

MEMORANDUM

Agenda Item No. 5(H)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving as a government facility the construction of a new animal shelter located at 29500 Harriet Tubman Highway, Miami-Dade County, Florida, in compliance with section 33-303 of the Code, subject to certain conditions

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




Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001

Date: e m e 5

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Governmental Facilities Hearing Application
GF 25-05 Animal Services Department construction of new animal shelter at 29500 Harriet
Tubman Highway, Miami-Dade County, Florida

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution that would approve Animal Service’s (ASD)’s proposed development of an approximately 27,943 square foot new animal shelter at 29500 Harriet Tubman Highway, Miami-Dade County, Florida (Folio numbers 30-7905-006-0010, 30-7905-000-0221, 30-7905-000-0291). This project will help alleviate the overcrowding at the existing animal shelter in Doral and replace the County’s overflow shelter in Medley and generally expand capacity to improve conditions for shelter pets and staff working for Animal Services. This item was prepared by the Department of Regulatory and Economic Resources, Planning Division upon the application of the Department of Animal Services and is recommended for approval.

Scope

This project is located in unincorporated Miami-Dade County in Commission District 8, represented by Commissioner Danielle Cohen Higgins. The site is located on the northwest corner of the intersection of Harriet Tubman Highway and the C-103 Canal (“Mowry Canal”), approximately 470 feet north of SW 296th Street at the address 29500 Harriet Tubman Highway, Miami-Dade County, Florida (see site plan in **Exhibit “A”**). The new facility will consist of a 1-story animal shelter, to comprise approximately 27,943 square feet on three parcels. The facility is proposed to consist of 200 kennel areas, isolation rooms, wellness centers, outside play areas, office space, and storage areas. The project will comply with Resolution R-451-14, which requires consideration of regionally consistent unified sea level rise (SLR) projections through various planning and site design approaches that will limit flooding and storm surge, and produce a site that is hardened against climate conditions and capable of operating during future climate conditions. GIS sketches are attached herein as **Exhibit “B”**.

Fiscal Impact/Funding Source

Government facilities approvals are regulatory approvals and do not have a fiscal impact. Therefore, approval of the proposed animal shelter as a government facility will not have a fiscal impact to the County. Pursuant to Resolution No. R-581-25, the County previously approved a monetary contribution towards the construction of the animal shelter.

Track Record/Monitor

Annette Jose, Director of the Animal Services Department, is the monitor of this project.

Background

This item requests approval through the Governmental Facility process provided in Section 33-303 of the Code of Miami-Dade County.

LOCATION: Located at 29500 Harriet Tubman Highway, Miami-Dade County, Florida (**Exhibit “C”**)

COMMISSION DISTRICT: 8

COMMISSION DISTRICTS IMPACTED: Countywide

FOLIO NUMBER(S): 30-7905-006-0010, 30-74905-000-221, 30-7905-000-0291

SIZE: ±5.25 acres

BACKGROUND: On June 26, 2025, the BCC approved Resolution R-581-25 to develop a new animal shelter on three parcels of land, located at 29500 Harriet Tubman Highway, Miami-Dade County, Florida.

ZONING: EU-M—Single-Family Estate Modified Use
RU-1—Single-Family Residential
RU-2—Two-Family Residential
RU-3—Four-Unit Apartment
GU—Interim District

JUSTIFICATION: Section 33-303(b) of the County Code provides an approval process for certain governmental facilities that the County owns or operates in the unincorporated area or incorporated area where the County retains jurisdiction. The Board of County Commissioners has directed the development of a new, state-of-the-art animal shelter in South Miami-Dade. Existing shelters are over capacity. This new facility will replace the County’s overflow shelter in Medley and significantly expand capacity to improve conditions for shelter pets and staff working at the shelter.

PROJECT DESCRIPTION: The request from ASD is to approve the development of the proposed new animal shelter at 29500 Harriet Tubman Highway, Miami-Dade County, Florida, pursuant to the governmental facility process in Section 33-303 of the Code.

FUNDING: Pursuant to Resolution R-581-25, the County has committed 3,000,000.00 in County funds for construction of the animal shelter.

SITE REVIEW: Miami-Dade County agencies (**Exhibit “D”**) have reviewed this Governmental Facility in accordance with Section 33-303 of the Code of Miami-Dade County with regards to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations, and recommends approval.

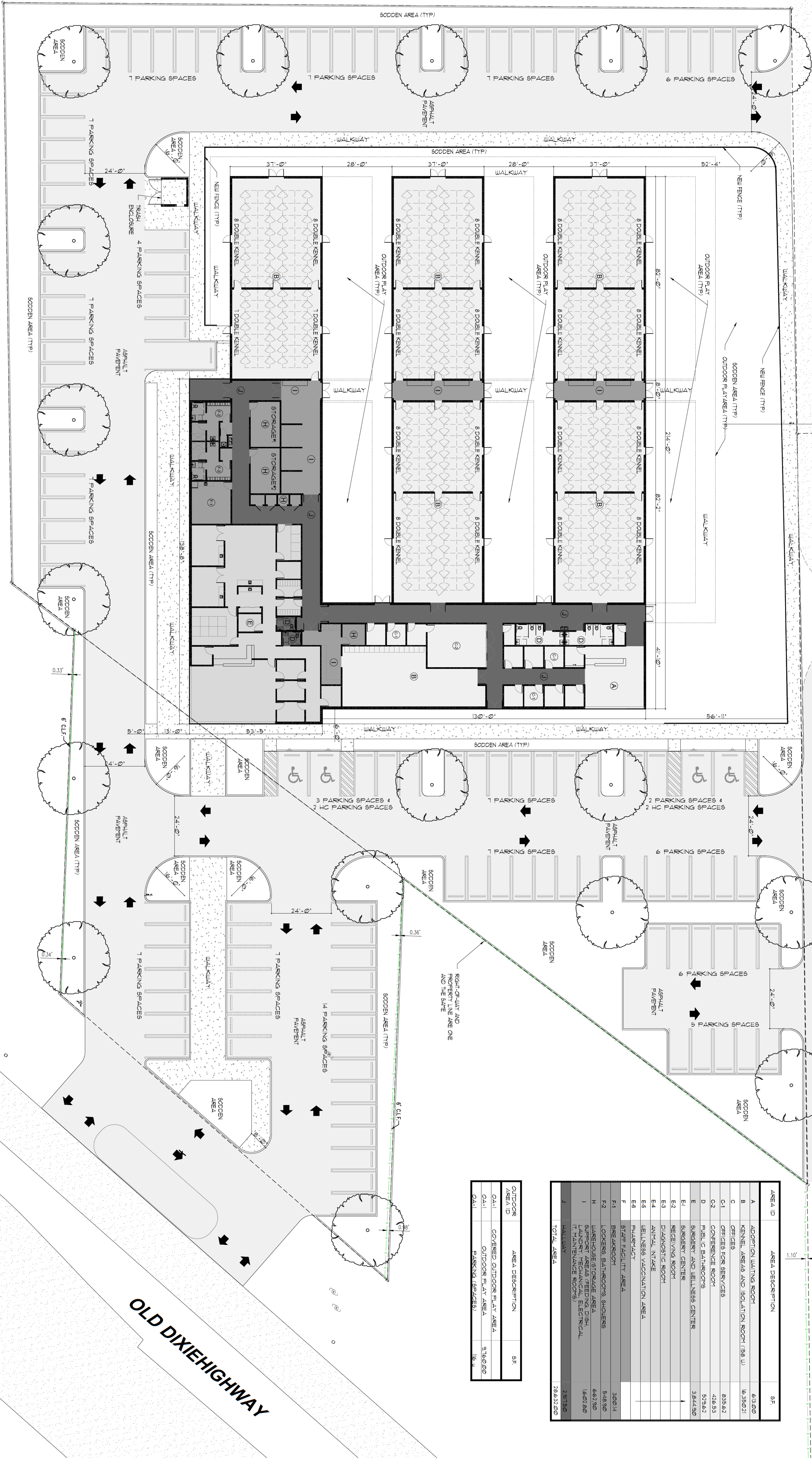
PUBLIC HEARING: Pursuant to Section 33-303 of the Code of Miami-Dade County where approval under this section is sought for a Governmental Facility, a public hearing before the Board is required. The Board may only authorize the use, construction, and operation of such facilities in any zoning district 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.

REVIEWER: Sue Trone, Governmental Facilities Coordinator

DELEGATED AUTHORITY: This is a Government Facility item; this item, in and of itself, does not delegate authority.

EXHIBIT "A"

PROPOSED FUTURE PARKING SPACES
(Asphalt Paving)



PROPOSED SITE PLAN (OPT.-6)
SCALE: 1/8"=1'-0"

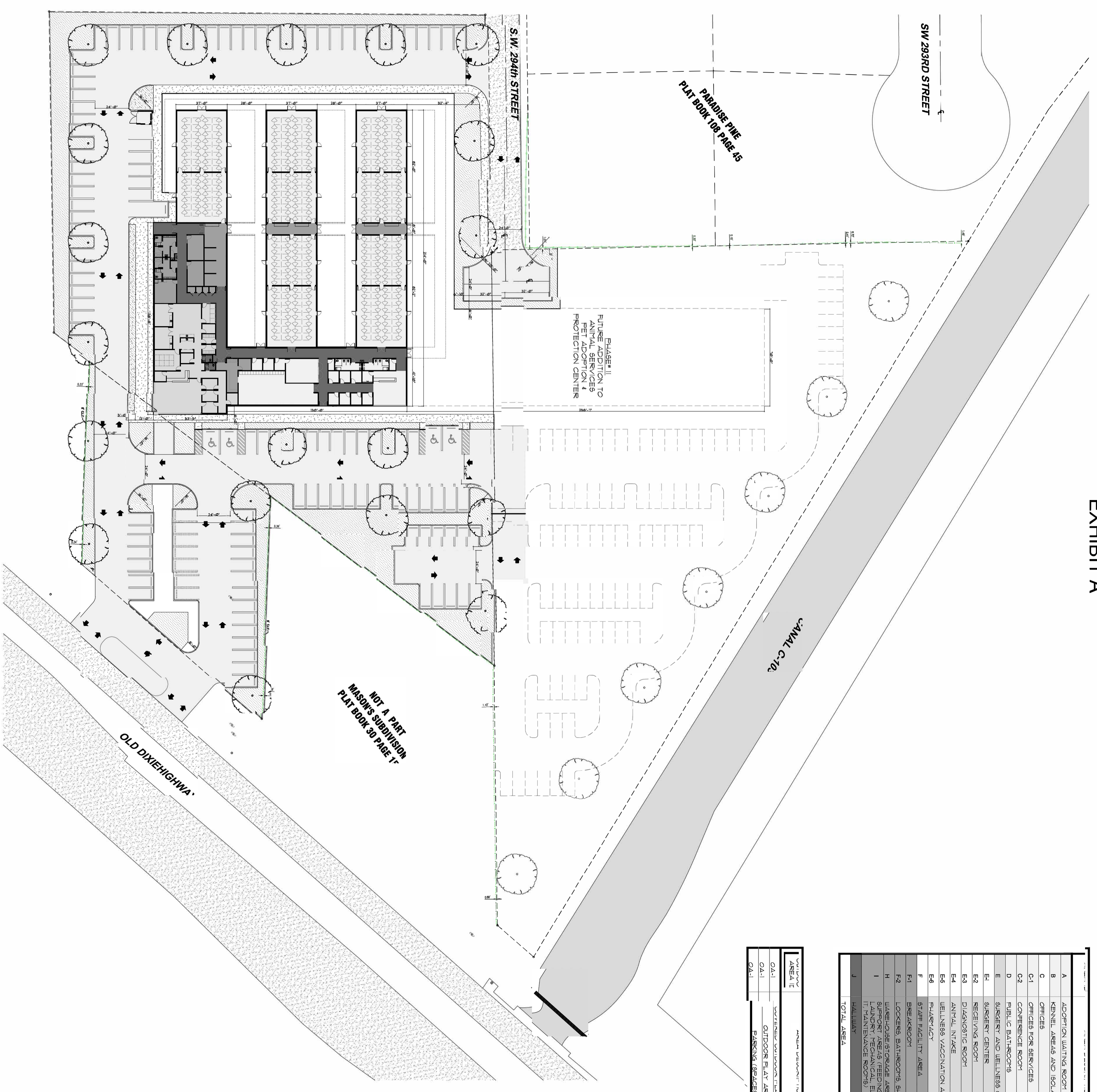
OUTDOOR AREA ID	AREA DESCRIPTION	SF
O-A-1	COVERED OUTDOOR PLAY AREA	3,782.00
O-A-1	PARKING (SPACES)	116.00

AREA ID	AREA DESCRIPTION	SF
A	ADOPTION WAITING ROOM	613.00
B	KENNEL AREAS AND ISOLATION ROOM (198 U)	16,390.21
C	OFFICES	835.62
C-1	OFFICES FOR SERVICES	426.53
C-2	CONFERENCING ROOM	513.82
D	PUB. G. BATHROOMS	3844.80
E	SURGERY AND WELLNESS CENTER	
E-1	SURGERY CENTER	
E-2	RECEIVING ROOM	
E-3	DIAGNOSTIC ROOM	
E-4	ANIMAL N/AE	
E-5	WELLNESS VACCINATION AREA	
E-6	PHYSIACRY	
F	STAFF FACILITY AREA	320.14
F-1	BREAKROOM	549.90
F-2	LOCKERS, BATHROOM, SHOWERS	661.90
H	WAREHOUSE STORAGE AREA	1,627.80
I	LAUNDRY, MECHANICAL, ELECTRICAL, IT MAINTENANCE ROOMS	1,871.50
J	HALLWAY	28,637.20
TOTAL AREA		28,637.20

NOTICE:
THIS PLAN REPRESENTS THE DESIGN OF THE PROPOSED FACILITY. THE DESIGNER AND ENGINEER HAVE CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER AND ENGINEER DO NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PLAN AFTER THE DATE OF ISSUANCE. THE DESIGNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN. THE DESIGNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT IN CONNECTION WITH THE USE OF THIS PLAN. THE DESIGNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS IN THE CONSTRUCTION OF THE FACILITY. THE DESIGNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS ARISING FROM THE USE OF THIS PLAN.

<p>DESIGN: 11/09/2025</p> <p>SCALE: Y.L. & A.P.</p> <p>DATE: 11/09/2025</p> <p>PROJECT: PROPOSED NEW FACILITY FOR: ANIMAL SERVICES PET ADOPTION & PROTECTION CENTER 29500 Old Dixie Highway, HOMESTEAD, FL 33033</p>	<p>UniCapital Asset Management Group</p>	<p>FLORIDA PROFESSIONAL ENGINEER No. 83827 STATE OF FLORIDA SIGN AND SEAL</p>	<p>DESSON ENGINEERING CORP. CA#36182 1695 NW 110 AVE SUITE 220 Doral, Florida 33172 Cel: (305) 962-3153</p>	<p>REVISIONS</p>
				<p>BY</p>

EXHIBIT A



AREA	DESCRIPTION	AREA (SQ FT)
A	ADOPTION WAITING ROOM	613.02
B	KENNEL AREAS AND ISOLATION ROOM (158 U)	62,350.71
C	OFFICES	835.62
C-1	OFFICES FOR SERVICES	426.53
C-2	CONFERENCE ROOM	519.62
D	PUBLIC BATHROOMS	3,944.50
E	SURGERY AND WELLNESS CENTER	
E-1	SURGERY CENTER	
E-2	RECEIVING ROOM	
E-3	DIAGNOSTIC ROOM	
E-4	ANIMAL INTAKE	
E-5	WELLNESS VACCINATION AREA	
E-6	PHARMACY	
F	STAFF FACILITY AREA	3,027.14
F-1	BREAKROOM	548.50
F-2	LOCKERS, BATHROOMS, SHOWERS	662.50
H	LIFFHOUSES/STORAGE AREA	16,071.50
I	LAUNDRY, MECHANICAL, ELECTRICAL, IT, MAIN RANGE ROOMS	
J	PARKING	2,851,520
TOTAL AREA		2,851,520

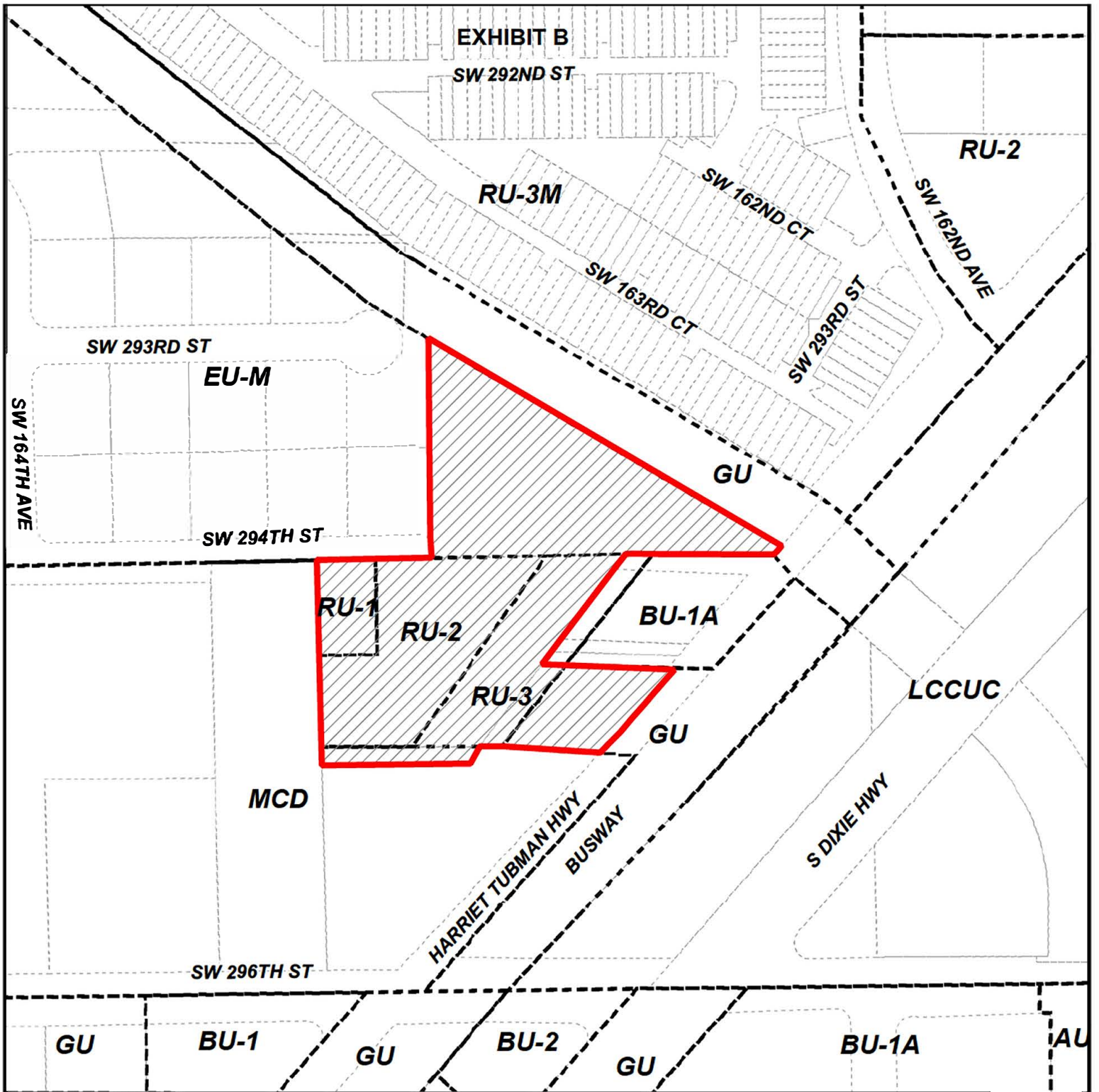
AREA	DESCRIPTION	AREA (SQ FT)
AREA II	PHASE II FUTURE ADDITION TO ANIMAL SERVICES PET ADOPTION & PROTECTION CENTER	581
GA-1	OUTDOOR PLAY AREA	18,000
GA-2	PARKING (SPACES)	18,000

PROPOSED GENERAL SITE PLAN (INCLUDING PHASE II)
SCALE: 1/32"=1'-0"

Professional Judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes. This document and the information it contains is the exclusive property of DESSON ENGINEERING CORP. and may not be reproduced or used for any other purpose other than the specific project for which it is prepared without the explicit consent of DESSON ENGINEERING CORP.

NOTICE:
THE OWNER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE FACILITY AS SHOWN ON THESE PLANS.

<p>PROPOSED NEW FACILITY FOR: ANIMAL SERVICES PET ADOPTION & PROTECTION CENTER 29500 Old Dixie Highway, HOMESTEAD, FL 33033</p>			<p>DESSON ENGINEERING CORP. CA#36182 1695 NW 110 AVE SUITE 220 Doral, Florida 33172 Cel: (305) 962-3153</p>	
<p>Date: _____ Scale: _____ Drawn: Y.L. & A.P. Sheet: _____</p>				





MIAMI-DADE COUNTY
HEARING MAP

Process Number
G2025000005



Section: 05 Township: 57 Range: 39
 Applicant: Animal Services Department
 Zoning Board: Board of County Commissioners
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

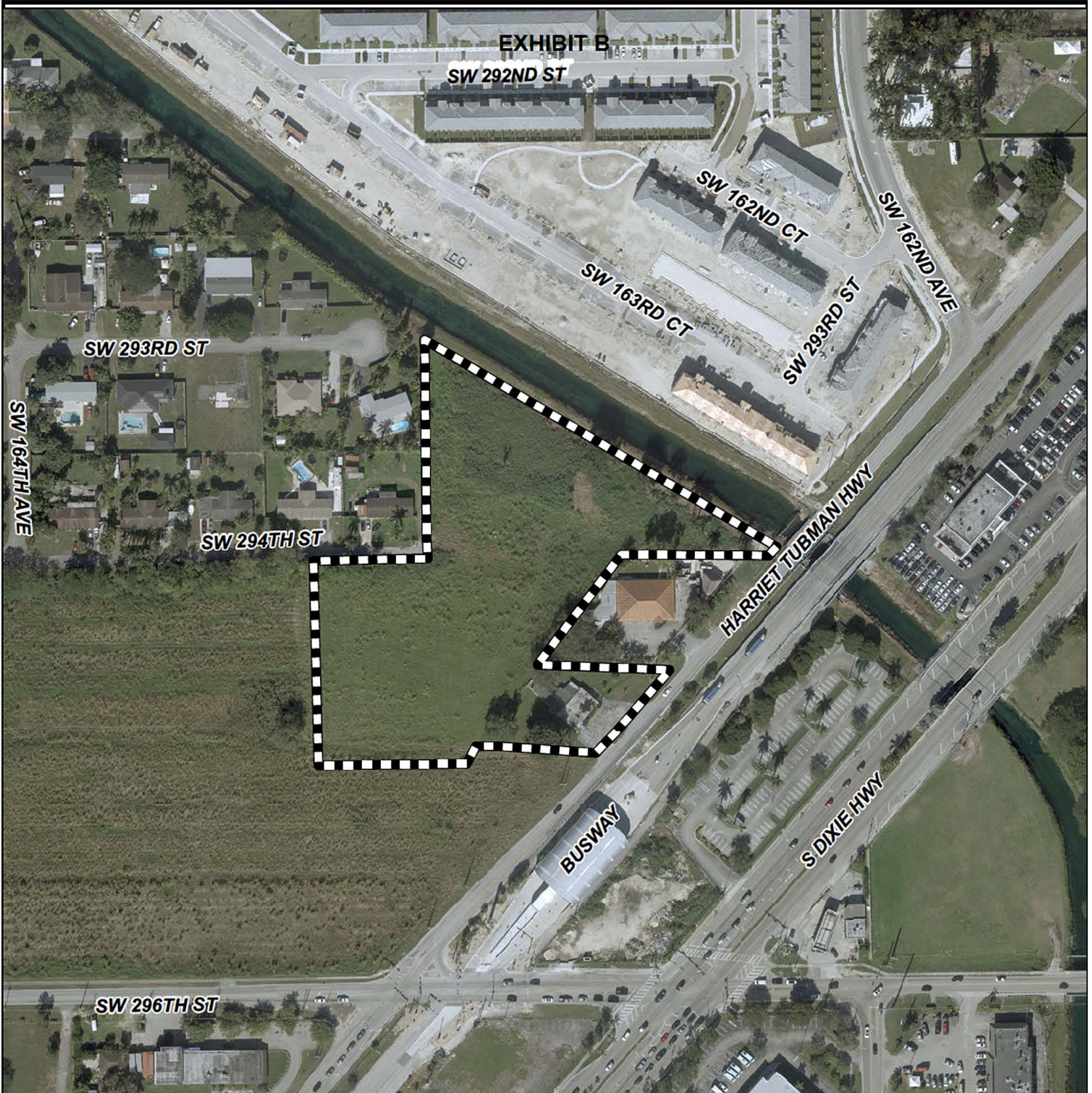
-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, September 25, 2025


MDC007

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
G2025000005

Legend
 Subject Property



Section: 05 Township: 57 Range: 39
 Applicant: Animal Services Department
 Zoning Board: Board of County Commissioners
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

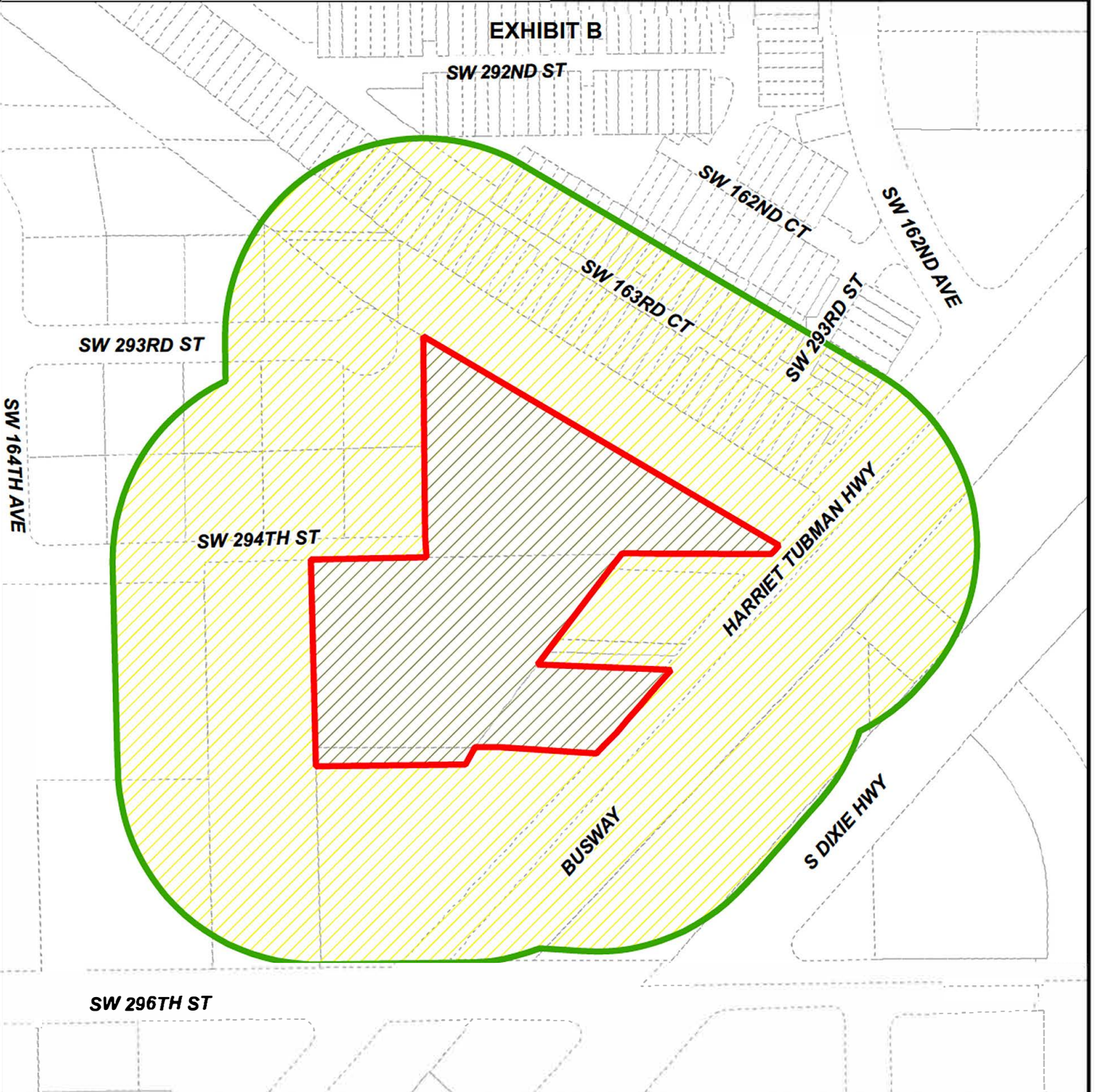


SKETCH CREATED ON: Thursday, September 25, 2025

MDC008

REVISION	DATE	BY

EXHIBIT B






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
G2025000005
RADIUS: 300

Section: 05 Township: 57 Range: 39
Applicant: Animal Services Department
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

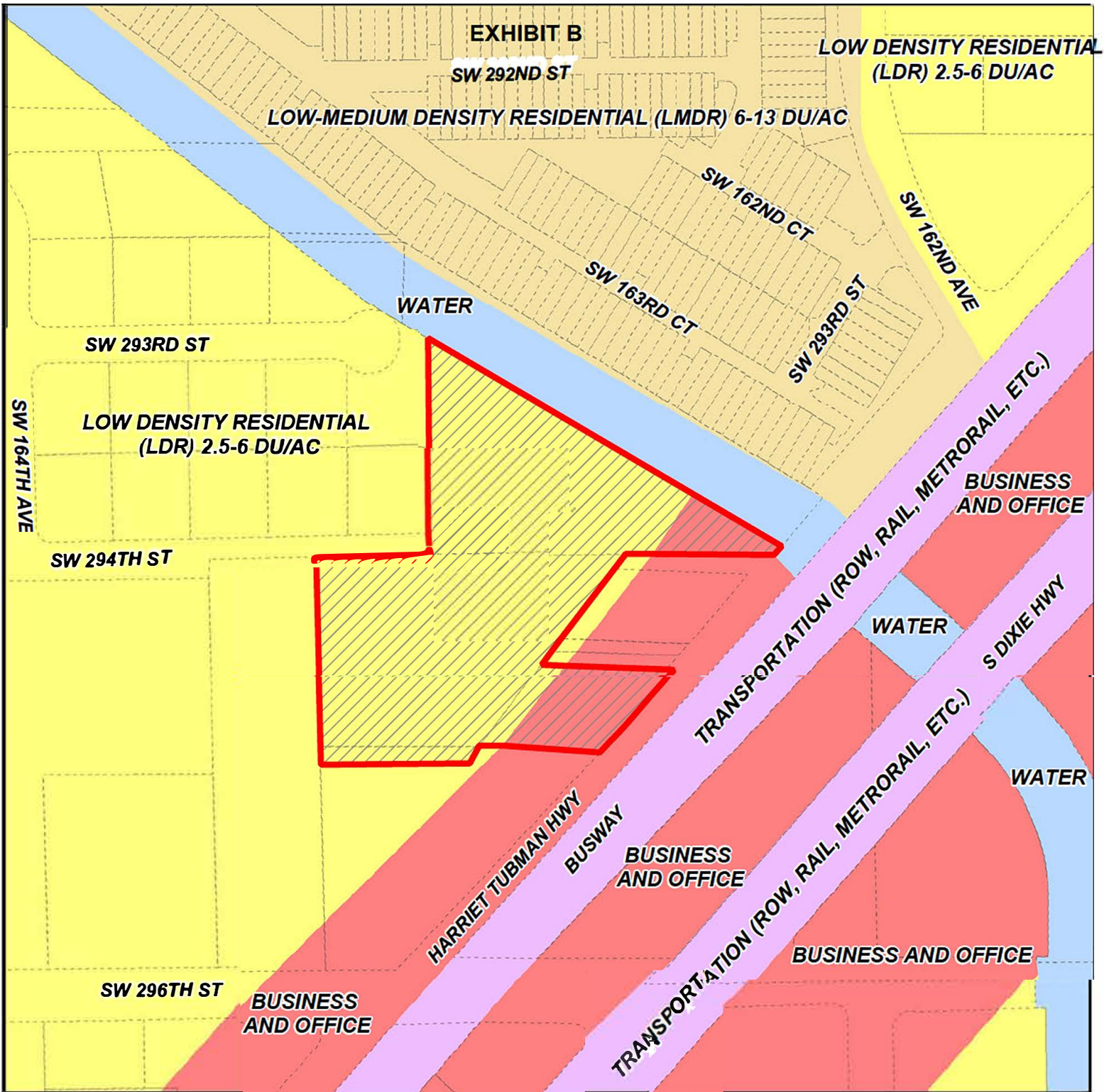
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, September 25, 2025

MDC009

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2025000005

Section: 05 Township: 57 Range: 39
 Applicant: Animal Services Department
 Zoning Board: Board of County Commissioners
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY

EXHIBIT C

Exhibit A
Legal Description

Parcel 1 – Folio 30-7905-006-0010

Lots 1, 2, 3, 4, 5, 6 and 7, MASONS SUBDIVISION, according to the plat thereof recorded in Plat Book 30, Page 10, of the Public Records of Miami-Dade County, Florida.

AND

Parcel 2 – Folio 30-7905-000-0221

The land referred to herein below is situated in the County of MIAMI-DADE, State of Florida, and described as follows:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 S, RANGE 39 E, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 S, RANGE 39 E; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4 S 89° 14' 12" W (BEARINGS DERIVED FROM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1974 NGS ADJUSTMENT) 733.68 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE SAID SOUTH LINE OF THE SW 1/4, S 89° 14' 12" W - 122.73 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SW 1/4, N 0° 30' 31" E (INTERIOR ANGLE OF 88° 43' 41" - DBED) 663.41 FEET (663.85 - DBED) TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4, OF SAID SW 1/4 OF SECTION 5; THENCE ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4, OF THE SW 1/4 OF SECTION 5, N 89° 16' 44" E (INTERIOR ANGLE OF 91° 16' 21" - DBED) 472.76 FEET (470.26 - DBED) TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF "MASON'S SUBDIVISION" AS RECORDED IN PLAT BOOK 30, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY BOUNDARY S 37° 09' 43" W (INTERIOR ANGLE OF 52° 14' 23" - DBED) 369.9 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID "MASON'S SUBDIVISION"; THENCE ALONG SAID SOUTH BOUNDARY OF "MASON'S SUBDIVISION", S 87° 53' 24" E - (EXTERIOR ANGLE OF 55° 06' 25" - DBED) 188.98 FEET (188.88 - DBED) TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE S 41° 16' 56" W - (INTERIOR ANGLE OF 50° 59' 15" - DBED) 486.98 FEET (485.95 - DBED) TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 S, RANGE 39 E, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 5, TOWNSHIP 57 S, RANGE 39 E; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4 S 89° 14' 12" W (BEARINGS DERIVED FROM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1974 NGS ADJUSTMENT) 733.68 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE SAID SOUTH LINE OF THE SW 1/4, S 89° 14' 12" W 122.73 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SW 1/4, N 0° 30' 31" E - (INTERIOR ANGLE OF 88° 43' 41" - DBED) 346.50 FEET; THENCE; N 89° 14' 10" E (INTERIOR ANGLE OF 91° 16' 21" - DBED) 233.20 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE AFOREMENTIONED NORTHWESTERLY BOUNDARY OF "MASON'S SUBDIVISION"; THENCE ALONG SAID NORTHWESTERLY BOUNDARY N 37° 09' 43" E 313.1 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID "MASON'S SUBDIVISION"; THENCE S 87° 53' 24" E 188.98 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE S 41° 16' 56" W (INTERIOR ANGLE OF 50° 59' 15" - DBED) 486.98 FEET (484.95 - DBED) TO THE POINT OF BEGINNING.

EXHIBIT C

AND

Parcel 3 – Folio 30-7905-000-0291

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, lying Southwesterly of Canal Right-of-Way #103, in Section 5, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida

Parcel Identification Number: 30-7905-000-0291

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 23600 SW 125th AVE, Homestead, FL 33032.

EXHIBIT D

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

14259 HENDERSON DR

ANIMAL SERVICES DEPARTMENT

29500 HARRIET TUBMAN HWY
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

G2025000005

DATE

HEARING NUMBER

FOLIO: 30-7905-006-0010/30-7905-000-0291/30-7905-000-0221

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 22, 2025

NEIGHBORHOOD REGULATIONS OPEN:

Folio No.s: 30-7905-006-0010/30-7905-000-0291/30-7905-000-0221

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-7905-006-0010/30-7905-000-0291/30-7905-000-0221

There are no open/closed cases in BSS.

VIOLATOR:

ANIMAL SERVICES DEPARTMENT

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: November 24, 2025

To: Lourdes Gomez, Director
Department of Regulatory and Economic
Resources (RER)

From: Ashlee Thomas, Interim Director *Ashlee Thomas*
Department of Cultural Affairs – Art in Public Places

Subject: Governmental Facility Review Memo - Department of Cultural Affairs, Art in Public
Places (APP)

Application No.: G25-005

Applicant: Animal Service Department

Project name: New South Dade Animal Shelter

Folio No.: 30-7905-006-0010, 30-7905-000-0221, and 30-7905-000-0291.

Location: The proposed project is located on approximately 5.24 acres at 29500 Harriet Tubman Highway, Miami FL

Proposed development: Per the submitted documentation, the Applicant is proposing to build a single story 27,943 sq ft state-of-the art new Animal Shelter facility to include 200 large dog runs with separate kennel areas, isolations rooms, wellness centers, outside play areas, shared workstations and storage spaces.

Review comments: The Art in Public Places Ordinance of the Miami-Dade County Code is a requirement of this project in accordance with Section 1/ Section 2-11.15 (2) (a), of the Miami-Dade County Code. On July 24, 2025, The Board of County Commissioners approved and adopted a waiver of the Art in Public Places requirement (Resolution R-581-25). By way of the adopted resolution, The Miami-Dade County Department of Cultural Affairs has no objections to this application and waives the Art in Public Places requirement.

Next steps: If the developer decides to integrate art into the project, the Department of Cultural Affairs is available as a technical resource to support this process. An optional courtesy consultation can be requested by contacting Patricia Romeu, Program Chief with the Department of Cultural Affairs at patricia.romeu@miamidade.gov or 305-375-5920.

For more information on the Art in Public Program please go to <https://miamidadepublicart.org>

Cc: Patricia Romeu, Chief, Art in Public Places, Department of Cultural Affairs
Graham Winnick, Assistant Director, Department of Cultural Affairs
Amanda Sanfilippo, APP Curator and Artist Manager, Department of Cultural Affairs

EXHIBIT D

Memorandum

Date: November 25, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources (RER)

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: GF2025000005-2nd Review
Animal Services Department
29500 Harriet Tubman Highway
Proposed Animal Services Department South Facility
(GU, RU-1, RU-2 and EU-M) (5.24 acres)
05-57-39

Miami Dade County has performed an environmental review of 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 related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and the site plans submitted with this application the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

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 the County 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 RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the 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.

Please be advised, RER-Environmental Plan Review Services review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of approval: none

Water Control Review

A RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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.

Site grading and development shall provide for the full retention and shall also 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.

Pursuant to section 24-48.1(1)(f) of the Code, a Class VI Permit may be required for the construction of the proposed surface water management system for the development.

Be advised that the proposed project is adjacent to C-3 Mowry Canal, where the South Florida Water Management District (SFWMD) has jurisdiction; therefore, authorization from this agency may be required for any work along the canal right-of-way or easement. Please contact the South Florida Water Management District (SFWMD) at 1-800-432-2045 for more information.

The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Conditions of approval: none

Pollution Remediation Review

Environmental Monitoring and Restoration Division of DERM (EMRD) has records of current contamination investigation on the subject site tracked under Proposed Animal Services (HWR-1531). All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the EMRD as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineers' or other professionals' responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of approval: none

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. An aerial review of the subject properties indicates the presence of tree resources. A site plan entitled "Proposed New Facility for: Animal Services Pet Adoption & Protection Center" prepared by Adrian E. Leon, P.E., and dated as received by Miami-Dade County on November 13, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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.

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. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of approval: none

DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject properties. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County 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 Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: Monday, December 1, 2025

To: Eric Silva
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

From: Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review Type: G2025000005
Applicant Name: Animal Services Pet Adoption & Protection Center

PROJECT DESCRIPTION:

According to the Letter of Intent (LOI), the applicant proposes to develop a new 27,943-square-foot Animal Services Pet Adoption and Protection Center, to be designed and constructed by the developer for Miami-Dade County.

PROJECT LOCATION:

The property is located at 29500 Harriet Tubman Highway, Homestead, FL 33033.

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the following conditions being addressed during the Site Plan Review process.

I. CONDITIONS:

1. A preliminary review of the proposed use and intensity reveals that a traffic impact study level I/trip generation memorandum is required for the subject development.
2. 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 to clearly illustrate both (pedestrian and vehicular) sight triangles following the MDC Traffic Operations Manual and FDOT Standards. Also, please note that all trees within the sight triangles must comply with the FDOT Standards.

3. Driveways must comply with FDOT standards, which require a minimum width of 24 feet for two-way driveways and a maximum width of 15 feet for one-way driveways. Additionally, all driveway connections must comply with access management standards. Please note that based on the frontage space along Harriet Tubman Highway, only one (1) two-way driveway or two (2) one-way driveways are permitted.
4. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
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 show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.
6. A queuing analysis is required if the proposed entrance (parking lot, garage or any driveway) will be controlled by gates including in the design the location of the turnaround.
7. Please provide a t-turnaround for all dead-end parking spaces.
8. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
9. The site plan must show all necessary roadways to complete the roadway network, including required right-of-way dedications, and public/private designations.
10. Please provide written approval from the Highway Division (Leandro Ona – Leandro.ona@miamidade.gov) for the proposed typical section of Old Dixie Highway.
11. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Miguel Soria at (305) 375-2130.

Date: Thursday, December 4, 2025

Subject: Review Type: G2025000005
 Applicant Name: Miami-Dade County Animal Services Department
 Location: 29500 Harriet Tubman Highway

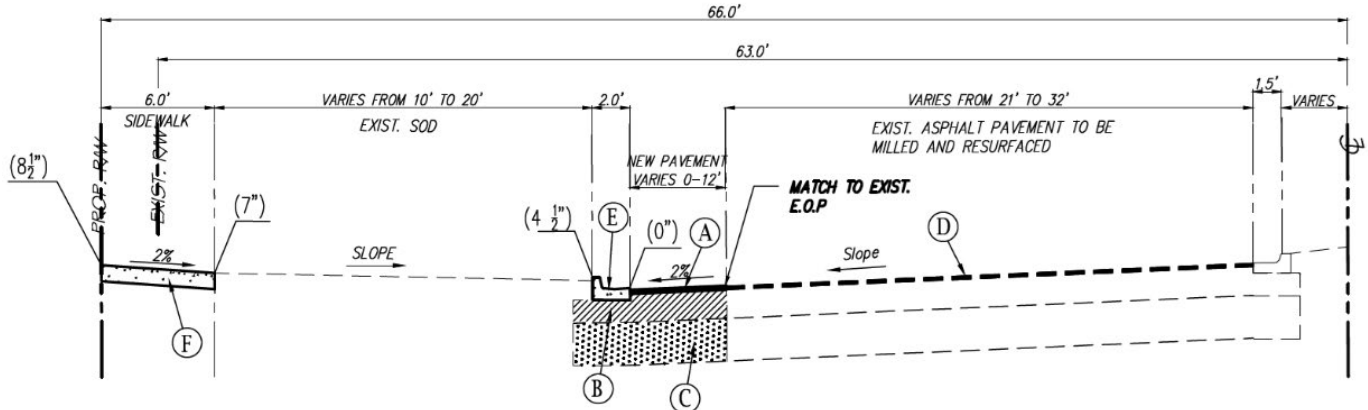
Miami-Dade County Department of Transportation and Public Works (DTPW) Highway Division has reviewed the subject application and has no objections to this application, subject to the following conditions:

Improvements along the County's public right of way on Harriet Tubman Highway are required as indicated in the cross section and comments to the site plan below.

Applicant is required to provide paving, grading and drainage plans for review and approval by DTPW.

For additional information, please contact octavio.marin@miamidade.gov or call 305-375-4664.

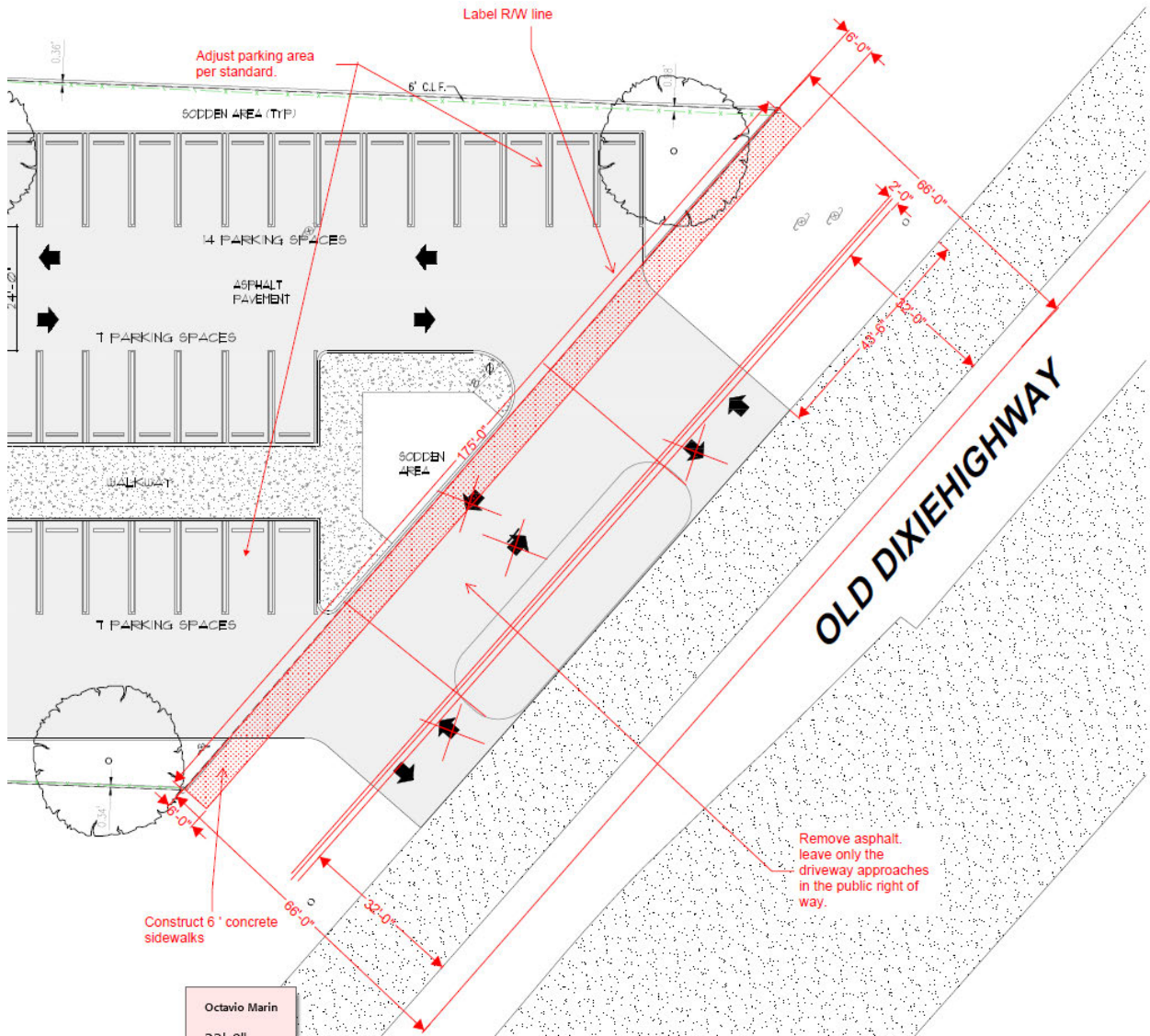
CROSS SECTION:



- Ⓐ ASPHALTIC CONCRETE SURFACE COURSE 3" TO BE PLACED IN THREE LIFTS (2 LIFTS OF 1" SP-9.5 AND 1" FC-9.5)
- Ⓑ 8" BASE COURSE (LBR 100), PRIMED ENTIRE WIDTH, COMPACTED TO 98% AASHTO T-180
- Ⓒ 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO 95% AASHTO T-180
- Ⓓ PROP. (1" AVG. DEPTH) MILLING AND RESURFACING W/ 1" TYPE FC-9.5 (RUBBER)
- Ⓔ PROP. CURB & GUTTER
- Ⓕ PROP. CONC. SIDEWALK

Harriet Tubman Highway

COMMENTS TO THE SITE PLAN:



Date: November 18, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: G2025000005

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to EnerGov on 11/10/2025.

MDFR's review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Date: November 25, 2025

To: Lourdes Gomez, AICP, Director
Regulatory and Economic Resources Department

From: *Jerry Bell*
Jerry Bell, AICP, Assistant Director for Planning
Regulatory and Economic Resources Department

Subject: Comprehensive Development Master Plan consistency review for the Animal Service’s Department Government Facilities application proposing the construction of the new animal shelter.

Miami-Dade County Animal Services Department proposes a new 27,943-square-foot animal shelter at 29500 Harriet Tubman Highway (30-7905-006-0010, 30-7906-000-0221, 30-7905-000-0291), on an approximately 5.25-acre site. This new facility will replace the County’s overflow shelter in Medley and significantly expand capacity to improve conditions for both animals and staff. The single-story building will include 200 kennels/isolation rooms, surgical and wellness areas, outdoor play spaces, offices, and storage.

Background

<u>Existing Use:</u>	Primarily vacant land with a single one-story concrete block building on the southeastern outparcel
<u>Proposed Use:</u>	Animal shelter
<u>CDMP Land Use Designation:</u>	Business and Office, Low Density Residential
<u>CDMP Land Use Plan Map Designation</u>	North: Low-Medium Density Residential, Water South: Business and Office, Low Density Residential East: Business and Office, Transportation (ROW, Rail, Metrorail, Etc.), Low Density Residential, Water West: Low Density Residential

The application site is located on the northwest corner of the intersection of Harriet Tubman Highway and the C-103 Canal (Mowry Canal), approximately 470 feet north of SW 296th Street. The western portion of the subject property is designated “Low Density Residential” on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map while the eastern portion (±0.72-acres) of the application site is designated “Business and Office”. The property abuts and is within ¼-mile of the South Dade Transitway SMART Plan corridor. A transit stop is located immediately south of the site, with vehicular access via SW 296th Street.

Area Land Use Pattern

The application site abuts an established neighborhood zoned EU-M (Single-Family Estate-Modified) and a large vacant property that was recently rezoned MCD (Mixed-Use Corridor District). The abutting EU-M and MCD properties are designated Low-Density Residential on the LUP map and are within ¼-mile of the South Dade Transitway which allows for additional density and uses, beyond the land use category, in accordance with the Mixed Use Development text of the CDMP. The EU-M-zoned neighborhood is built out with single-family

detached homes. The property zoned MCD was rezoned through Resolution Z-40-24 on July 17, 2024. This resolution included a site plan depicting development with 741 multifamily residential units with a commitment to restrict the use of the Property for a period of no less than thirty (30) years to housing units affordable to households earning between 20% and 120% of area median income, with an average of 60% area median income. The property also abuts the My Little Angels daycare facility, located at 29400 Harriet Tubman Highway, where it surrounds the daycare facility to the north, west, and south. My Little Angels has a LUP map designation of Business and Office and a zoning designation of BU-1A.

CDMP Analysis

The proposed animal shelter is a community-serving institutional use. The CDMP Interpretive Text for “Institutions, Utilities and Communication” (CDMP, Page I-64) provides that 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 with Policy LU-4A.

Additionally, the interpretive text of the Land Use Element (CDMP, Page I-26) allows for additional density and uses beyond those identified in the underlying CDMP land use category pursuant to the Mixed Use Development text and other policies set forth in the CDMP. By virtue of the application site’s location within ¼-mile of the South Dade Transitway, the property is eligible for vertical and horizontal mixed-use development in accordance with the CDMP’s Mixed Use Development policies (CDMP, Page I-46). In this case, horizontal mixed-use standards apply because the proposed animal shelter is a single-use development. The CDMP allows the introduction of compatible single-use development when the proposed use will not result in that use exceeding 70% of the total building area within a ¼-mile radius of the subject property. The ¼-mile area surrounding the subject property (the “horizontal mixed use area” or “study area”) includes properties with the following existing land uses in the respective percentages of the total development within the study area: residential use (1,101,419 square feet / 89.53%); commercial use (112,066 square feet / 9.11%); institutional use (10,664 square feet / 0.87%); and industrial use (6,030 square feet / 0.49%). Analysis of the study area reveals that the area is over-saturated with residential land use with a Floor Area saturation of 89.53%. Institutional uses currently comprises less than one percent of the total square footage of uses in the study area; therefore, the proposed animal shelter, an institutional use, is eligible for approval as a horizontal mixed use project under the CDMP’s Mixed Use Development provisions.

Compatibility Factors

The proposed animal shelter has been evaluated for compatibility with surrounding land uses based on CDMP Policies LU-4A, LU-4C and LU-4D. These policies emphasize the importance of ensuring land use compatibility through thoughtful planning and design. LU-4A requires that new development be evaluated for potential impacts such as noise, traffic, lighting, landscaping, buffering, hours of operation, and similar factors to ensure it fits well within its surroundings. LU-4C and LU-4D further stress the protection of residential neighborhoods from

disruptive uses and allow potentially incompatible but supportive uses only when they are carefully integrated through proper buffering and design solutions.

- **Noise:** Animal shelters can generate intermittent noise (e.g., dogs barking). Mitigation measures such as soundproofing and landscaping will be provided to minimize impacts on adjacent residential and mixed-use properties. The design criteria for the project, outlined in Exhibit N of the Exchange Agreement executed pursuant to Board Resolution R-581-25, will include acoustic treatments to mitigate operational noise and landscaping in accordance with Chapter 18A of the County Code. The majority of outdoor activities are expected to occur during standard operating hours which are 6:00 a.m. to 7:00 p.m. during weekdays and 6:00 a.m. to 5:00 p.m. during weekends.
- **Lighting & Glare:** Site lighting will be designed to avoid spillover onto adjacent properties, using full cut-off fixtures and shielding.
- **Traffic & Access:** The shelter is expected to generate moderate traffic, primarily from staff, volunteers, and visitors. Access management and traffic calming measures will be implemented to ensure safe ingress/egress and minimize disruption to nearby residential areas.
- **Parking:** Adequate on-site parking will be provided to avoid spillover into adjacent neighborhoods.
- **Landscaping & Buffering:** A landscaped buffer with fencing and vegetation will be installed along property lines abutting residential uses to reduce visual and acoustic impacts.
- **Hours of Operation:** The shelter will operate primarily during daytime hours, reducing potential nighttime disturbances.

Conclusion: With the aforementioned design and operational controls, the shelter is expected to be compatible with surrounding uses and not disrupt the character or welfare of the adjacent residential neighborhood.

Overall Determination

The proposed animal shelter is allowable under the Mixed Use Development provisions of the CDMP and, with appropriate design and operational measures, is compatible with the surrounding land uses and consistent with the intent of CDMP Policies LU-4A, LU-4C, and LU-4D. Its location near a SMART Corridor further supports its integration into a transit-oriented, mixed-use environment.

JB/KB/GR/EST

Memorandum



Date: October 6, 2025

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief of Planning, Research, and Grants *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: G2025000005- Animal Services Animal Shelter

Applicant Name: Annette Jose on behalf of Miami-Dade County Animal Services

Project Location: The subject property is located on ±5.24 acres located at 29500 Harriet Tubman Highway, in unincorporated Miami-Dade County, Florida (Folio: 30-7905-006-0010, 30-7906-000-0221, 30-7905-000-0291).

Proposed Development: The applicant seeks a Government Facilities Application Review in order to replace the outdated animal shelter in Medley, and develop a new 27,943 SF shelter facility on the subject property to include 200 large dog runs with separate kennel areas, isolation rooms, wellness centers, outside play areas, shared workstations and storage space within the subject property as per, Resolution R-581-25.

Impact and Demand: This application does not have a residential development component and therefore, the County's Level of Service Standards and the CDMP Open Space Spatial 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.

PROS recommends that the applicant include trees or shade canopies within the outdoor play area to allow for shading and cooling of the area and reduce the urban heat island effect.

This recommendation is based on the following Community Health and Design Element objectives in the Comprehensive Development Master Plan (CDMP):

Objective CHD-5

Enhance natural systems through performance criteria for capital improvements.

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

Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov.

AZ: at ad

Signature: *Alissa Turtletaub*

Email: alissa.turtletaub@miamidade.gov








G2025-05 Animal Services Animal Shelter

Final Audit Report

2025-10-06

Created:	2025-10-06 (Eastern Daylight Time)
By:	Alexandra Dreybus (alexandra.dreybus@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3qIv01bKpQE6BRKkU7zXIGHNQeJN-qf2
Documents:	G2025-05 Animal Services Animal Shelter.pdf (1 page)
Number of Documents:	1
Document page count:	1
Number of supporting files:	0
Supporting files page count:	0

"G2025-05 Animal Services Animal Shelter" History

-  Document created by Alexandra Dreybus (alexandra.dreybus@miamidade.gov)
Documents: G2025-05 Animal Services Animal Shelter.pdf
2025-10-06 - 9:39:51 AM EDT- IP address: 199.116.170.35
-  Document emailed to Alissa Turtletaub (alissa.turtletaub@miamidade.gov) for signature
2025-10-06 - 9:41:03 AM EDT
-  Email viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
2025-10-06 - 11:41:40 AM EDT- IP address: 104.47.64.254
-  Agreement viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
Documents: G2025-05 Animal Services Animal Shelter.pdf
2025-10-06 - 11:41:42 AM EDT- IP address: 199.116.170.30
-  Document e-signed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
Documents: G2025-05 Animal Services Animal Shelter.pdf
Signature Date: 2025-10-06 - 11:41:54 AM EDT - Time Source: server- IP address: 199.116.170.30
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2025-10-06 - 11:41:56 AM EDT
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-  Agreement viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Documents: G2025-05 Animal Services Animal Shelter.pdf

2025-10-06 - 11:48:02 AM EDT- IP address: 199.116.170.23

 Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)

Documents: G2025-05 Animal Services Animal Shelter.pdf

Signature Date: 2025-10-06 - 11:58:41 AM EDT - Time Source: server- IP address: 199.116.170.23

 Agreement completed.

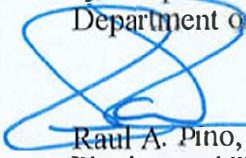
2025-10-06 - 11:58:41 AM EDT

Memorandum



Date: November 13, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: GF# 25-005
Name: Miami-Dade County Animal Services Department
Location: 29500 Harriet Tubman Highway
Section 05 Township 57 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **99 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9932	SW 288 Street west of US 1/SR 5	C	C
9936	SW 296 Street west of US 1/SR 5	C	C
9942	SW 304 Street west of US 1/SR 5	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Memorandum



DATE: January 6, 2025

TO: Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

FROM: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner - Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of Governmental Facilities G2025000005
Miami-Dade Internal Services Department
MDT Project No. OSP 168

Project Description

The Miami-Dade Internal Services Department (ISD) is seeking approval of a Governmental Facilities designation to allow for the development of a new Miami-Dade County animal shelter to replace the outdated animal shelter located in Medley. The 27,943 sq. Ft facility will be developed on this 5.24-acre site to include 200 large dog runs with separate kennel areas, isolation rooms, wellness center, outside play areas, shared workstations and storage space. The property is in Miami-Dade County and within the Urban Development Boundary (UDB) and within the Urban Infill Area (UIA).

Existing Service

The facility is served by Metrobus Routes 34 and 38 at a Gold Standard BRT Station located at the South Dade Transit Way and SW 296th St directly across from the subject property. The subject property is also served by Metrobus Route 70 at a local bus stop located at SW 167th Ave and SW 296th St approximately 0.2 miles away (4-minute walk). The table below details the service headways (in minutes) for these routes:

Route	Service Headways (in minutes)						Type of Service
	Weekday						
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
34	10	10	n/a	n/a	n/a	n/a	L/F
38	15	15	15	30	15	20	L/F
70	60	60	n/a	n/a	60	60	L

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail or Tri-Rail

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. DTPW also encourages the developer to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops and Bus Rapid Transit stations. The applicant shall provide a sidewalk enhancement along SW 296 St, SW 294 St, and Old Dixie Hwy to create a safe, well-lit and complete connection to the SW 296 St BRT Station. DTPW requests the applicant continue to coordinate with DTPW Highway Division during the development of the site to ensure the planned bicycle and pedestrian facilities are accounted for. DTPW encourages walkability to the bus stops mentioned in the existing service section of this Memo and enhancing crosswalks where necessary in proximity to the BRT station to ensure pedestrians are safe when walking to transit and BRT stops. Upon DTPW's review for mass transit concurrency, the application meets the requirements in CDMP Policy MT-1A. **Therefore, DTPW has no objections to this application.**

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Sean Adgerson, Deputy Director, DTPW Operations, DTPW

Memorandum



Date: November 24, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Animal Shelter
Application No. G2025000005 - (Revision No. 1)

Maria Valdes

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this application, based on the information provided. Additional requirements may be needed at the time of permitting.

The information provided below is preliminary. At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. Please note that WASD Agreement No. 33543 was requested on November 20, 2025 for the subject development.

Application Name: Animal Shelter

Location: The proposed project is located on the west side of Harriet Tubman Highway (Old Dixie Highway) and north and south of SW 294th Street, with Folio Nos. 30-7905-000-0291, 30-7905-006-0221 and 30-7905-006-0010, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting to develop a new 28,632 S.F. Animal Service Pet Adoption and Protection Center, as indicated in the site plan-V2 and confirmed by applicant's representative Mr. Michael Leiva via email dated 11/13/2025. The existing structures will be demolished for the construction of the new buildings.

The estimated total water demand for the proposed project will be 4,295 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade Water Treatment System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

As required by WASD's Rules and Regulations, since this development is a commercial development connecting to water infrastructure for the first time, a water main extension along one entire boundary of the property will be required and must be connected to a minimum 12-inch water main.

On November 20, 2025, WASD Agreement No. 33543 was requested for the subject development. Final Points of connection are pending to be offered.

The Developer may connect to the water as follows:

Option No.1. There is an active WASD Agreement No. 32015 (Magnolia Point, water & sewer plans approved) located southwest of the subject property. If Agreement No. 32015, is conveyed by the time this project is ready for construction, the developer may connect to a proposed 12-inch water main in Harriet Tubman Highway (Old Dixie Highway), that will abut the southeast boundary of the subject property and extend a 12-inch water main northeasterly along Harriet Tubman Highway to the northeast corner of the subject property.

Option No.2. If Agreement No.32015 is NOT conveyed by the time this project is ready for construction, then the developer may connect to an existing 16-inch water main (E2322-1) located approximately 450 feet south of the subject property in Harriet Tubman Highway and SW 296th Street and extend a 12-inch water main northerly in Harriet Tubman Highway to the northeast corner of the property.

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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 connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Developer Agreement is offered.

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 required is 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 and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

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

The existing property is on septic. There is no sanitary sewer system in close proximity to this project at the present time.

There is an active WASD Agreement No. 32015 on the southwest side of the subject property that will bring a new Public Pump Station and gravity sewer system to the area. If Agreement No. 32015 is conveyed by the time this project is ready for construction, the developer may connect to a proposed gravity sewer manhole (MH # 7A according to design plan DS2024-32015-1) and extend an 8-inch gravity sewer main northeasterly in Harriet Tubman Highway to the northeast corner of the subject property to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.

Note to the Developer:

- 1 The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
- 2 If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter. *Final points of connection and capacity approval for connection to the sewer system will be provided at the time the WASD Developer Agreement is offered.*

If the infrastructure with WASD Agreement No. 32015 is not conveyed by the time this project is ready for construction, the developer shall contact WASD to evaluate the sewer connection for the proposed development.

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.

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 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 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 Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.


Memorandum



Date:

To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners



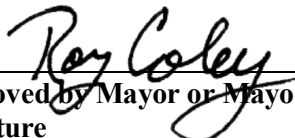
From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

Subject: Request to Process Late Departmental Agenda Item

I am respectfully requesting that the resolution listed below be placed on the Board of County Commissioners December 16, 2025 meeting agenda, so the resolution may be in effect as soon as possible and so construction may go on for this important County project. The resolution would approve Animal Services' proposed development of a new animal shelter at 29500 Harriet Tubman Highway. This important project will help alleviate the overcrowding at the existing animal shelter in Doral and replace the County's overflow shelter in Medley and generally expand capacity to improve conditions for shelter pets and staff working for Animal Services.

RESOLUTION APPROVING AS A GOVERNMENT FACILITY THE CONSTRUCTION OF A NEW ANIMAL SHELTER LOCATED AT 29500 HARRIET TUBMAN HIGHWAY, MIAMI-DADE COUNTY, FLORIDA, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY, SUBJECT TO CERTAIN CONDITIONS

I am aware that this item is subject to approval for placement on an agenda by the Board Chairman, and review by the Office of the County Attorney.



Approved by Mayor or Mayor's Designee
Signature

Roy Coley

Print Name



Approved by Policy Director or Designee
Signature

Demetria Henderson

Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 16, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(H)

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 ____, majority plus one ____, 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) ____, 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(H)
12-16-25

RESOLUTION NO. _____

RESOLUTION APPROVING AS A GOVERNMENT FACILITY
THE CONSTRUCTION OF A NEW ANIMAL SHELTER
LOCATED AT 29500 HARRIET TUBMAN HIGHWAY, MIAMI-
DADE COUNTY, FLORIDA, IN COMPLIANCE WITH
SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY,
SUBJECT TO CERTAIN CONDITIONS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memoranda, copies of which are incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

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 conducted a public hearing and 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 development of a new animal shelter located at 29500 Harriet Tubman Highway, Miami-Dade County, Florida, is in the best interest of the public and, pursuant to section 33-303 of the Code of Miami-Dade County, approves such development in substantial accordance with the submitted plan and subject to the conditions set forth in the Department of Transportation and Public Works (DTPW) Traffic Engineering Division, DTPW Highway Division, DTPW Transportation Planning and Policy Division, and the Department of Regulatory and Economic Resources Platting

and Traffic Review Section memoranda attached to the Mayor's memorandum and incorporated herein and subject to the conditions contained in sections 3 and 4 below.

Section 3. This government facilities approval is conditioned upon the County becoming the owner of the property that is the subject of this approval, located at 29500 Harriet Tubman Highway, and if the County does not become the owner of the property on or before December 16, 2027, then this government facilities approval shall be null and void and of no further effect.

Section 4. Because a government facilities approval is a process for the County and County property, permit applications that are predicated upon this government facilities approval shall not be submitted unless and until the County is the owner of the property, unless the current owner/developer of the subject property enters into a written agreement with the County containing the following terms: (1) that for any such permit applications that are related to the animal services shelter or otherwise predicated on this government facilities approval, permits shall not be issued unless and until the County is the owner of the property; (2) that the current owner/developer expressly waives any time periods for approval of said permit applications or any other rights to have such permits issued before the County is the owner of the property; and (3) that if the County does not become the owner of the property before December 16, 2027, then any pending permit applications for the property that are related to the animal services shelter or otherwise predicated on this government facilities approval shall be deemed withdrawn and shall be null and void.

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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of December, 2025. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse