Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(A)
09-18-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-1022-07

RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION AND OPERATION OF THE GENERAL PLAN FOR THE EXPANSION AND RENOVATION OF JACKSON SOUTH COMMUNITY HOSPITAL LOCATED AT 9333 SW 152ND STREET, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is 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. This Board hereby finds that the construction and operation of the general plan for the expansion and renovation of Jackson South Hospital located at SW 152nd Street and approximately SW 95th Avenue, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for and protect the public health, safety and welfare of the citizens residents of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing resolution was offered by Commissioner Katy Sorenson, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of September, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. CHC

Craig H. Coller

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2007

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

Agenda Item No. 5(A)

From: George M. Burgess
County Manager

Subject: Governmental Facilities Hearing Application GF07-02
General Plan for the Expansion and Renovation of Jackson South Community Hospital
R#1022-07

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached Resolution authorizing the erection, construction, and operation of the General Plan for the expansion and renovation of Jackson South Community Hospital ("the Hospital") in compliance with the Code of Miami-Dade County, Section 33-303. This item was prepared by General Services Administration at the request of the Public Health Trust (PHT).

LOCATION: 9333 SW 152 Street

COMMISSION DISTRICT: 8

COMMISSION DISTRICT IMPACTED: Countywide

BACKGROUND: On August 23, 2005, by Resolution R-940-05, the Board approved the purchase of 5.673 acres of land for the expansion of the Hospital. A Governmental Facilities Public Hearing for use of the acquired land was simultaneously approved by Resolution R-907-05, which required the PHT to seek Board approval at such time as a General Plan for development of the site was completed. Accordingly, the Hospital is now seeking approval of the General Plan, which proposes the construction of up to four stories on the site while the western portion of the site serves solely as a parking area, in compliance with a private July 1994 Declaration of Restrictions which allows a maximum height of two–stories in addition to restricting construction on the existing surface parking.

FACILITY DESCRIPTION: Jackson South Community Hospital is a 199-bed full service acute care hospital that generally operates at full or above capacity. The subject general plan includes approximately 180,000 square feet of new construction and 72,000 square feet of renovated space that will improve services provided by the Intensive Care, Surgery, Emergency, Diagnostic Imaging, Pharmacy, Admissions, Psychiatric Services, Observation Beds, Lab, Dietary, Materials Management and Miscellaneous Support Services Units. This facility is part of the countywide network of care that comprises the Jackson Health System.

JUSTIFICATION:

The communities surrounding the facility have experienced a dramatic population increase during the past three years. The facility currently operates at maximum capacity for emergency, inpatient and outpatient services. As a result, the Hospital is faced with a present and future need for growth that will provide improved emergency and non-emergency medical care. Hospital management teams have implemented program enhancements and service expansions, but due to capacity constraints the hospital can only accommodate 17% of its acute and emergency healthcare service needs. Ninety percent of total hospital admissions are cared for through the emergency room, which significantly limits the number of planned and direct admissions. The present situation hampers management's ability to plan and provide care to the broader community, leading to unprecedented wait times, patients leaving without receiving service and the diversion of patients to other hospitals, as well as patient dissatisfaction and loss of revenue to the Hospital. With the need for inpatient services in the south Miami-Dade County community expected to increase 15% over the next five years, the proposed Hospital expansion is essential to the future success of the hospital.

DEVELOPMENT SCHEDULE:

Planning of the expansion project and general plan began in May 2005. A complete development and construction schedule will be formalized upon approval of this application by the Board of County Commissioners. Construction is anticipated to begin in 2008 and is expected to be completed by 2011.

If approved, the general plan calls for a multi-phase construction project that consists of an expansion of the emergency and operating rooms and the imaging department, the addition of critical care and inpatient beds, the construction of an ambulatory surgery center, an upgrade to maternity services, and the expansion of psychiatric services.

FUNDING SOURCES:

The total project budget is estimated at $102 million. The project is included in the Building Better Communities General Obligation Bond (GOB Project Number 210-R) as a value of $52 million. The Public Health Trust Series 2005 Revenue Bonds (GRB) will provide the remainder of the financing.

SITE REVIEW COMMITTEE:

The 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 Committee reviewed this project on February 28, 2007. The Public Health Trust subsequently addressed the issues raised during the review process, ultimately satisfying all requirements of the Committee and receiving unanimous approval in June 2007.

COMMUNITY COUNCIL: The project was presented to Community Council #12 on May 16, 2007. While supportive of the project, the council members requested that additional public meetings be conducted to solicit public input from the surrounding residential community with the proposed expansion. Staff from Jackson South Community Hospital has met with the surrounding community several times during the past year to gather feedback for the design of the general plan, including two publicly advertised meetings. Additional public presentations were addressed at homeowner association meetings in order to identify and resolve issues and concerns raised by community council members and the surrounding community.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that the Board of County Commissioners may only authorize the erection, construction and operation of enumerated governmental facilities in the unincorporated area by resolution following public hearing. Prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities 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 impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

MONITOR: Karen Townsend Leigh, Real Estate Officer

Director
General Services Administration

MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: September 18, 2007

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 5(A)

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

✓ **No committee review**

Jackson South Community Hospital
(GF 07-02)

LEGAL DESCRIPTION:

A parcel of land lying in Section 21, Township 55 South, Range 40 East, Miami-Dade county, Florida, being more particularly described as follows:

Commence at the NE corner of the SW ¼ of the SE ¼ of the SW ¼ of Section 21-55-40; thence S02°24'08"E; along the East line of the SW ¼ of the SE ¼ of the SW ¼ of Section 21-55-40 for 49.45 feet; thence S87°35'52"W for 25.00 feet to a point on the Westerly Right-of-Way line of SW 93rd Avenue and 25 feet West of and parallel to the East line of the SW ¼ of the SE ¼ of the SW ¼ Section 21-55-40, said point also being the POINT OF BEGINNING; thence S02°24'08"E along the Westerly Right-of-Way line of SW 93rd Avenue for 537.16 feet to the point of curvature of a curve concave to the Northwest, having for its elements a radius of 25.00 feet and a central angle of 90°33'34"; thence continue Southwesterly along the arc of said curve for 39.51 feet to a point on the Northerly Right-of-Way line of SW 152nd Street said point lying on a line 55.00 feet North of and parallel to the South line of Section 21-55-40; thence S88°09'25"W along said Northerly Right-of-Way line for 617.59 feet to a point on the East line of the SE ¼ of the SW ¼ of the SW ¼ of Section 21-55-40; thence continue along said Northerly Right-of-Way line S88°09'25"W for 400.64 feet to a point on a line 400.62 feet West of and parallel to the East line of the SE ¼ of the SW ¼ of the SW ¼ of Section 21-55-40; thence N02°24'07"W for 588.40 feet to a point on the Southerly Right-of-Way line of SW 150th Street, said line being 25.00 feet South of and parallel to the North line of the SE ¼ of the SW1/4 of the SW ¼ of Section 21-55-40; thence N88°13'36"E along said Southerly Right-of-Way line for 400.64 feet to a point on the West line of the SW ¼ of the SE ¼ of the SW ¼ of Section 21-55-40; thence continue N88°13'36"E along said Southerly Right-of-Way line of SW 150th Street for 618.11 feet to a point of curvature of a curve concave to the Southwest, having for its elements a radius of 25.00 feet and a central angle of 89°22'15"; thence continue Southeasterly along the arc of said curve for an arc distance of 39.00 feet to the POINT OF BEGINNING.

Together with:

The East Half of the SE ¼ of the SW ¼ of the SW ¼ of Section 21, Township 55 South, Range 40 East, less the South 35 feet thereof, and less the East 25 feet thereof.
And
The West ½ of the SE ¼ of the SW ¼ of the SW ¼ of Section 21, Township 55 South, Range 40 East, less the South 35 feet thereof.
And
That portion of the East ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 21, Township 55 South, Range 40 East, lying East and Northeast of the Right-of-Way for Canal C-100, less the South 35 feet thereof.
All of above less
The East 400.62 feet of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 21, Township 55 South, Range 40 East, Miami-Dade County, Florida; Less the South 55 feet, The East 25 feet and all that part of the East 400.62 feet of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of said Section 21, which lies within the External area formed by a 25.00 foot radius arc concave to the Northwest, tangent to the West line of the East 25 feet of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Said Section 21, and Tangent to the North line of the South 55 feet of said Section 21.

Memorandum

MIAMI-DADE COUNTY

Date: August 6, 2007

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing for Jackson South Community Hospital Expansion General Plan GF07-02

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction, and operation of the General Plan for the expansion and renovation of Jackson South Community Hospital, located at 9333 SW 152nd Street. This application was reviewed by the Site Review Committee. Miami-Dade County 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.

BACKGROUND

On August 23, 2005, by Resolution R-940-05, the Board approved the purchase of 5.673 acres of land for the expansion of the Jackson South Community Hospital to provide for and protect the public health, safety and welfare of the residents of Miami-Dade County, Florida. A Governmental Facilities Public Hearing for use of the acquired land was simultaneously approved by Resolution R-907-05, which required the PHT to seek Board approval at such time as a General Plan for development of the site was completed. The property is subject to a private July 1994 Declaration of Restrictions which allows a maximum height of two stories. In accordance with Resolution R-907-05, Jackson South Community Hospital is now seeking approval of the proposed General Plan. The development plan proposes to construct up to four stories on the site.

The Jackson South Community Hospital has experienced dramatic growth in all clinical areas and is currently at or above capacity. Because of population increases in the last several years within the surrounding communities, program enhancements and expansion services that have been implemented do not adequately serve the community. Jackson South cannot currently accommodate all patients requiring acute and emergency healthcare services without additional facility expansions. Service expansion will allow Jackson South to meet the current and future healthcare needs of the South Dade Community.

FACILITY DESCRIPTION

Jackson South Community Hospital is located at 9333 SW 152nd Street. According to the submitted application, Jackson South Community Hospital seeks approval of the General Plan to expand and renovate the hospital. This hospital is a 199-bed full-service acute care facility and is currently operating at full or above capacity. The Current Master Plan for the hospital includes approximately 180,000 square feet of new construction and 72,000 square feet of renovated space. Departments to be included in the expansion are the Intensive Care Unit, Surgery, Emergency, Diagnostic Imaging, Pharmacy and Admissions. Spaces to be renovated include

Psychiatric Services, Observation Beds, Lab, Dietary, Materials Management and miscellaneous support services. East of the existing hospital are private physician offices, a private elementary school, a public library and a fire rescue station. The Palmetto Golf Course is located across SW 152nd Street to the south and single family residences are located to the north.

Although program enhancements and service expansions have been implemented to address increases in patient volume, the surrounding communities have experienced dramatic population increases in the last several years. Currently, Jackson South can accommodate only 17% of all patients requiring acute and emergent healthcare services due to capacity constraints. Over the past three years Jackson South has experienced a dramatic growth in all clinical areas and is currently at capacity in emergency, inpatient and outpatient services. Emergency department admissions have increased significantly due to the volume of patients requiring treatment. Presently, 90% of total hospital admissions are cared for through the emergency room, which has significantly limited the number of planned and direct admissions to the facility. Due to limited bed capacity, Jackson South is often only able to provide inpatient services to emergency patients that require admission for acute care services. This combination of high emergency department volume and inadequate bed capacity has hampered the hospital's ability to provide care to the broader community. The resulting long waits, patients leaving without being seen, and the diversion of patients to competing hospitals have ultimately resulted in patient dissatisfaction and lost revenue.

The facility is stressed in its efforts to accommodate even the current level of patients seeking services. With the need for inpatient services in the south Miami-Dade County community expected to increase 15% over the next five (5) years, the proposed expansion is essential to its future success.

The hospital's renovation and expansion project is included in the Building Better Communities General Obligation Bond (GOB Project Number 210-R). The GOB initiatives include, but are not limited to, acquisition of the land, expansion of the emergency rooms, operating rooms and imaging department; addition of critical care and in-patient beds, construction of an ambulatory surgery center, upgrade of maternity services and expansion of psychiatric services. The goal is to create a patient centered and family focused healing environment that contributes to improved health outcomes, prevention, patient education and community outreach.

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)

The subject site houses a hospital on approximately the eastern half of the site and is designated for Institutions, Utilities and Communications use on the Land Use Plan (LUP) map. The western portion is designated for Office/Residential and is currently vacant. Estate designated parcels developed under the EU-M zoning district are found to the north, a parcel, zoned GU and designated Park and Recreation on the LUP map, developed with a golf course is found to the south, medical offices developed under the RU-5A zoning district on parcels designated for Institutional and Public Facility in the LUP map are found to the east, while the parcel to the west is zoned OPD, Office Park District, designated for Office/Residential use, and has been approved for development as a medical office building.

The majority of the proposed expansion to the hospital will be located in the south central area of the site in close proximity to SW 152 Street (Coral Reef Drive), which is designated Office/Residential. This category permits professional and clerical offices, hotels, motels, and residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. The CDMP indicates that neighborhood-or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan. The remaining part of the expansion is on the eastern portion of the subject site, designated Institutional and Public Facility. The full range of institutional uses, communications and utilities may be allowed under this land use category. The locations of major institutional uses are depicted on the LUP map. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater office centers and military installations.

The expansion will be developed as far to the south as possible to respect the residential neighborhood to the north of the subject property and with building heights that are sensitive to the` surrounding community. Most of the expansion will front on SW 152 Street, with roughly 1/3 of it being constructed at a height of one story, and located just west and east of the existing hospital. The portion of the expansion along the eastern side of the site will face SW 93 Avenue and house a one-story Diagnostic Imaging Department and Emergency Department. The 2-story portion of the development will be centrally located on the subject property and will also consist of about 1/3 of the expansion. The remainder of the expansion will sit in the middle of the site and just south of the 2-story portion. It will front on SW 152 Street and as far away as possible from the residential area to the north. The western portion of the site will serve solely as a parking area for the hospital. Pedestrian connectivity to the recently approved medical offices to the west of the subject property will be provided via a pedestrian bridge. Pursuant to Resolution Z-8-07, construction of said bridge was one of the conditions of that approval. Staff recommends approval of this application subject to the condition that the Jackson South Community Hospital agrees to coordinate with the developers of the recently approved medical offices to the west of the subject property in order to provide pedestrian access. The applicant has submitted a line-of-sight study that shows that the proposed expansion will not visually affect the residential neighborhood to the north. Buffering in the form of a 6 foot high concrete wall will be installed along the north property line to help mitigate any visual impact generated by the new expansion. In order to avoid congestion along SW 152 Street, SW 93 Avenue and SW 150 Street, five entry points will serve as points of ingress and egress. The hospital has an existing service entrance off of SW 150 Street which will remain, an existing secondary entrance and exit off of SW 93 Avenue, and a total of three more entrances from SW 152 Street. The expansion will be compatible with the existing hospital on the site, the approved medical offices to be established to the west of the hospital and those existing medical office buildings found to the east, as the proposed use will be similar in intensity to the uses on site and to the east and west of the site. The golf course to the south of the site will not be affected by the proposed hospital expansion. Taking into consideration the existing hospital facility on the eastern portion of the site, the recently approved medical office building to the west, the existing medical office buildings to the east, and the 6 foot high concrete wall provided along the north property line, staff finds the expansion of Jackson South Community Hospital to be compatible with the surrounding land uses. In addition, considering the type of function involved, the public need, existing land use patterns in the area, and alternative locations for the facility, staff is of the opinion that this application is consistent with the CDMP.

Institutions, Utilities and Communications

Neighborhood or community serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Office/Residential

Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development with any existing, or zoned or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor areas ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered visually and acoustically.

Also the following section of the Land Use Element discusses Hospitals:

Hospitals in Residential Communities:

New hospitals may not be permitted in Residential communities except that they may be approved in the Medium-High and High Density categories. They should be located in areas designated Institutional, Business and Office or Industrial and Office. However, existing hospitals and associated medical buildings, which are not specifically depicted on the LUP map, may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood.

The application also furthers the following Policies of the Land Use Element of the CDMP:

Policy LU-1D

In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

Policy LU-4A

When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

Policy LU-5C

All planning activities pertaining to development and redevelopment and the provision of public services and facilities in Miami-Dade County shall be consistent with the "Population Estimates and Projections" contained in this Element, and with the locations and extent of future land uses as identified by the LUP map and its interpretative text. Plans for providing public facilities and services in Miami-Dade County shall be updated by the responsible service providers as soon as possible after filing of applications to amend the CDMP population projections, and the corresponding elements for the CDMP shall be updated in association with updating of the facility/service plans.

EXISTING LAND USE PATTERN	LAND USE PLAN DESIGNATION
Subject Property:	
EU-1 & RU-5; hospital and vacant	Institutional and Public Facility and Office/Residential
Surrounding Properties:	
NORTH: EU-M; single-family residences	Estate Density, 1 - 2.5 dwelling units per acre
SOUTH: GU; golf course	Parks and Recreation
EAST: RU-5A; medical offices	Institutional and Public Facility
WEST: OPD; vacant	Office/Residential

IMPACT OF FACILITY ON SURROUNDING LAND USE

In order to help minimize traffic overflow into neighboring communities and direct traffic impact away from the existing residences, the proposed development will have five access points. These points of ingress and egress include an existing service entrance off SW 150 Street, an existing secondary entrance and exit off SW 93 Avenue and three more entrances from SW 152 Street. A proposed 6 foot high concrete wall along the north property line will provide a buffer between the proposed expansion and the residences to the north. Those portions of the new building fronting on SW 152 Street will have a maximum height of 4 stores while the portions of the new building fronting on SW 93 Avenue are planned no higher than one story. The expansion is located in close proximity to SW 152 Street (Coral Reef Drive) in order to show sensitivity to the residential neighborhood to the north, and does not provide construction on the area bound by a restrictive covenant with the Rockdale Civic Association to the north of SW 150th Street, which stipulates that a portion of the site would only be developed with a parking lot. Nothing all the aforementioned, staff recommends approval with one condition of this application.

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** recommends that this application be approved; subject to all requirements in departmental memoranda and the following condition:

That subject to all applicable regulatory approvals and the approval of the adjacent property owner, the owner shall coordinate with the owners of the recently approved medical office building to the west to provide a pedestrian bridge wide enough to accommodate golf cart traffic, as determined by the Public Works Director, across the C-100 Canal to allow access between the property and the adjacent property to the west.

The **Public Works Department – Right-of Way Division** has reviewed the application and requires that the following conditions be adhered to upon final design and submittal of site plan for future approval:

1. A 25-foot dedication along SW 150th Street will be required.
2. The Hospital will be responsible for building improvements in that portion of the road.
3. The Public Health Trust should contact the South Florida Water Management District for information on canal maintenance easement issues and adherence to their requirements.

The **Public Works Department – Traffic & Highway Engineering** has reviewed the application and provides the following comments:
Highway Division

1. Please be advised that SW 152 Street (SR 992), from the Homestead Extension of Florida's Turnpike (HEFT) to US-1, is part of the State Highway System.
2. FDOT, in the 2030 Long Range Transportation Plan (LRTP), has listed as Priority II (planned to be funded between 2010 and 2015) an Intelligent Transportation Systems (ITS) project, this includes closed circuit television (CCTV), roadway sensors, arterial dynamic message signs, and wireless communications along:
   - SW 152 Street from HEFT to US-1
3. FDOT, in the 2030 LRTP, has listed as Priority III (planned to be funded between 2016 and 2020) a roadway widening project (from 4 to 6 lanes) along SW 152 Street, from the HEFT to US-1.
4. Also, the Metropolitan Planning Organization (MPO) has a Transportation Study for the SW 152 Street Corridor, from SW 162 Avenue to US-1.
5. Please be advised that PWD permit will be required for this project.

Traffic Engineering Division

1. Design plans for on-site and off-site shall be submitted to PWD for signing, marking and paving and drainage permits.
2. Traffic Engineering Division cannot approve this submittal due to a lack of sufficient design detail or traffic study to indicate project traffic impact and on-site operations. PWD Traffic Engineering Division requests a meeting with the representatives of this proposal to discuss the issues prior to final design and construction.

The **Fire Rescue Department** recommends approval of the expansion and further states that fire services available are within the project area as follows:

1. The closest Miami-Dade Fire Rescue Station to this project is Station # 4 Coral Reef, located at 9201 SW 152nd Street. This station is equipped with a BLS Engine and a rescue and is permanently staffed with seven (7) firefighters/paramedics. The Department can provide a response time from that station to the hospital of approximately two (2) minutes. An alternate station to respond would be Station # 50 Perrine located at 9898 Hibiscus Street.
2. The Site plans must show dimension of all access roads, turning radius and vertical clearances. This project must comply with Uniform Fire Safety Rules and Standards. Site plans must be reviewed for department approval by Fire Engineering & Water Supply Bureau located at 11805 SW 26th Street, (786-315-2771).

The **Miami-Dade Water & Sewer Department (MDWSD)** recommends the application with the following conditions:

Water:

Connect to an existing twelve (12) inch water main on SW 152nd Street and SW 94th Avenue and extend same westerly on SW 152nd Street to the SW corner of the property. If additional hydrants or connections are needed on SW 150th Street, west of SW 94th Avenue, in areas without a water main, then a twelve (12) inch would be required. If additional hydrants/connections are needed on SW 150th Street east of SW 94th Avenue or in SW 93rd Avenue, then a twelve (12) inch water main would be required. Any public water main extension within the property shall be twelve (12) inch minimum in diameter with two (2) points of connection and the system shall be looped, in order to avoid dead end mains. There are water and/or sewer mains within the property, either in existing dedicated right of way or easements, which need to be removed and relocated if in conflict with the proposed development. 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 right of ways to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the Department before existing ones can be removed. Easements, either existing or proposed shall be shown on the plat. Cutting and plugging of existing mains shall be done by MDWASD's forces at owner's expense. Fire hydrants associated with mains to be removed and relocated shall be relocated per Fire Department recommendations. Services to existing customers cannot be interrupted.

Sewer:

Connect to an existing eight (8) inch gravity sewer on SW 150th Street. If Unity of Title does not apply, then any gravity sewer extension within the property shall be public and eight (8) inch minimum in diameter. There are water and/or sewer mains within the property, either in existing dedicated right of way or easements, which need to be removed and relocated if in conflict with the proposed development. 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 right of ways to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the Department before existing ones can be removed. Easements, either existing or proposed shall be shown on plat. Services to existing customers cannot be interrupted. Apparently there is an existing sewage Pump Station within the subject property, which would need to be removed and relocated if it is in conflict with the proposed development.

General Notes:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12) inch minimum in diameter required for high density residential, commercial, business, industrial hospitals, public buildings, etc. and eight (8) inch minimum in diameter required for low and medium density residential zonings. All improvements to the sewer system may be required based on the project's sewage flow to be discharged into MDWSD system and the condition of the sewage pump station(s) receiving the referenced sewage flow at the time a request is sent to the MDWSD. The right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27, 1993, the First Amendment to Settlement Agreement between DEP and County dated December 21, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United Sates, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

The **Office of ADA Coordination** has reviewed the application and has no objections to the proposed request based on the following conditions:
During the final stages of planning and design, the following conditions must be considered:

1. Outpatient parking lot should be delineated and 10% of this outpatient parking lot should be accessible spaces.
2. All accessible spaces should be located as close to entrances as possible, avoiding traffic crossing.
3. Drop off area and detectable warnings must follow accessibility guide line. Sidewalk curb cuts, path of travel from bus stops and connecting sidewalks should be clearly indicated and with enough information to demonstrate proper slopes.
4. As a courtesy, the Office of ADA will be available to review plans prior to submission to the Building Department.

The **General Services Administration DCS Division** has reviewed the application and recommends approval with the following suggestion:

1. All of the parking area to the west will exit through the main entrance of SW 152 Street. An additional exit on SW 152 Street should be considered to the west portion of the parking lot.

The **Department of Environmental Resources Management (DERM)** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply and Wastewater Disposal:

Public water can be made available to this site; therefore, connection will be required to the public water supply and public sanitary sewer systems.

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

Storm Water Management:

The canal, C-100, adjacent to the subject property is owned and regulated by the South Florida Water Management District (SFWMD). The applicant is advised to contact the SFWMD for written verification of canal right of way. It is the applicant's responsibility to obtain information regarding possible permits required from the SFWMD prior to any work on the canal right of way.

A Surface Water Management General Permit from DERM is required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for information regarding permitting procedures and requirements.

All storm water shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the storm water runoff of a 5-year/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Positive drainage systems and overland storm water runoff into the neighboring canal are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above floor criteria be placed along the canal in order to prevent overland discharge of storm water runoff. A Class II Permit from DERM will be required for any work with the canal or its right-of-way. All substandard facilities within the canal right-of-way shall be removed or upgraded as required by DERM. Any existing positive drainage shall be retrofitted.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. 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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of the proposed land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use. The applicant is advised to contact the Industrial Facilities Section of DERM concerning required management practices.

Operating Permits:

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of the proposed land use, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-45 of the Code outlines requirements for all proposed and existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operating requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks are required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard if any fuel storage facilities are proposed.

If any above ground fuel storage tank is being proposed on the subject site, the applicant will be required to obtain DERM approval for management practices to control any potential discharge or spillage of the stored product. The applicant is advised to contact the Office of Plan Review Services of DERM in order to obtain additional information on the above noted management practices.

DERM will require that construction plans for the proposed above ground fuel storage facility and generator room including piping diagrams and specifications for the storage tank be submitted to and approved by the Office of Plan Review Services of DERM prior to approving any building application for the site.

The applicant is further advised that any proposed fuel storage tank must be registered with the State of Florida Department of Environmental Protection (DEP).

Air Quality Preservation

The proposed facility will require an Air Permit from this Department for any possible sources of air pollution such as degreasers, dust collectors, and for any emergency generator of 300 KW or more. The applicant should contact the Air Quality Management Division of DERM for the necessary application forms to construct and operate an air pollution source, if necessary.

In the event that this project includes any kind of demolition or partial demolition of any existing structure, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation (TSI) or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Wetlands:

The subject property is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

According to the site plan submitted along with the zoning application, specimen sized tree(s) (trunk diameter 18 inches or greater) may be impacted. Section 24-49.2 of the Code requires preservation of specimen trees whenever reasonably possible. Prior to the removal or relocation of any trees , which is subject to the Tree Preservation and Protection provisions of the Code, a

Miami-Dade County Tree Removal Permit, which meets the requirements of Sections 24-49.2 and 29-49.4 of the Code, is required. Be advised that, pursuant to Section 24-49.2 (II)(1) of the Code, evaluation of permit applications for the removal of specimen trees include, but is not limited to, factors such as size and configuration of the property, as well as any proposed development, location of trees(s) relative to any proposed development, and whether or not the tree(s) can be preserved under the proposed plan or any alternative plan.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provide for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION 07-02

JACKSON SOUTH COMMUNITY HOSPITAL EXPANSION AND RENOVATION PROJECT

Esther Calas, Director
Public Works Department
Right-of-Way Division
Traffic & Highway Division

Subrata Basu, Interim Director
Department of Planning and Zoning

for Mirtha Paez
Capital Improvement and Planning
Fire and Rescue Department

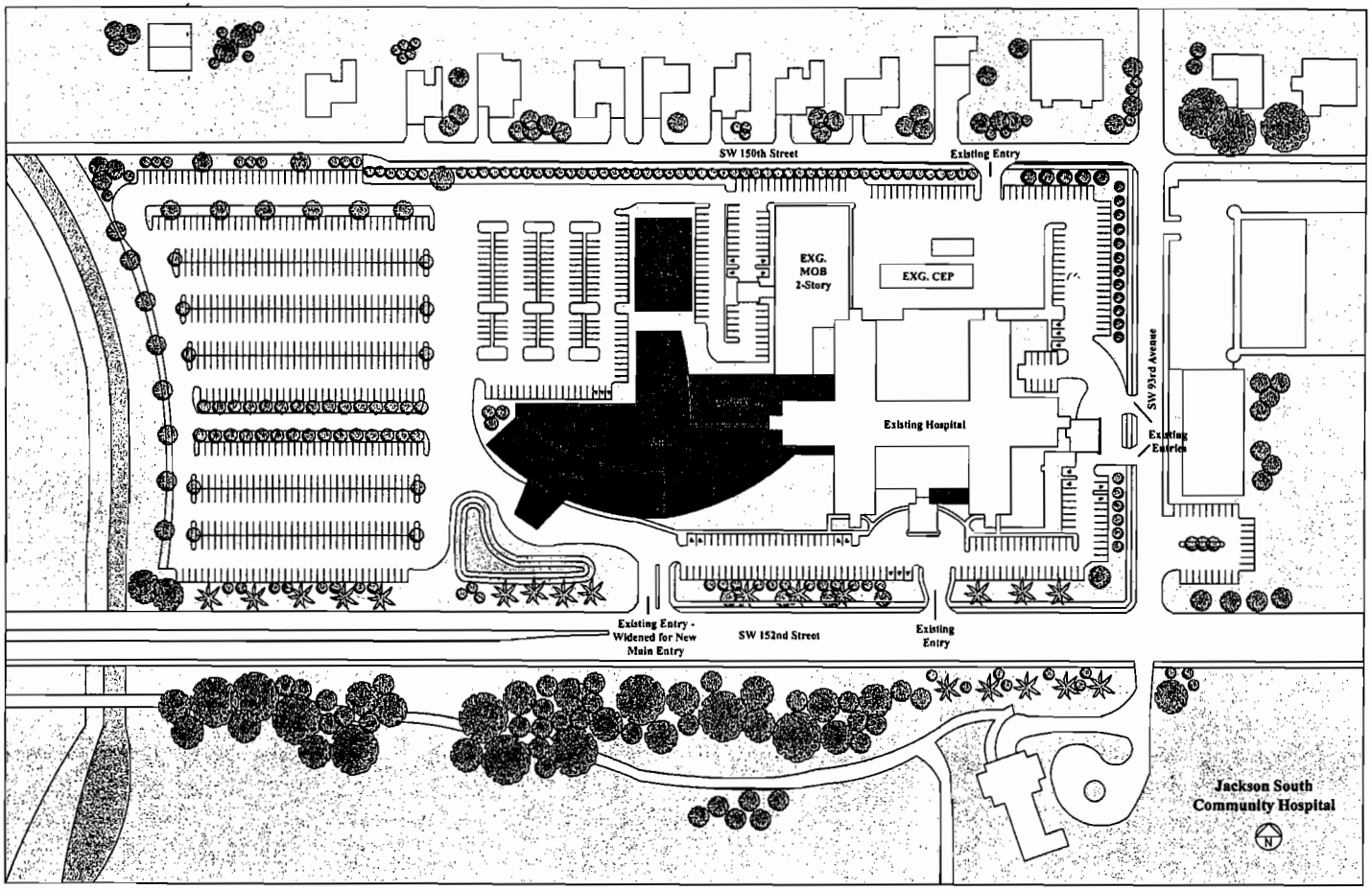
for Jose Gonzalez, P.E., Assistant Director
Department of Environmental
Resources Management

for Phillip Torres, P.E., Chief
Plans Review Section
Department of Water & Sewer

Wendi J. Norris, Director
General Services Administration

Hospital Expansion and Renovation Project

Proposed Campus Site Plan

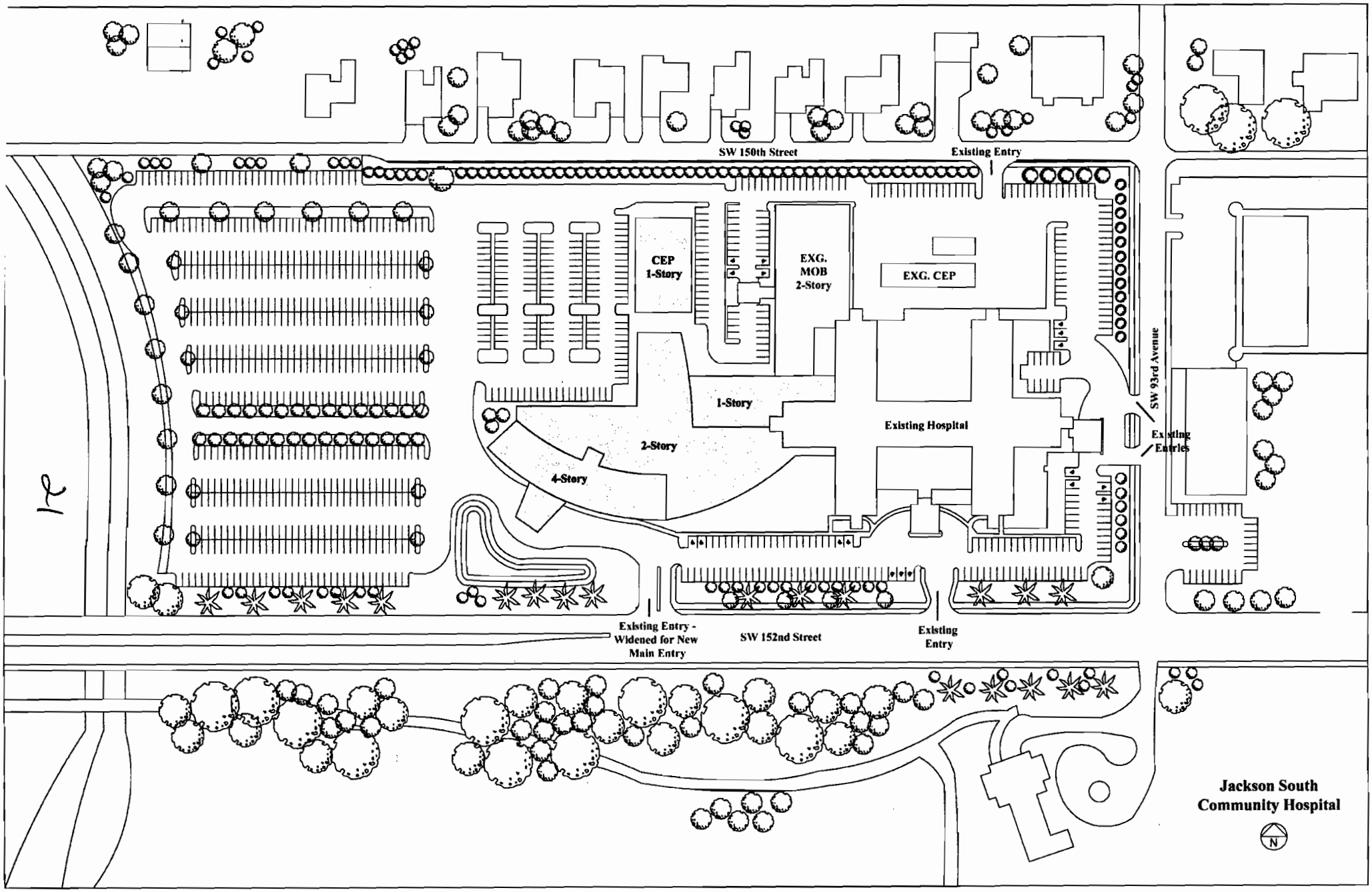


Parking Summary

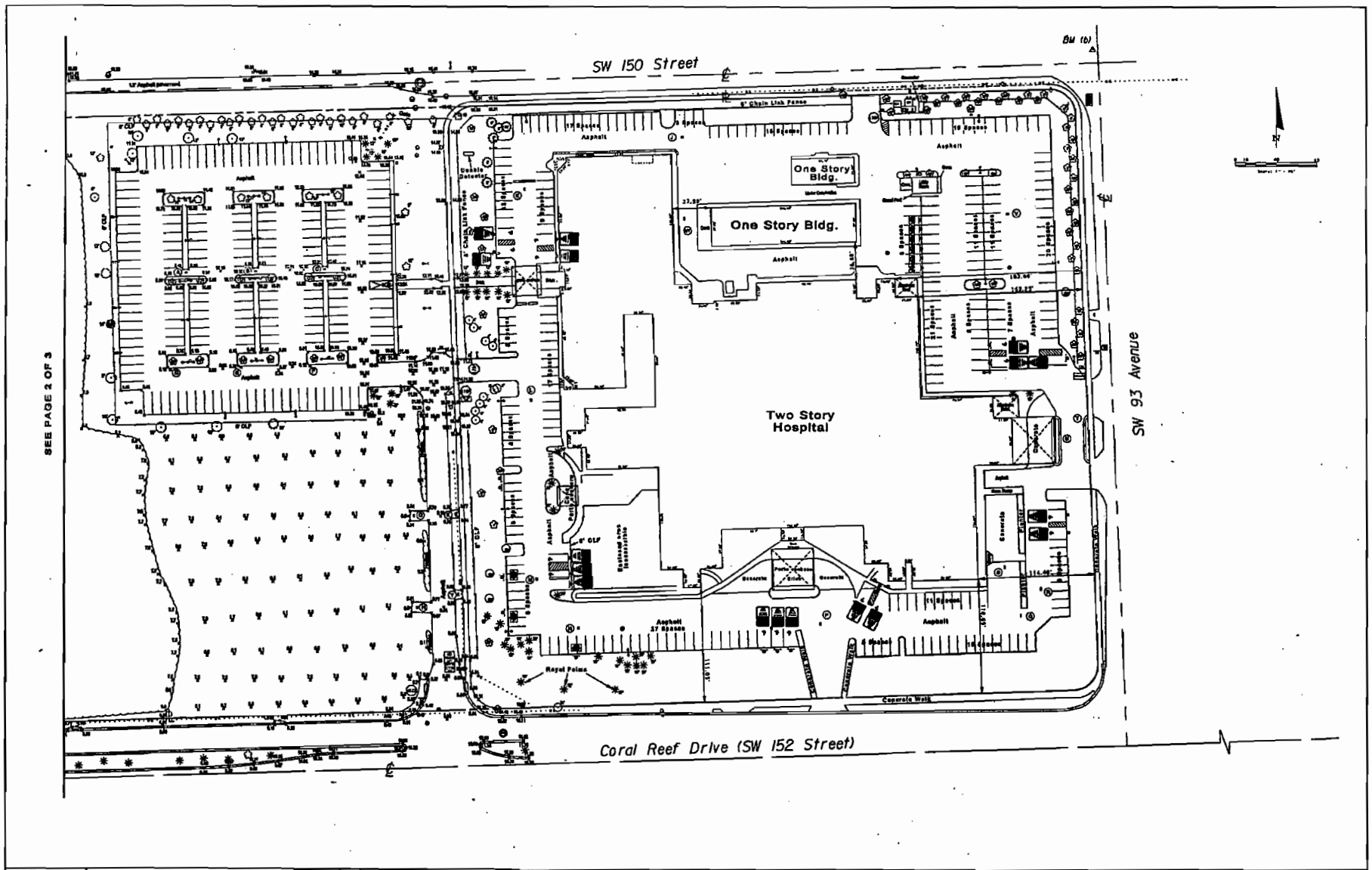
Existing parking on-grade	491
Proposed	488
(Displaced)	(41)
Total # of on-grade parking stalls	938
Handicapped parking existing	10
Proposed	11
(Displaced)	0
Total # of on-grade handicapped stalls	21
Handicapped stalls required by County (2% of total # of stalls)	19
Proposed	21
Beyond Minimum	2
Minimum Zoning Requirement	
1 stall / bed to 300 beds	267
1 stall / each 3 employees (883)	294
1 stall / 300 GSF of MOB (42,000)	140
Total Zoning Requirement	701
Beyond Minimum	237
Functional Parking Requirements	
Total New Parking	938
Current Existing Parking	(491)
Total Additional Stalls	447

Jackson South COMMUNITY HOSPITAL
A Division of Jackson Memorial Hospital
Jackson Health System

Hammes Company


SW 150th Street
Existing Entry
CEP
1-Story
EXG.
MOB
2-Story
EXG. CEP
1-Story
2-Story
4-Story
Existing Hospital
SW 93rd Avenue
Existing
Entries
Existing Entry -
Widened for New
Main Entry
SW 152nd Street
Existing
Entry
Jackson South
Community Hospital
N

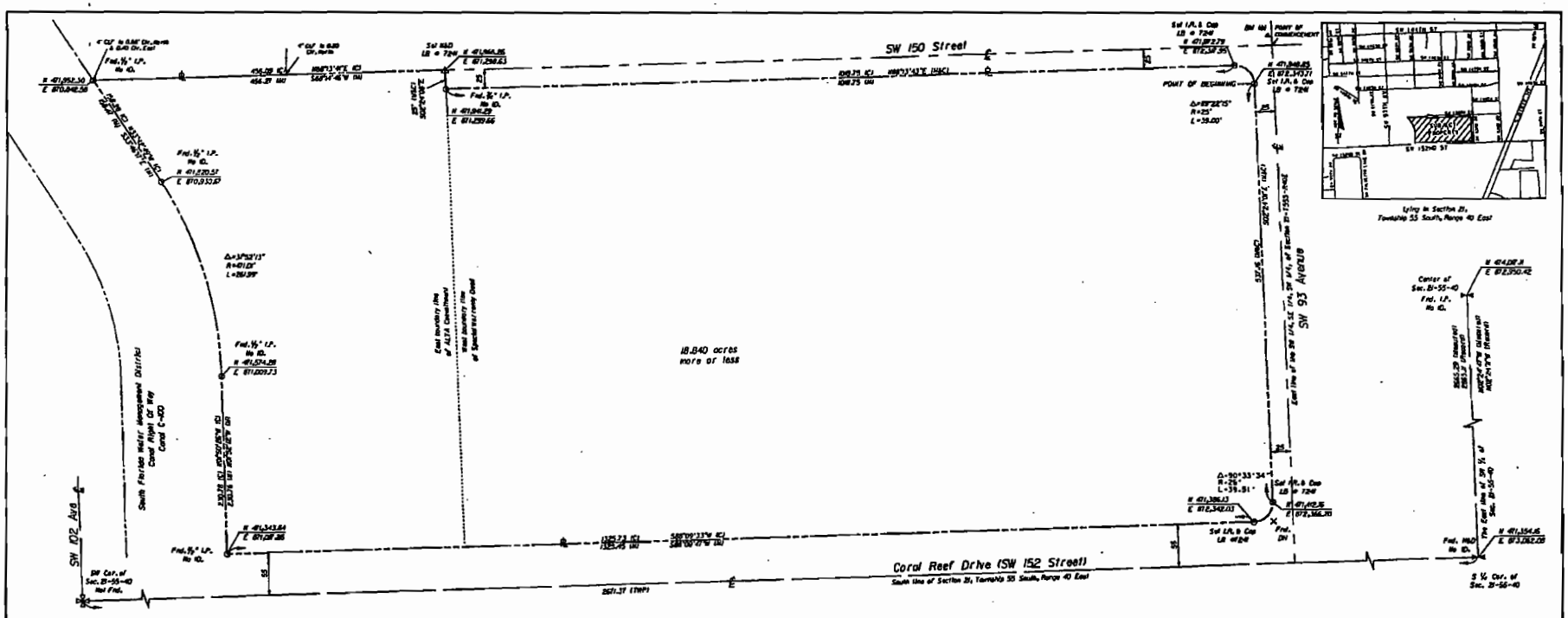
21



DESIGNED:				MARLIN ENGINEERING INC.	SEAL:	Jackson South Community Hospital	SCALE: 1"=40'	Boundary & Topographic Survey	JOB No. 200405.002
DRAWN:									FILE No.
CHECKED:	Additional Topo	9/29/05	GSC						SHEET 3 OF 3
DATE:	REVISIONS	DATE							

22

23



LEGAL DESCRIPTION:

A parcel of land lying in Section 21, Township 55 South, Range 40 East, Miami-Dade county, Florida, being more particularly described as follows:

Commence at the NE corner of the SW ¼ of the NE ¼ of the SW ¼ of Section 21-55-40; thence S02°24'00"E along the East line of the SW ¼ of the NE ¼ of the SW ¼ of Section 21-55-40 for 42.40 feet; thence S02°24'00"W for 33.00 feet to a point on the Westerly Right-of-Way line of SW 93rd Avenue and 33 feet West of and parallel to the East line of the SW ¼ of the SE ¼ of the SW ¼ Section 21-55-40, said point also being the POINT OF BEGINNING; thence S02°24'00"E along the Westerly Right-of-Way line of SW 93rd Avenue for 537.16 feet to the point of curvature of a curve concave to the Southeast, having for its elements a radius of 25.00 feet and a central angle of 90°33'34"; thence continue Southeasterly along the arc of said curve for 39.91 feet to a point on the Northerly Right-of-Way line of SW 152nd Street and said point lying on a line 55.00 feet North of and parallel to the South line of Section 21-55-40; thence S88°33'26"W along said Northerly Right-of-Way line for 917.68 feet to a point on the East line of the SE ¼ of the SW ¼ of the SW ¼ of Section 21-55-40; thence continue along said Northerly Right-of-Way line S88°33'26"W for 420.84 feet to a point on a line 495.00 feet West of and parallel to the East line of the SE ¼ of the SW ¼ of the SW ¼ of Section 21-55-40; thence N02°24'00"W for 888.40 feet to a point on the Southerly Right-of-Way line of SW 150th Street, said line being 30.00 feet South of and parallel to the North line of the NE ¼ of the SW¼ of the SW ¼ of Section 21-55-40; thence N02°23'00"E along said Southerly Right-of-Way line for 420.84 feet to a point on the West line of the SW ¼ of the NE ¼ of the SW ¼ of Section 21-55-40; thence continue N02°23'00"E along said Southerly Right-of-Way line of SW 150th Street for 618.11 feet to a point of curvature of a curve concave to the Southeast, having for its elements a radius of 25.00 feet and a central angle of 89°22'45"; thence continue Southeasterly along the arc of said curve for an arc distance of 39.00 feet to the POINT OF BEGINNING.

Together with:

The East Half of the SE ¼ of the SW ¼ of the SW ¼ of Section 21, Township 55 South, Range 40 East, less the South 35 feet thereof, and less the East 35 feet thereof.
And
The West ½ of the SE ¼ of the SW ¼ of the SW ¼ of Section 21, Township 55 South, Range 40 East, less the South 35 feet thereof.
And
That portion of the East ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 21, Township 55 South, Range 40 East, lying East and Northeast of the Right-of-Way for Canal C-100, less the South 35 feet thereof.
All of above less:
The East 495.00 feet of the Southeast ¼ of the Southeast ¼ of the Southeast ¼ of Section 21, Township 55 South, Range 40 East, Miami-Dade County, Florida; Less the South 35 feet, The East 35 feet and all that part of the East 495.00 feet of the Southeast ¼ of the Southeast ¼ of the Southeast ¼ of said Section 21, which lies within the Federal cross hatched by a 35.00 foot radius arc curvature to the Northwest, tangent to the West line of the East 35 feet of the Southeast ¼ of the Southeast ¼ of the Southeast ¼ of said Section 21, and Tangent to the North line of the South 35 feet of said Section 21.

General Notes:

1) Legal description provided by client
2) Ownership is subject to opinion of title.
3) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property.
4) This certification pertains to the lands described. It is not a certification of title, zoning, easements or restrictions (not ownership).
5) Location and identification of utilities depicted hereonly based on visual evidence acquired in the field.
6) No records search, other than noted in the references, was made for the purposes of this survey.
7) There may be restrictions not shown on this survey. Find may be found in the Public Records of Dade County.
8) No attempt was made to locate underground utilities.
9) No investigation was made for zoning records provided regarding easements.
10) Bearings are referenced to the Center of Section 21, Twp. 55 S Rge 40 E and the S 1/4 corner of Section 21, Twp. 55 S Rge 40 E and are based on the Florida State Plane Coordinate System, East Zone, (NAD 83/90), derived from measurements taken using RTK methods.
11) Elevations are based on Miami-Dade County benchmarks (N.G.V.D. 1929): Per D.C.T. P.K.O. Road No. 152 Sheet 5 of 7
Elevation = 8.07' (N.G.V.D. 1929)
12) Site Benchmark:
a) POINT (was also Stamped EF-55-PK2154A located at the SW corner of the Canal C-100 bridge & SW 152nd Street, Elev. = 8.07' (N.G.V.D. 1929)
b) Mag nail is also referred "MD 7347" located at the NW corner of SW 150th Street & SW 92nd Ave. Elev. = 14.34' (N.G.V.D. 1929)
13) This map is intended to be displayed at a scale of 1"=40' or smaller.
14) For contractual agreement and/or area depict higher levels of detail than others. The areas of higher detail are depicted in a PDF file provided to client.

References:

1) Miami-Dade County Public Works Township map (Twp. 55 S, Rge 40 E).
2) Special Warranty Deed, Official Records Book 18994, Page 1-485.
3) Chicago Title Insurance Company (ALTA COMMITMENT), Agent's File Number: 04-2072.
4) South Florida Water Management District, Right of Way and Tops Map of Canal C-100, Existing No. C-100-1 Sheet 2 of 6.
5) Florida Department of Transportation Project Network Control plan for State Road 152, prepared by H.R. Gruvell & Associates, Inc.

Abbreviations

(C)	= Calculated
C.L.F	= Chain Link Fence
Ch.	= Chord
Cor.	= Corner
(D)	= Deed
DH	= Drill Hole
Brnz.	= Bronze/Brass
Fnd.	= Found
Ht.	= Height/Elev
I.R.	= Iron Rod/Rebar
I.P.	= Iron Pipe
I.N.	= Iron Nail
(M)	= Measured
N.D.	= Nail & Disc
(TMP)	= Township Map
TEL	= Telephone
Bnc.	= Bench
R	= Radius
L	= Length

LEGEND:

	= Anchor
	= Catch Basin
	= Center Line
	= Concrete Monument
	= Delta
	= Light Pole
	= Manhole (Sewer)
	= Manhole (Storm)
	= Power Pole
	= Property Line
	= Tree (Black Olive)
	= Tree (Jumbo Limbo)
	= Tree (Mahogany)
	= Tree (Palmetto)
	= Tree (Unknown)
	= Palm (Unknown)
	= Palm (Royal/Cuban)
	= Water Meter
	= Water Valve
	= Fire Hydrant
	= Sign
	= Guard Post
	= Overhead Wire
	= Utility Pull Box

N

1" = 40'
Feet

Certification:

I hereby certify that this Boundary & Topographic survey was made under my supervision always and to the best of my knowledge and belief is true, correct and meets the Minimum Technical Standards as set forth by the board of professional land surveyors in Chapter 61G17-6 Florida Administrative code pursuant to Section 472.027, Florida Statutes.

Survey map or copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

_____ Date of field survey: 8/1/04

Pete Diaz, P.S.M.
Professional Surveyor and Mapper
License No. 4022
State of Florida

DESIGNED:				
DRAWN:				
CHECKED:	Additional Topo	6/25/06	DSC	
DATES:	REVISIONS	DATE		

HARLAN ENGINEERING INC.
518 NW 17 Ave.
Miami, Florida 33125
(305) 477-7575
LB 724

SEAL:

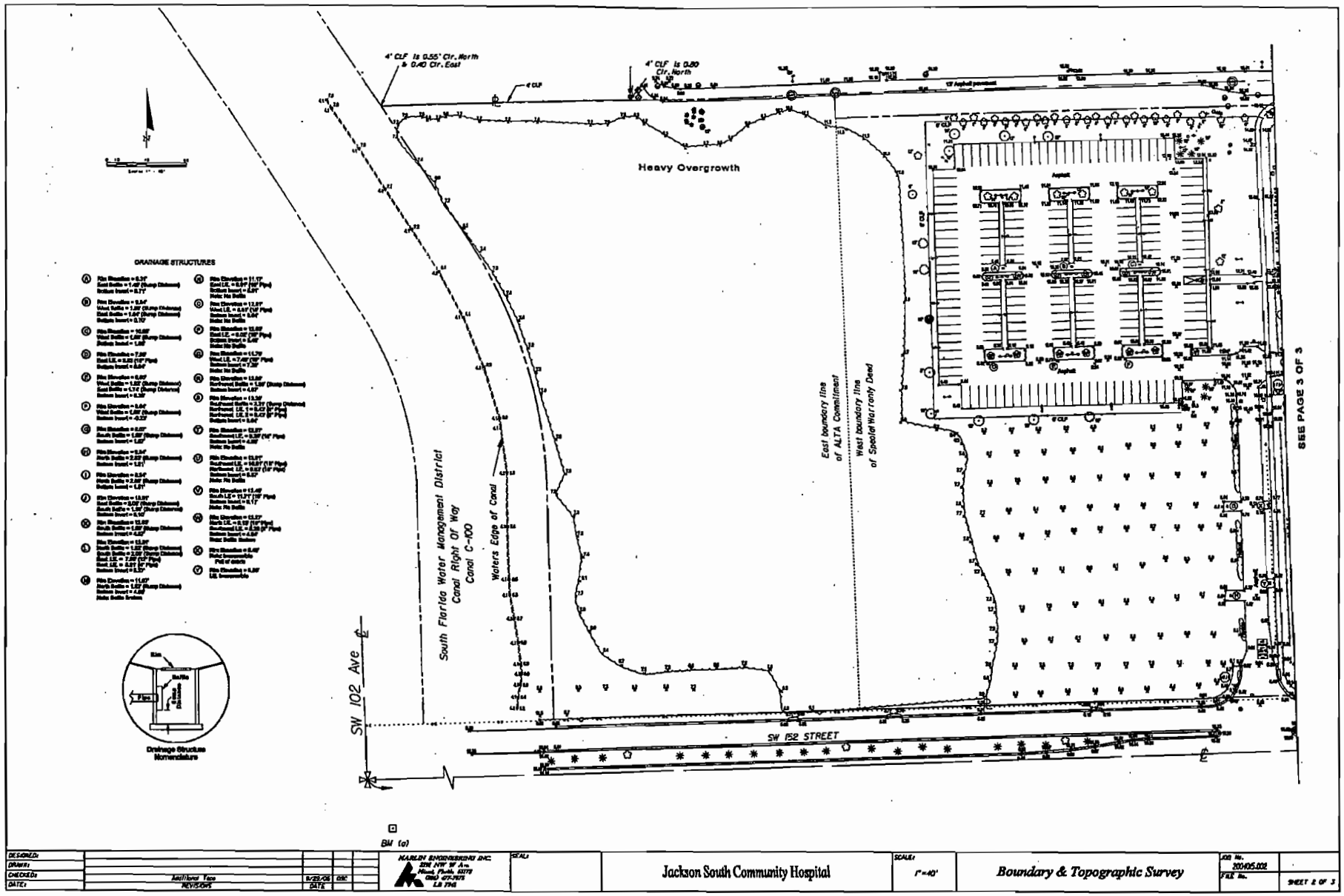
Jackson South Community Hospital

SCALE: 1" = 40'

Boundary & Topographic Survey

JOB No. 200405.002
FILE No.

SHEET 1 OF 3



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