

Memorandum



Date: October 25, 2013

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

From: Carlos A. Gimenez
Mayor 

Subject: West Dade Government Center Feasibility Study

On March 25, 2013 the Board of County Commissioners approved Resolution R-378-13 directing the County Mayor to study the feasibility of: 1) constructing a West Dade Government Center facility, 2) purchasing an existing property suitable for consolidating municipal services for the Unincorporated Areas located in West Dade, or 3) leasing space for the consolidation of municipal services in the West Dade area.

In developing this report, staff began by identifying services most commonly used by our citizens at other, existing regional County offices, including the South Dade Government Center, North Dade Justice Center, Caleb Center, as well as various neighborhood service centers. Below is a preliminary list of such services, with a focus on direct services to residents of the West Dade area that could be considered depending on the needs in that area:

1. Water and Sewer - Branch Office
2. Property Appraiser's Office
3. County Commissioner(s) District Office(s)
4. District Offices for State and/or Federal Officials
5. Regulatory and Environmental Resources Department – Environmental Resources Management
6. Juvenile Services
7. Finance - Tax Collector's Branch Office
8. Animal Services, Pet Adoption Center
9. Community Action and Human Services – Neighborhood Social Service Center
10. Community Information and Outreach
11. Building Management Office
12. Courtrooms and Court Administrative Offices
13. County Clerk - Branch Office
14. State Attorney - Branch Office
15. Miami-Dade Police - Branch Office
16. Miami-Dade Fire Rescue - Branch Office (Fire Prevention Services or similar)
17. Library

The square footage needs of such a facility could range anywhere from 35,000 to 100,000 square feet, depending on whether or not there would be courtroom facilities in this facility. As part of the Building Better Communities General Obligation Bond Program there is funding (\$5.549 million) in future years for the construction of a multi-use municipal facility (Project No. 241) in the unincorporated municipal service area and \$9.6 million for a similar facility countywide (Project No. 232).

Following the identification of likely services that could be considered, staff conducted a study of possible sites in the area that could accommodate such a facility. The listing below is categorized by County-owned vacant land, privately-owned existing buildings, and privately-owned vacant land:

County-Owned Vacant Land

1. Miami-Dade Kendall Tamiami Executive Airport – SW corner of SW 137 Avenue and SW 120 Street
 - Various 10 to 20-acre sites of vacant land (especially along SW 137 Avenue) could be used to build a new government center. Planning and Zoning is in the process of amending the allowable uses on this County-owned land (total of 1,200 acres owned) to allow for office, commercial, industrial, retail or government use on this property.
 - Zoned GP - Government Property/Community Facilities
2. Miami Dade County Kendall Cottages Site – SW 114 Avenue and SW 80 Terrace
 - 10-acre vacant site within a 160-acre site under Community Action and Human Services Department control – no buildings remaining on this particular site – all old buildings were demolished.
 - Site is just south and east of existing Fire Station, Police Station and County Park and could be part of an overall West Dade Government Center
 - Zoned GU – interim use

Privately-Owned Vacant Land

3. Leon Tamiami Holdings (Leon Medical) – NW corner of SW 137 Avenue and SW 120 Street
 - This land is 4.83 acres and could only be used to build a multi-story office building with a garage in order to fit on the site.
 - This site is zoned Commercial and has a high value because of potential future retail use.
4. AB at Hidden Lake Property – SW Corner of SW 128 Street and SW 127 Avenue
 - Up to 12 acres available for sale
 - Zoned Commercial, allows office and government
5. Kendall Hammocks Commercial (Lennar) – NW corner of SW 167 Avenue and SW 88 Street
 - Total of 8.72 acres
 - Zoned Commercial, allows office and government
6. Lucky Start Company – 8785 SW 165 Avenue (Building and Vacant land)
 - 70,000 square feet of office space in two buildings (Commissioner Zapata's District Office located here)
 - The total site contains 8.33 acres which includes a 30,000 square foot footprint on which a new three-story building could be built totaling 90,000 square feet. An additional 360 parking spaces would have to be added to the site in a 3 to 4-level parking garage.
 - Zoned Office
7. West Kendall Baptist Church – 14955 SW 88 Street
 - 5 acres of vacant land
 - Zoned Office
 - Entire property is 9.22 acres, but church uses about 4 acres for its building and parking
8. Centre at Kendall Town Center – SE corner of SW 88 Street and SW 162 Avenue –
 - One of the sites is a vacant 11.88 acre parcel at the corner of two streets
 - Owner was planning to divide the parcel into 7 or 8 out-parcels.
 - Part of an overall DRI for an original parcel of land totaling 160 acres and planned to be a West Kendall Town Center with Office, Commercial, Institutional and some Residential uses.

9. West Kendall Holdings, Howard Hughes Corp – SW 88 Street (West of SW 157 Ave to just East of SW 162 Avenue)
 - Vacant parcel - 70 acres total
 - Zoned Commercial
 - This part is part of the overall DRI of 160 acres for the West Kendall Town Center and has been planned for commercial, retail and office development. The development is on hold.

Privately-Owned Existing Buildings

10. County Permitting and Inspection Center – 11805 Coral Way (SW 24 Street)
 - County leases 107,000 square feet of office space in a shopping center building owned by a third party. The space is located in a single story building with a partial mezzanine and an attached two-story addition.
 - Space is used mostly by the Regulatory and Economic Resources Department for the County's central permitting, inspection, and plan review center.
11. Beckman-Coulter Office Park -11860 SW 147 Avenue (North of Tamiami Airport)
 - Five-building office complex currently occupied by the Beckman Coulter Company
 - Total square footage is 540,000 square feet on 50 acres.
 - Zoned Industrial with offices allowed.
 - Waiting for confirmation from corporate office if government offices would be accepted and confirmation of how much space would be available for lease.

This report is solely intended for further discussion/direction from the Board on this matter. We will discuss this report in detail with Commissioner Juan C. Zapata, the sponsor of this resolution, for additional feedback.

Should you have any questions, please contact Leland Salomon, Assistant Director in the Internal Services Department, at 305-375-4421.

c: Robert A. Cuevas, Jr., County Attorney
Office of the Mayor Senior Staff
Charles Anderson, Commission Auditor