASSOCIATES, INC., DATED  
 DECEMBER 5, 2017.



**SUNSHINE 811**

DATE: \_\_\_\_\_

THE SUNSHINE 811 SYSTEM IS A SERVICE PROVIDED BY ACCESS TO THE PUBLIC UTILITIES INFORMATION SYSTEM (ATPUS), A DIVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND SAFETY. THE SYSTEM IS A SERVICE PROVIDED BY ACCESS TO THE PUBLIC UTILITIES INFORMATION SYSTEM (ATPUS), A DIVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND SAFETY. THE SYSTEM IS A SERVICE PROVIDED BY ACCESS TO THE PUBLIC UTILITIES INFORMATION SYSTEM (ATPUS), A DIVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND SAFETY.

**SUNSHINE 811**

Call 811 or view sunshine811.com for more information. Call 811 or view sunshine811.com for more information. Call 811 or view sunshine811.com for more information. Call 811 or view sunshine811.com for more information.



Two Atlantic Plaza  
 Suite 1200  
 Coral Gables, Florida 33134  
 Tel: 305.444.3333  
 Fax: 305.444.3334  
 FIRM REGISTRATION NO. 10000000000000000000  
 APT#00000000000000000000  
 E#20000000000000000000



**FSD GALIANO**

3737 SW 8TH STREET, CORAL GABLES, FLORIDA 33134

LICENSED PROFESSIONAL  
 GEORGE E. PLUG  
 NO. 0001706

No.	Date	Description

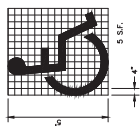
**TREE DISPOSITION**

L-200  
 144429032  
 JUNE 2020

TITLE BLOCK FROM PLAN 10-1

RECEIVED  
MIAMI-DADE COUNTY  
DATE: OCT 8 2020  
BY: ISA

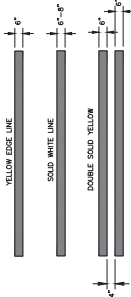
**EXHIBIT B**



**USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS GOVERNED BY 220.03(2).**

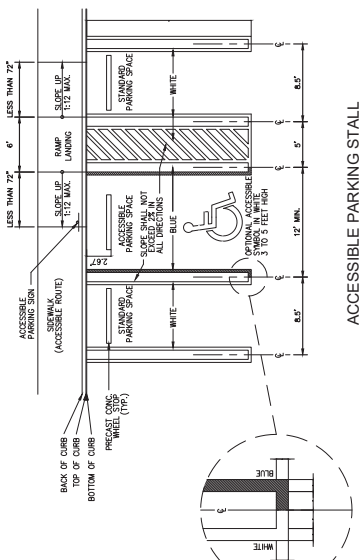
**STOP SIGN AND ASSEMBLY SHALL BE FABRICATED AND SET TO MEET THE STANDARD SPECIFICATIONS AND PUBLIC WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.**

**ACCESSIBLE PAVEMENT SYMBOL**  
N.T.S.

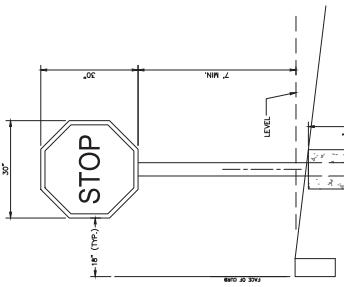
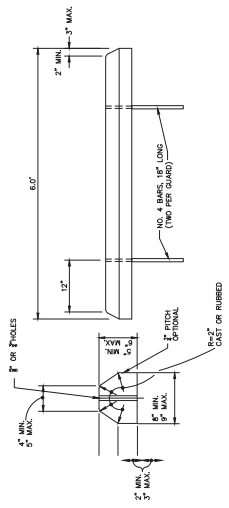


**PAVEMENT LINES**  
N.T.S.

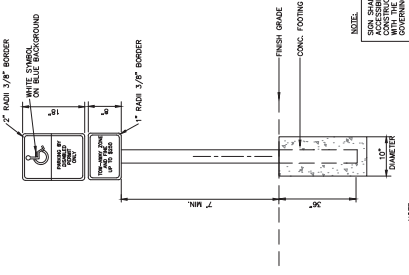
**ACCESSIBLE PARKING STALL**  
N.T.S.



**PRE-CAST CONCRETE WHEEL STOP**  
N.T.S.



**R1-1 "STOP SIGN" DETAIL**  
N.T.S.



**ACCESSIBLE PARKING SIGN**  
N.T.S.

DATE: 06/17/2020  
PROJECT: 144-42032-01 SIGNAGE AND PAVEMENT MARKING DETAILS  
DRAWING NO: 80883  
SCALE: AS SHOWN

PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ARE SIGNED AND SEALED BY MICHAEL MARRAS, P.E., ON THE DATE: \_\_\_\_\_

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**SunshineFL**  
Call 811 or www.sunshine11.com two full business days before digging to have utilities located and marked.  
Check positive response codes before you dig!

NO.	REVISIONS

**Kimley-Horn**  
355 ALHAMBRA CIRCL, SUITE 1400, CORAL GABLES, FL 33134  
PHONE: 305-473-2020 FAX: 305-473-2021  
WWW.KIMLEY-HORN.COM CA 00000696

**Kimley-Horn**  
KHA PROJECT 144-42032  
DATE: JUNE 2020  
SCALE: AS SHOWN  
DESIGNED BY: [Redacted]  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
DATE: [Redacted]  
LICENSED PROFESSIONAL

**SIGNAGE AND PAVEMENT MARKING DETAILS**

**GALIANO FSED**  
PREPARED FOR  
**JACKSON HEALTH SYSTEM**  
FLORIDA  
SHEET NUMBER  
**C-401**

**RECEIVED**  
MIAMI-DADE COUNTY  
PROCESS NO: G20-005  
DATE: AUG 18 2020  
BY: ISA

## **EXHIBIT B**

# **JACKSON HEALTH SYSTEM** **GALIANO FSED**

Exterior Design Package  
Government Facility Application  
08.12.2020

RECEIVED  
MIAMI-DADE COUNTY  
PROCESS NO: G20-005  
DATE: AUG 18 2020  
BY: ISA

# EXHIBIT B FSED MATERIALITY/VISIONING



Direct Bond  
Plaster

1



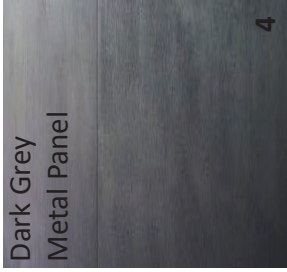
Florida Limestone

2



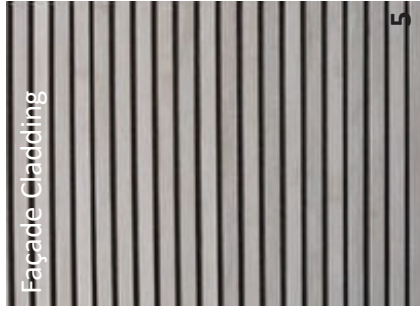
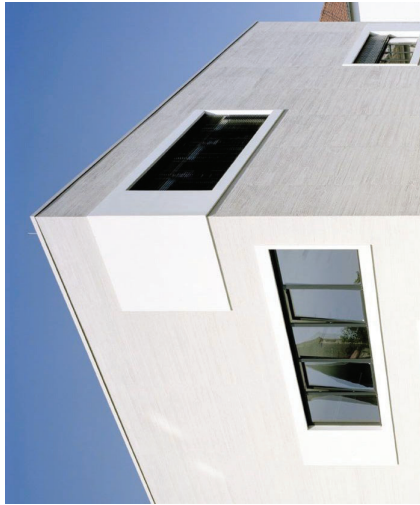
Direct Bond  
Plaster

3



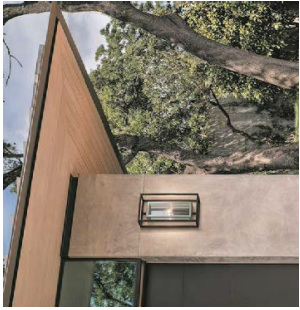
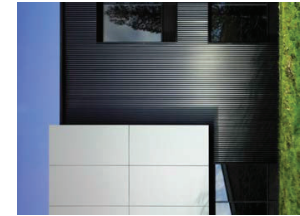
Dark Grey  
Metal Panel

4



Façade Cladding

5





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MIAMI-DADE COUNTY  
PROCESS NO: G20-005  
DATE: AUG 18 2020  
BY: ISA

# EXHIBIT B

# GALIANO FSED



Overall view from Southwest 8th Street looking Northeast

RECEIVED  
MIAMI-DADE COUNTY  
PROCESS NO: G20-005  
DATE: AUG 18 2020  
BY: ISA

## EXHIBIT B

# GALIANO FSED



View from corner of Galiano & Southwest 8<sup>th</sup> Street looking East

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MIAMI-DADE COUNTY  
PROCESS NO: G20-005  
DATE: AUG 18 2020  
BY: ISA

## EXHIBIT B

# GALIANO FSED



Closeup view from Southwest 8th Street looking East (Building South & West Elevations)

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MIAMI-DADE COUNTY  
PROCESS NO: G20-005  
DATE: AUG 18 2020  
BY: ISA

## EXHIBIT B

# GALIANO FSED



View from parking looking East (Main Entrances to Emergency Department and Primary Care Clinic)

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MIAMI-DADE COUNTY  
PROCESS NO: G20-005  
DATE: AUG 18 2020  
BY: ISA

## EXHIBIT B

# GALIANO FSED



View of Ambulance Entrance looking South

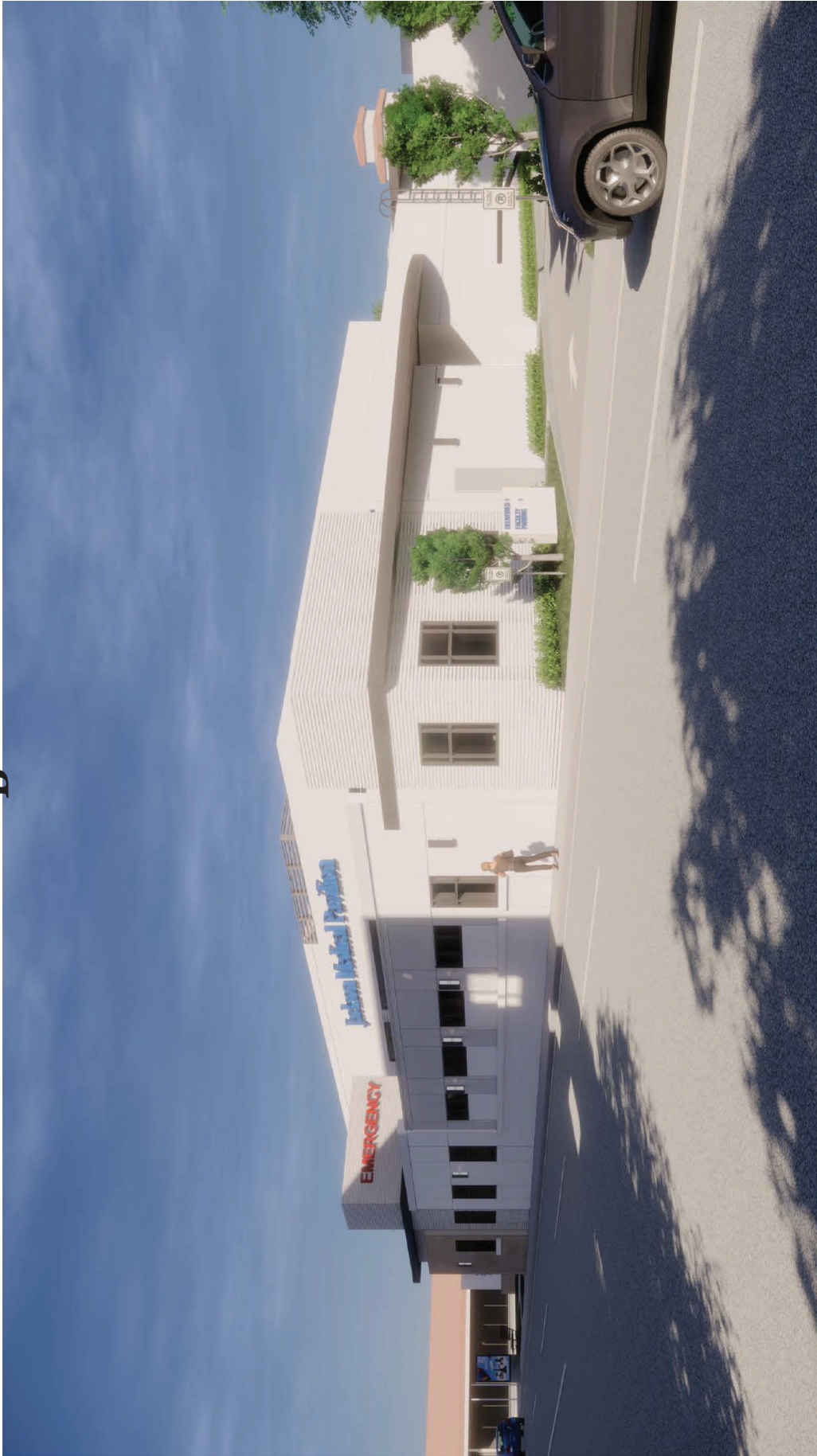
Jackson  
HEALTH SYSTEM

Gresham  
Smith

RECEIVED  
MIAMI-DADE COUNTY  
PROCESS NO: G20-005  
DATE: AUG 18 2020  
BY: ISA

EXHIBIT  
B

GALIANO FSED



View from Southwest 8th Street looking West

# EXHIBIT C

VERAGUA AVE

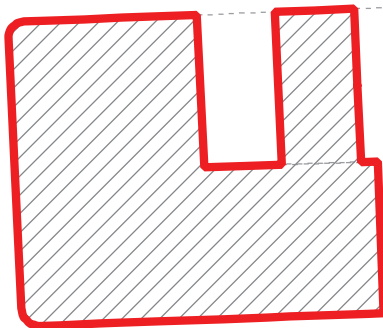
OVIEDO AVE

CORAL GABLES

GALLANO ST

SW 8TH ST

ANTIQUERA AVE





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

Process Number  
**G2020000005**



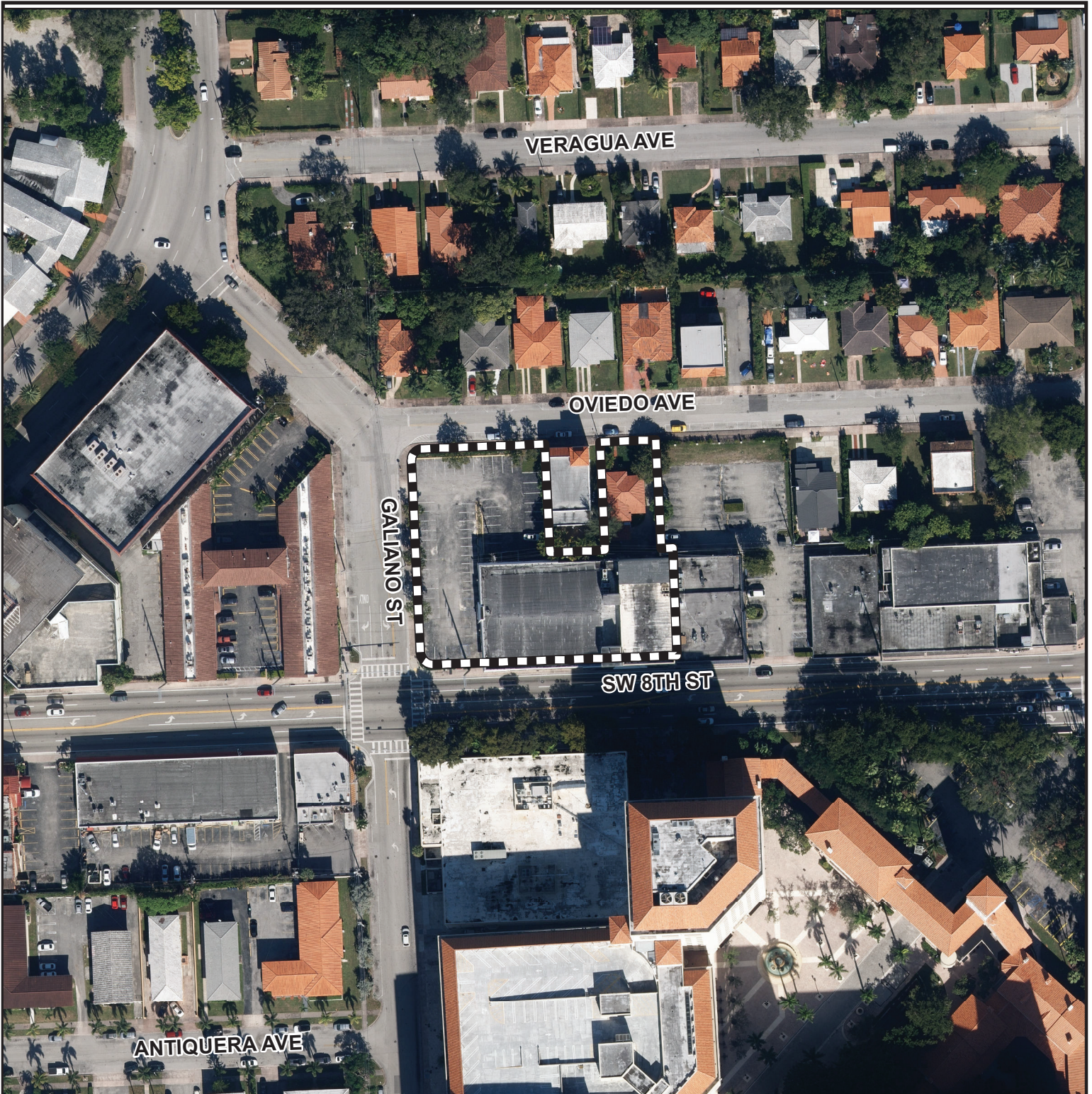
Section: 05 Township: 54 Range: 41  
Applicant: Miami-Dade Public Health Trust  
Zoning Board: BCC  
Commission District: 6  
Drafter ID: EDUARDO CESPEDES  
Scale: NTS

### Legend

-  Subject Property Case
-  Zoning





REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2019**

Process Number  
**G2020000005**

Legend  
 Subject Property 

Section: 05 Township: 54 Range: 41  
 Applicant: Miami-Dade Public Health Trust  
 Zoning Board: BCC  
 Commission District: 6  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

# EXHIBIT C



SKETCH CREATED ON: Tuesday, September 8, 2020

REVISION	DATE	BY



# EXHIBIT C

VERAGUA AVE

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

OVIEDO AVE

GALLIANO ST

SW 8TH ST

BUSINESS AND OFFICE

ANTIQUERA AVE

MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR) 25-60 DU/AC

**MIAMI-DADE COUNTY**

**CDMP MAP**

Process Number

**G2020000005**

Section: 05 Township: 54 Range: 41  
Applicant: Miami-Dade Public Health Trust  
Zoning Board: BCC  
Commission District: 6  
Drafter ID: EDUARDO CESPEDES  
Scale: NTS

**Legend**

 Subject Property Case



REVISION	DATE	BY



**MEMORANDUM**  
(Revised)

**TO:** Honorable Acting Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** December 15, 2020

**FROM:**   
Gen Bonzon-Keenan  
Successor 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)

12-15-20

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

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE JACKSON HEALTH SYSTEM FREESTANDING EMERGENCY DEPARTMENT AND MEDICAL OFFICES ON PROPERTY GENERALLY LOCATED ON THE NORTHEASTERN CORNER OF SW 8TH STREET AND GALIANO AVENUE, 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 is pursuing the development of a freestanding Jackson Health System emergency department and medical offices on property generally located on the northeastern corner of SW 8<sup>th</sup> Street and Galiano Avenue; and

**WHEREAS**, the proposed freestanding emergency department and medical offices would provide emergency care to the Public Health Trust's patients in a setting closer to where they live and work,

**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 are 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, and the nature of the impact on the

surrounding property, this Board hereby finds that the proposed freestanding Jackson Health System emergency department and medical offices project (the “Project”), as more specifically described in the Site Review Committee recommendation incorporated herein, is essential to the Public Health Trust’s commitment to continuously expand service offerings throughout the community and to reinvest in its mission to build the health of the community, and this Board approves the Project 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:

Rebeca Sosa, Acting Chairwoman

Jose “Pepe” Diaz  
Oliver G. Gilbert, III  
Sally A. Heyman  
Eileen Higgins  
Kionne L. McGhee  
Raquel A. Regalado

Sen. René García  
Keon Hardemon  
Danielle Cohen Higgins  
Joe A. Martinez  
Jean Monestime  
Sen. Javier D. Souto

The Chairperson thereupon declared this resolution duly passed and adopted this 15th day of December, 2020. 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.



Dennis A. Kerbel