

MEMORANDUM

Amended
Agenda Item No. 5(G)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: May 1, 2012

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

SUBJECT: Resolution approving the
erection, construction and
operation of the Joseph Caleb
Center New Branch Courthouse
and Parking Garage located at
5400 NW 22 Avenue, using
funds from the Building Better
Communities General Obligation
Bond Program listed as Project
Numbers 180, 186 and 231, in
compliance with Section 33-303
of the Code

Resolution No. R-352-12

The accompanying resolution was prepared by the Sustainability, Planning & Economic Enhancement Department and placed on the agenda at the request of Prime Sponsor Vice



R. A. Cuevas, Jr.
County Attorney

RAC/jls

Memorandum



Date: May 1, 2012
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor 
Subject: Governmental Facilities Hearing Application
GF09-05 Joseph Caleb Center – New Branch Courthouse and Parking Garage

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution that would approve the erection, construction and operation of a new branch courthouse and 4-level public parking garage at the Joseph Caleb Center located at 5400 NW 22 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Sustainability, Planning and Economic Enhancement Department at the request of the Internal Services Department (ISD) and is recommended for approval.

LOCATION: 5400 NW 22 Avenue, unincorporated Miami-Dade County

COMMISSION DISTRICT: 3

COMMISSION DISTRICT IMPACTED: Countywide

FOLIO NUMBER: 30-3115-000-0330 and 30-3115-000-0310

SIZE: Approximately 8 acres

BACKGROUND: In 1974, an application for a district boundary change from GU, Interim District and BU-3, Liberal Business District, to BU-2, Special Business District, was approved pursuant to Resolution No. Z-134-74 on the subject parcel. In conjunction with the district boundary change to BU-2, a variance of building height was granted along with a variance of setback requirements and parking requirements to allow a total of 337 parking spaces where 528 parking spaces were required.

The Model City/Brownsville Charrette Report accepted in 2004 identified the Caleb Center as the "center" of a town center. This town center is "...designed to provide the residents of the entire study area with most of the services a town would need including an expanded library, post office, and meeting spaces" (Model City/Brownsville

Charrette Report; p. II.1). A court facility was one of the services identified by the residents as being needed in the area. The report specifically proposed a four-story parking garage on the Caleb Center site to alleviate parking congestion on the site.

A courthouse and parking garage use meets the intent of the town center recommended in the Charrette Report. Land development regulations to implement the Model City Charrette Report were adopted in 2010 (Ordinance 10-13) and the subsequent rezoning of the properties within the boundary was completed in 2011 (Resolution Z-12-11). The proposed Government Facilities application was filed and reviewed in 2009, prior to the adoption of the Model City Urban Center District regulations. Notwithstanding the aforementioned, as designed, the Caleb Center development expansion meets the intent of the Model City Urban Center regulations by providing a building that frames the street edge and is designed with architectural elements and proportions that enhance its civic nature.

ZONING: Model City Urban Center District [(MC, Mixed Use Corridor in accordance with Section 33-284.99.43(A)]

JUSTIFICATION: This project will provide a new Branch Courthouse Building at the Caleb Center. It will restore court proceedings to this site and local community. Judicial services were previously offered at this location but were ultimately and temporarily suspended when the space within the existing Caleb Center was deemed insufficient and inadequate.

FACILITY DESCRIPTION: The Joseph Caleb Center expansion will consist of a new 4-level public parking garage structure with a maximum height of 50.16 feet proposed on the northwest corner of the parcel. Said parking garage structure will provide retail space on the ground floor facing the courthouse and +/- 466 parking spaces. In addition, the site plan depicts an additional +/- 33 surface parking spaces on the north side of the proposed garage, adjacent to NW 56th Street, for a total of +/- 499 parking spaces. The plans also depict a new 37,766 sq. ft. two-story courthouse building with a maximum height of 45.33 feet planned on the southwest portion of the site, directly south of the proposed garage. A pedestrian bridge connecting the 3rd floor of the new parking garage to the Caleb Center's side entrance plaza is also provided.

DEVELOPMENT: The Joseph Caleb expansion will be developed as follows:

March 2012 – Construction documents final approval
April 2012 – Advertise the project
May 2012 – Bids due back from all interested general contractors
June 2012 – Review and tabulate bids
July 2012 – Recommendation and Award
August 2012: Caleb “ground-breaking”
September 2012 – September 2014: Construction
March 2015 - Occupancy

FUNDING:

Name: New Courthouse Annex & Parking Garage Building
Project No.: 180
Site No.: 70684

Funding: Capital Outlay Reserve: \$2,730,000.00
Future GOB: \$15,000,000.00

Subtotal Amount: \$17,730,000.00

Name: Parking Garage, Overpass & Atrium Renovations
Project No.: 231 and 186
Site No.: 70306 and 70626

Funding: GOB 2005A: \$8,445.00
GOB 2008B: \$97,119.00
GOB 2008B-1: \$555,000.00
GOB 2011A: \$1,993,592.00
Future GOB: \$10,345,844.00

Subtotal Amount: \$13,000,000.00

Project Total Amount: \$30,730,000.00

SITE REVIEW COMMITTEE:

The committee's task is to review projects subject to 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 August 26, 2009 and May 19, 2010. Since that time ISD has been addressing issues raised during the Site Review Committee meetings, ultimately satisfying the requirements of the Committee.

PUBLIC HEARING:

Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction, erection or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners (BCC) is required. The BCC may only authorize the use,

construction, erection 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 nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER:

Gilberto Blanco, Supervisor

DELEGATED AUTHORITY:

The attached resolution would approve the erection, construction and operation of a new courthouse branch and four level public parking garage.



Jack Osterholt
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: May 1, 2012

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

SUBJECT: Amended
Agenda Item No. 5(G)

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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 5(G)
5-1-12

RESOLUTION NO. R-352-11

RESOLUTION APPROVING THE ERECTION, CONSTRUCTION AND OPERATION OF THE JOSEPH CALEB CENTER NEW BRANCH COURTHOUSE AND PARKING GARAGE LOCATED AT 5400 NW 22 AVENUE, USING FUNDS FROM THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM LISTED AS PROJECT NUMBERS 180, 186 AND 231, 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 memorandums by requiring adherence to the conditions of approval, 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 this Board hereby finds and declares that the Government Facilities Plan for the erection, construction and operation of the Joseph Caleb Center new Branch Courthouse and Parking Garage located at 5400 NW 22 Avenue, more specifically described in the attached "Exhibit A", is necessary to provide government services for and protect the public health, safety and welfare of the citizens and 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.

The foregoing resolution was offered by Commissioner **Audrey Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Jose "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman			aye
Audrey M. Edmonson, Vice Chairwoman			aye
Bruno A. Barreiro	aye	Lynda Bell	aye
Esteban L. Bovo, Jr.	absent	Jose "Pepe" Diaz	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Jean Monestime	aye	Dennis C. Moss	aye
Rebeca Sosa	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of May, 2012. 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: **Christopher Agrippa**
Deputy Clerk



Approved by County Attorney as
to form and legal sufficiency.

Craig H. Collier

EXHIBIT "A"

JOSEPH CALEB CENTER

Legal Description

THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST OF MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 25 FEET, AND LESS THE EAST 50 FEET, AND LESS THE SOUTH 50 FEET, THEREOF.

AND

THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST OF MIAMI-DADE COUNTY FLORIDA, LESS THE SOUTH 50 FEET, AND LESS THE WEST 25 FEET, AND LESS THE NORTH 25 FEET, THEREOF.

Date: May 1, 2012

To: Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF09-05 Joseph Caleb Center New Courthouse and Parking Garage

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution for the erection, construction and operation of a new branch 2-story courthouse and 4-level public parking garage located at 5400 NW 22 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Sustainability, Planning and Economic Enhancement Department and the Permitting, Environment and Regulatory Affairs Department at the request of the Miami-Dade County Internal Services Department (ISD). The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. All committee members recommend approval of the new courthouse and parking garage at the Joseph Caleb Center.

STAFF REPORTS

Sustainability, Planning and Economic Enhancement Department

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)

The subject property lies within a Community Urban Center on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map.

Institutions, Utilities and Communications

The CDMP indicates, 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.

Policy LU-4A

Land Use Policy LU-4A indicates, 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.

Urban Centers

The Joseph Caleb Center campus is located in the Model City Community Urban Center on the Adopted LUP map. The Urban Center designation may authorize land uses, densities and intensities different or greater than the underlying land use designations. Future development in Urban Centers is controlled by adopted urban center district zoning regulations.

Policy LU-10C

Miami-Dade County shall encourage energy conservation by adopting Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards for County-owned facilities.

IMPACT OF FACILITY ON SURROUNDING LAND USE AND CDMP CONSISTENCY

The new courthouse building and 4-level parking garage will provide new courtrooms to replace the existing located inside the Joseph Caleb Center, office space and parking to serve both the existing and new facilities. The subject property is accessible from NW 22 Avenue, NW 23 Avenue, NW 54 Street and NW 56 Street of which NW 54 Street and NW 22 Avenue are heavily traveled section line and half section line roadways. A parking deficiency for the Joseph Caleb Center is projected during construction of the project resulting in potential auto spillovers to the adjoining neighborhoods. The applicant has addressed this concern by suspending many of the Caleb Center's on-going activities and by relocating a large number of the agencies within the building to other locations in the County. To further alleviate the parking shortage impact during the construction, the applicant has indicated that approximately thirty-nine (39) parallel parking spaces will be made available along the north and west sides of the facility and an additional twenty (20) temporary parking spaces inside the Olinda Elementary School located at 5536 NW 21 Avenue will be made available to the public.

Permitting, Environment and Regulatory Affairs Department

BACKGROUND

In 1974, an application for a district boundary change from GU, Interim District and BU-3, Liberal Business District, to BU-2, Special Business District, was approved pursuant to Resolution #Z-134-74 on the subject parcel. In conjunction with the district boundary change to BU-2, a variance of building height was granted along with variances of setback requirements and parking requirements to allow a total of 337 parking spaces where 528 parking spaces were required.

The Model City/Brownsville Charrette Report accepted in 2004 identified the Caleb Center as the "center" of a town center. This town center is "...designed to provide the residents of the entire study area with most of the services a town would need including an expanded library, post office, and meeting spaces" (Model City/Brownsville Charrette Report; p. II.1). A court facility was one of the services identified by the residents as being needed in the area. The report specifically recommended a four-story parking garage on the Caleb Center site to alleviate parking congestion on the site. The garage "...would be lined with office

and retail space that defines a new entrance boulevard between the existing Caleb Center buildings and the garage” (p. II.2 – II.3).

A courthouse and parking garage meet the intent of the town center recommended in the report. Although the Model City Urban Center ordinance (BCC No. 10-13) implementing the land use recommendations in the report and the Model City Urban Center area has been rezoned to the Model City Urban Center District pursuant to Resolution No. Z-12-11, the Caleb Center expansion application was filed and reviewed prior to the Model City’s Urban Center District ordinance adoption and the rezoning of the district. Notwithstanding the aforementioned, as designed, the Joseph Caleb Center development expansion meets the intent of the Model City Urban Center regulations by providing a building that frames the street edge and designed with architectural elements and proportions that enhances its civic nature.

PROJECT DESCRIPTION

The Joseph Caleb Center expansion will consist of a new four (4) level parking garage structure with a maximum height of 50.16 feet proposed on the northwest corner of the parcel for; said parking garage structure will provide retail space on the ground floor facing the courthouse and +/- 466 parking spaces. In addition, the site plan depicts an additional +/- 33 surface parking spaces on the north side of the proposed garage, adjacent to NW 56th Street, for a total of +/- 499 parking spaces. The plans also depict a new 37,766 sq. ft, two-story courthouse building with a maximum height of 45.33 feet planned on the southwest portion of the site, directly south of the proposed garage. A pedestrian bridge connecting the 3rd floor of the new parking garage to the Caleb Center’s side entrance plaza is also provided. The area between the garage and courthouse will be brick-paved and fitted with landscaped islands, creating a planted courtyard for visitors to rest and socialize while visiting the facilities. Brick pavers planned on the NW 54th Street entrance drive are also used to indicate pedestrian connections between the new and old facility. In addition, the plans also depict landscape improvements to the site, with trees and shrubs used to shade the site and enhance the aesthetics of the proposed structures. The architecture is modern, characteristic of the current Miami modernist building style trend which adopts large glazed areas supported by load bearing concrete walls or columns. A curved roof adds visual interest to the building composition and a 2-story breeze-soleil (colonnade) flanks the exterior walls on three sides to shade windows and doors. The Courthouse is designed to meet LEED Silver certification.

EXISTING LAND USE PATTERN

LAND USE PLAN DESIGNATION

Subject Property:

MCUC, Joseph Caleb Community Center

Community Urban Center

Surrounding Properties:

NORTH: MCUC, Apartments

Community Urban Center

SOUTH: MCUC, Miami-Dade Housing Agency

Community Urban Center

EAST: MCUC, Miami-Dade County Public Schools

Community Urban Center

WEST: RU-1, MCUC; single-family and
Miami-Dade Human Services

Low Density Residential 6 to 13 dua
Community Urban Center

The **Zoning and Community Design Division** recommends approval with conditions of this application. The proposed expansion of the community center facility is a community serving institutional use. Staff opines that the expansion consisting of the 4-level parking garage and 2-story courthouse is compatible with the existing Joseph Caleb Center scale made of a multi-story office tower, an approximately 60' high theater and other ancillary uses operating on site. The proposed institutional expansion is also compatible with other civic uses surrounding the subject property such as the school to the east, the Miami-Dade Housing Agency facility to the south and the Miami-Dade Human Services facility to the west.

Staff notes that there are 1-story single family residences to the west of the expansion and 2-story apartment buildings to the north. To mitigate the visual impact generated by the 4 level (50.16' high) garage and 2-story (45.33' high) courthouse on the adjoining residential uses, the applicant is installing abundant landscaping in the form of trees and shrubs along the north and west sides of the project. The courthouse is setback 13.5' from the west property line and the parking structure setback 22.66' from the west property line and 84' from the north property line, which in combination with the right-of-way width of adjoining streets, provide ample spacing between the expansion and the affected residential uses to the north and west. The build-to-lines provide room for the noted landscape buffers to be installed between the buildings and those portions of the site fronting on residential areas. As designed, the Joseph Caleb Center development expansion is **consistent** with the urban center text of the CDMP and meets the intent of the Model City Urban Center regulations by providing a building that frames the street edge and designed with architectural elements and proportions that enhances its civic nature.

The construction may cause parking spillage onto the adjoining rights-of-way and surrounding neighborhood due to the lack of parking at least temporarily. In this regard, the Internal Services Department, the applicant, is proposing to minimize on-site parking needs by reducing and/or eliminating special events at the Joseph Caleb Center, cease programming at the Joseph Caleb Center auditorium during construction, and restrict high attendance events and manage smaller events in the facility such that traffic and parking conflicts are minimized. Further, the Joseph Caleb Center Day Care has agreed to minimize its parking impact by instituting new procedures to more rapidly handle drop-offs and pick-ups, as well as share the remaining on-site parking lot (15 spaces) with tenants in the building. To facilitate this effort, this surface lot will be re-striped, landscaped, provided with additional signage to enhance its appearance and functionality. A total of thirty-nine (39) temporary parallel parking spaces will be provided along the north and west side of the existing Joseph Caleb Center property. Unless, otherwise determined by the Public Works and Waste Management Department, the Internal Services Department agrees to remove the spaces and restore the surface following completion of the planned courthouse and parking garage building. An additional twenty (20) temporary parking spaces at Olinda Elementary School, located at 5536 NW 21 Avenue will be made available. High traffic tenants from the Joseph Caleb Center during the period of construction will be relocated thus reducing the number of vehicles needing access to property's parking areas.

Where feasible, the Sustainability, Planning and Economic Enhancement Department and the Permitting, Environment and Regulatory Affairs Department recommend that the applicant apply Florida Green Building Coalition, US Green Building Council Leadership in

Energy and Environmental Design (LEED) or other energy conservation standards for County-owned buildings as indicated in CDMP Policy LU-10C. The proposed building scale, landscaping, and site improvements together with the recommended parking mitigation and Building LEED certification, provides a development that is **compatible** with the existing Joseph Caleb Center facility and the surrounding community as well as **consistent** with the adopted 2005 and 2015 Comprehensive Development Master Plan.

CONDITIONS:

1. That the plan for Joseph Caleb Center New Courthouse & Parking Garage Additions shall be submitted to the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for permit.
2. That in the approval of the application at the time of permitting, the plan considered shall be basically in accordance with the plan submitted for the hearing entitled, "Joseph Caleb Center New Courthouse & Parking Garage Additions," by Bermello Ajamil & Partners, dated April 5, 2010, September 17, 2010 and as most recently revised on January 13, 2012.
3. That all landscaping to be provided on site be in accordance with Chapter 18A (The Landscape Code).
4. Replace the Simpson Stopper trees proposed along the west property line to Pigeon Plum trees, with a 10' height at time of planting.
5. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.
6. That the applicant coordinate with the Office of Americans with Disabilities Act Coordination and other permit agencies to address accessibility requirements.
7. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Sections 9-71 through 9-75 of the Code of Miami-Dade County.
8. That the applicant coordinate with Miami-Dade Transit to utilize the parking facilities at the nearest Metrorail Station during the construction of the new parking garage, if the proposed use of facility during construction necessitates such action.
9. That the applicant submit to the Permitting, Environment and Regulatory Affairs Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior to the issuance of a building permit, and to be installed prior to occupancy.

The **Environment Division of the Permitting Environment and Regulatory Affairs Department (PERA)** 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 (the Code). Accordingly, the application is approved, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

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

Stormwater Management

If the proposed redevelopment is more than 2.0 acres of impervious area, a Surface Water Management General Permit from South Florida Water Management District (SFWMD) will be required for the construction and operation of the surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant is advised to contact the SFWMD for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Any proposed development shall comply with the requirements of Section 11C of the Code.

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 by PERA for this proposed development order.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the

South Florida Water Management District (800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit TREE-002786-2010 was issued for these properties to Miami-Dade County Internal Services Department on December 22, 2010 and expired on December 22, 2011. However, the permit was renewed with a new expiration date of December 23, 2012. Tree Removal Permit TREE-002786-2010 requires the preservation of specimen sized (trunk diameter 18 inches or greater) tree (#1-7, 10, 11, 13, 36, 47, 51 and 52) as identified in PERA approved permit plans. The new site plans submitted with this application entitled "Joseph Caleb Center – New Courthouse and Parking Garage Additions", prepared by Bermello Ajamil and Partners Inc, dated April 5, 2010, specifically sheets L-5.0 and L-5.1, depict the preservation of these specimen size trees on the site. Therefore, this Section recommends approval of this government facilities application.

All approved tree removal/relocation, replanting and final inspection (a two week notice is required prior to final inspection) must be completed prior to the scheduled expiration of this permit to avoid violation of permit conditions. Please be advised that a new Miami-Dade Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other tree on the subject properties. Please contact this Program at (305) 372-6600 for information regarding tree permits.

Concurrency Review Summary

PERA has conducted a concurrency review for this application and 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. Therefore, the application has been approved for concurrency subject 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 provided 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 order applications concerning the subject property.

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

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

Public Works and Waste Management Department

The **Right of Way Division** has reviewed the application and provides the following comment:

- No additional right-of-way dedication is required.

The **Highway Engineering Division** has reviewed the application and provides the following comments:

- Currently, PWWMD has no proposed roadway project adjacent to the subject site in the 2010 Transportation Improvement Plan (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).
- Please be advised that Hialeah Drive/NW 54 Street (SR 944) from SR 25/US-27/Okeechobee Road to SR 5/US-1/Biscayne Boulevard is part of the State Highway System. Please contact Ali Al-Said, P.E., Florida Department of Transportation (FDOT), at (305) 470-5367, for information regarding permitting requirements.
- Please be advised that a PWWMD permit will be required for this project. Please contact the PWWMD Permit Section, at (305) 375-2142 for more information.

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

The **Land Development Division** has reviewed the application and provides the following comment:

- To comply with the Miami-Dade County Subdivision Code requirements (Chapter 28), a Tentative Plat is required. Please verify with the Department of Transportation (FDOT) for any proposed modification to State Road 944.

Should you have any questions, please contact Julio Delgado, P.S.M., at (305) 375-2141.

Miami-Dade Fire Rescue Department

The **Fire Rescue Department** has reviewed the application and provides the following comments:

Service Impact/Demand

- Based on development information, this project is expected to generate approximately **45** fire and rescue calls annually. The estimated number of alarms results in a moderate impact to existing fire and rescue service.
- A suspected fire within this project would be designed as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesquirts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

Existing Services

Based on data retrieved during calendar year 2009, the average travel time to the vicinity of the proposed development was **5:43 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

Station	Address	Equipment	Staff
2	6460 NW 27 Avenue	Rescue, Aerial	7
7	9350 NW 22 Avenue	Rescue, Engine	7
30	9500 NE 2 Avenue	Rescue, Engine	7
30	201 Westward Drive	Rescue, Engine	7

Site Plan Review

The Fire Engineering & Water Supply Bureau has reviewed and approved the site plan entitled "Joseph Caleb New Courthouse & Parking Garage Additions", as prepared by Bermello Ajamil & Partners, dated 4/5/10.

Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact Carlos Heredia, Planning Section Supervisor at (786) 331-4544.

Miami-Dade Water & Sewer Department

The **Miami-Dade Water & Sewer Department (M-DWASD)** comments and recommendations for the site review are as follows:

Water

Connect to an existing twelve (12)-inch water main in NW 22 Avenue and NW 56 Street and extend the same westerly in NW 56 Street to NW 23 Avenue interconnecting to an existing six (6)-inch water main at that location. Any public water main extension within the property shall be twelve (12)-inch in diameter. If two or more fire hydrants are to be connected to a public water main within the property, then the water system shall be looped with two (2) points of connection.

Sewer

Connect to any of the existing eight (8)-inch gravity sewers in NW 22 Avenue and/or NW 23 Avenue. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-inch minimum in diameter.

General Notes

The size of the required water mains will depend upon the subject property's approved land use, 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 land use.

Please note that improvements to the sewer system may be required based on the project's sewage flow to be discharged into M-DWASD's system and the condition of the sewage pump station(s) receiving the reference sewage flow at the time a request is sent to the M-DWASD. Please be advised that 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 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 States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

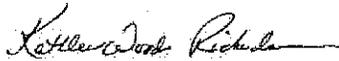
Internal Services Department

The **Internal Services Department Design and Construction Services Division** is the applicant.

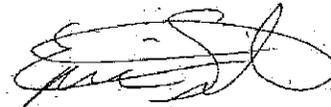
MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION G2009000005

JOSEPH CALEB CENTER - NEW COURTHOUSE AND PARKING GARAGE



Kathleen Woods-Richardson, Director
Public Works and Waste Management



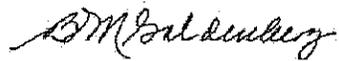
Eric Silva, Interim Assistant Director
Sustainability, Planning and Economic
Enhancement



William W. Bryson, Fire Chief
Fire Rescue Department



Jose Gonzalez, Assistant Director
Permitting, Environment and
Regulatory Affairs



Bertha Goldenberg, Assistant Director
Water and Sewer Department



Lester Sola, Director
Internal Services Department

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
NOTICE OF PUBLIC HEARING

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 1st day of May 2012 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application: JOSEPH CALEB CENTER - NEW BRANCH COURTHOUSE and
PARKING GARAGE

Number: GF09-05

Applicant: MIAMI-DADE INTERNAL SERVICES DEPARTMENT

Location: 5400 NW 22 Avenue, unincorporated Miami-Dade
County

Size: Approximately 7.83-acres

Request: Approval of the government facilities plan for
the erection, construction and operation of the
Joseph Caleb Center New Courthouse and Parking
Garage.

Legal Description: FOLIO: 30-3115-000-0330 and 30-3115-000-0310

THE EAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST OF MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 25 FEET, AND LESS THE EAST 50 FEET, AND LESS THE SOUTH 50 FEET, THEREOF.

AND

THE WEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST OF MIAMI-DADE COUNTY FLORIDA, LESS THE SOUTH 50 FEET, AND LESS THE WEST 25 FEET, AND LESS THE NORTH 25 FEET, THEREOF.

OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE SUSTAINABILITY, PLANNING AND ECONOMIC ENHANCEMENT DEPARTMENT, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.