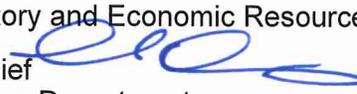


Memorandum



Date: April 28, 2016

To: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief 
Miami-Dade Fire Rescue Department

Subject: Analysis of Beacon Lakes Development of Regional Impact (DRI) Application to Amend the CDMP

On April 13, 2016, the Miami-Dade Fire Rescue Department (MDFR) received your request for an analysis of the Beacon Lakes Development of Regional Impact (DRI) whereby the applicant is seeking to amend the Comprehensive Development Master Plan (CDMP). The CDMP amendment application was filed for concurrent processing with a separate, but related, Notice of Proposed Change (NOPC) to the existing Beacon Lakes DRI.

The Beacon Lakes DRI was approved by Resolution Z-11-02, passed and adopted by the Board of County Commissioners in May 2002. The original DRI Development Order approved a total of 6,600,000 sq. ft. of warehouse space, 150,000 sq. ft. of office space, and 75,000 sq. ft. of retail space. In December 2006, a NOPC was submitted to the South Florida Regional Planning Council seeking to modify the development program by increasing retail and office space and reducing warehouse space. The NOPC requested a reduction of 1,300,000 sq. ft. of warehouse space, an increase of 25,000 sq. ft. of office space, and an increase of 420,000 sq. ft. of retail space.

Presently, the NOPC seeks to add approximately 46 acres of land to the existing 480 acre DRI in order to re-allocate uses between parcels currently within the DRI and the parcel being added to the DRI, and to increase the DRI development program by a net 785,761 square feet of industrial/warehouse space.

SERVICE IMPACT/DEMAND

- (A) Based on the DRI Development Program with Proposed Changes, the additional amount of industrial space (785,761 Sq. Ft.) is expected to generate an **35** additional fire and rescue calls annually.

Based on the CDMP Land-Use Based Development Impact, the current CDMP designation on the East Parcel (Restricted Industrial and Office) will allow a potential development which will generate a total of 51 annual alarms. The proposed CDMP designation (Business and Office) will allow a proposed potential development which is anticipated to generate 326 annual alarms.

The current CDMP designation on the Southwest Parcel (Business and Office) will allow a potential development which will generate a total of 140 annual alarms. The proposed CDMP designation (Restricted Industrial and Office) will allow a proposed potential development which is anticipated to generate 46 annual alarms.

- (B) As a result of the previously approved increase in retail space along with the current request to increase industrial space, the proposed development may generate a higher number of alarms than anticipated. The estimated number of alarms will severely impact existing fire and rescue service.

- (C) A suspected fire within this project would be designated as a building dispatch assignment. A building dispatch assignment requires three (3) suppressions or engines, telesquirts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2015, the average travel time to the vicinity of the proposed development was **7:45 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 and will improve substantially following the construction of the Beacon Lakes Fire Rescue Station.

The stations responding to a fire alarm will be:

| STATION | ADDRESS | EQUIPMENT | STAFF |
|---------|--------------------|---------------------------|-------|
| 58 | 12700 SW 6 Street | Rescue, Engine | 7 |
| 61 | 15155 SW 10 Street | Rescue, Brush Fire Truck | 5 |
| 37 | 4200 SW 142 Avenue | Rescue, Engine | 7 |
| 29 | 351 SW 107 Avenue | Rescue, Aerial, Battalion | 8 |
| 9 | 7777 SW 117 Avenue | Rescue, Engine | 7 |
| 48 | 8825 NW 18 Terrace | Rescue, Engine | 7 |

Increased response times may result because of congestion on the following roadways:

NW 137th Avenue and NW 12th Street

PLANNED SERVICE EXPANSIONS

In an effort to meet service demand as a result of the number of alarms forecasted for this development, along with the proposed adjacent developments, population growth and congested roadways in the vicinity of the Beacon Lakes Development, MDFR is seeking to construct a new fire station to mitigate the additional number of alarms.

As part of Resolution Z-11-02, the applicant pledged conveyance of a two-acre parcel of land within the Beacon Lakes Development DRI. MDFR intends to utilize the parcel of land to construct a new fire station in the vicinity of NW 127th Avenue and NW 17th Street.

Presently, MDFR is concerned with the applicant's commitment to comply with the requirements of Paragraph 28. Paragraph 28 is part of the aforementioned Resolution and grants MDFR the two-acre parcel of land in lieu of an impact fee credit and stipulates the applicant's responsibility to conform to a series of land preparation requirements and corresponding engineering and environmental reports prior to conveying the parcel to the County.

On April 25, 2016, representatives from MDFR and the County Attorney's Office met with representatives from Beacon Lakes to review and discuss Paragraph 28. Beacon Lakes representatives were made aware of the requirements noted in Paragraph 28 which primarily requires a series of land development improvements to include; land fill, a geotechnical report from a certified engineer, a Phase 1 (and possibly Phase 2) environmental report, and a letter stating that all utilities have been provided to the site. The applicant must adhere to the aforementioned items before the County can accept the Warranty Deed.

CONCLUSION:

Although MDFR would like to support the amendments to allow the applicant to accomplish its development goals, unless the applicant complies with or demonstrates that due diligence is underway to comply with the requirements of Paragraph 28, MDFR is unable to favorably recommend approval of the CDMP amendment application or the NOPC.

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

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