





# Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

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**COUNTY COMMISSION MEETING OF THURSDAY, JUNE 19, 2014**

**NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND**

**ALL PARTIES SHOULD BE PRESENT AT THAT TIME**

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

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**SWEARING IN OF WITNESS**

**1. BAPTIST HOSPITAL OF MIAMI, INC (14-6-CC-1 (13-106)**

**04-55-40  
BCC/Dist. 7**

**REQUESTS #1 - #9 ON EXHIBIT "A"**

- (1) DISTRICT BOUNDARY CHANGE from RU-1, OPD, RU-4L & RU-5A to RU-4A.
- (2) DELETION of Restrictive Covenants recorded in Official Record Book 13702 Pages 1553 - 1561, as modified by Covenants Running With The Land recorded in Official Record Book 15144 Pages 2076 - 2083, as modified by Modification of Declaration of Restrictive Covenants recorded in Official Record Book 16699 Pages 4281 - 4289, as modified by Second Modification of Declaration of Restrictive Covenants recorded in Official Record Book 18678 Pages 2068 - 2081 and last modified by Modification of Declaration of Restrictive Covenants Recorded at Official Records Book 13702, Pages 1553 to 1561, recorded in Official Record Book 26840 Pages 2194 - 2201.
- (3) DELETION of Declaration of Restrictions recorded in Official Record Book 23632, Pages 2-9.
- (4) DELETION of Declarations of Restrictions recorded in Official Record Book 12989, Pages 309-313.

The purpose of Requests #2 - #4 is to compile all relevant prior approvals and conditions into a single resolution and corresponding declaration of restrictions that will set forth the parameters for the development of the main campus under the proposed updated master plan.

- (5) NON-USE VARIANCE to permit proposed building P2 (Cancer Center Building 2) setback 18'-5" (25' required) from the side street (east) property line.
- (6) NON-USE VARIANCE to permit proposed building P3 (Cancer Center/Energy Plant) setback 17'-1" (25' required) from the side street (east) property line.
- (7) NON-USE VARIANCE to permit proposed building P4 (Parking Garage) setback 17'-1" (25' required) from the side street (east) property line.
- (8) NON-USE VARIANCE to permit temporary parking on gravel (hard surface required).
- (9) NON-USE VARIANCE to permit certain existing parking spaces with a minimum back out dimension 21'-3" (22' required).

**REQUESTS #10 - #13 ON EXHIBIT "B"**

- (10) DELETION of Conditions #1 - #12 of Resolution CZAB-12-8-97, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

"1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto location of structure or structures, types, sizes and location of signs, light standards, off street parking areas, exits and entrances, drainage, walls fences, landscaping, etc."

"2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Resort Hotel,' as prepared by Fullerton Diaz Architects, Inc. consisting of 9 sheets and Witkin Design Group consisting of 4 sheets; 2 sheets dated stamped received 9/2/05 and Sheet A-1 dated stamped received 10/7/05."

"3. That the use be established and maintained in accordance with the approved plan."

"4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy and that extensive landscaping be provided along the south property line."

"5. That the applicant obtain Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions."

"6. That the applicant actively pursue access to the Baptist Hospital private drive located adjacent to the east property line."

"7. The minimum width of dry detention swales shall be twenty-five (25) feet."

"8. The minimum width of conveyance swales shall be ten (10) feet."

"9. The location of either conveyance or detention swales immediately adjacent to property lines, which have a potential of flooding adjacent properties, shall be avoided."

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"1. That all the conditions of Resolution CZAB12-8-97 remain in full force and effect, except as herein modified."

"2. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM)."

"3. That the applicant comply with all applicable conditions and requirements of the Public Works Department."

"4. That a hedge, 3' high at time of planting, and two trees be planted along the building setback 21'10" from the interior side (south) property line."

"5. That the applicant proffer, subject to County approval, a new restrictive covenant to replace the October 14, 1997 restrictive covenant within 30 days from today's date (March 07, 2006), with the deletion of the October 14, 1997 restrictive covenant not to be in effect until the new covenant is recorded. Said new covenant (pertaining to property legally described as Exhibit A in this resolution) will be the same as the modification to the legal description of the property to reflect deletion of the +/- 1 acre (identified as Exhibit B in this resolution) on the SW corner of the property and modification of paragraph 2, of the October 14, 1997 covenant, concerning the landscaping."

"6. That in the replacement covenant, the applicant add to paragraph 2, the following proviso: "All new landscaping shall be installed during the actual construction of any future building in accordance with applicable resolutions and site plans prior to the issuance of a Certificate of Occupancy for any new buildings."

"7. That the applicant work with South Florida Commuter Services, and Metro-Dade Transit to provide incentives for employees to utilize public transit."

The purpose of requests #10 & #11 is to carry forward the prior rezoning of the subject property and eliminate those certain conditions from previous approvals that no longer apply to the proposed development plan.

(12) NON-USE VARIANCE to permit the hospital use to be spaced less than the required 100' from EU, RU-1 or RU-2 zoned property.

(13) NON-USE VARIANCE to permit proposed buildings P15 (Conference Center) and P16 (Parking Garage) spaced 25'10" (30' required) between buildings.

#### REQUESTS #14 & #15 ON EXHIBIT "C"

(14) NON-USE VARIANCE to permit proposed building P6 (Office Building) setback 36'-8" (50' required) from the interior side (west) property line.

(15) NON-USE VARIANCE to permit proposed building P7 (Parking Garage) setback a minimum of 36'-8" (50' required) from the interior side (south) property line.

REQUESTS #16 - #19 ON EXHIBITS "A", "B" & "C"

- (16) UNUSUAL USE & SPECIAL EXCEPTION to permit the expansion of a hospital use with accessory office buildings.
- (17) NON-USE VARIANCE to permit 4 proposed detached directory signs with an area varying from 24.75 sq. ft. - 95 sq. ft. (18 sq. ft. permitted).
- (18) NON-USE VARIANCE to permit 7 proposed wall signs with an area varying from 75 sq. ft. - 140 sq. ft. (40 sq. ft. maximum permitted).
- (19) NON-USE VARIANCE to permit a total of 95 signs (2 detached or 2 wall sign permitted; 144 previously approved).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Baptist Hospital of Miami, Inc." as prepared by Perkins & Will. Sheets LA-1.1.1 - LA-1.1.6 dated stamped received 3/24/14, consisting of 6 sheets. Sheets A-1.2.1.C - A-1.2.1.F dated stamped received 3/3/14, consisting of 4 sheets and the remaining 75 sheets dated stamped received 2/21/14 and sign plans entitled "Baptist Hospital Main Campus: Signage Master Plan" as prepared by Tom Graboski Associates, Inc., dated stamped received 2/21/14, consisting of 30 sheets for a total of 115 sheets. Plans may be modified at public hearing.

LOCATION: Lying South of SW 88 Street, North of SW 94 Street, East of SW 92 Avenue and West of SW 87 Court, a/k/a 8900 & 9100 North Kendall Drive and 9000 SW 87 Court, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 98.62 Acres

Development Impact Committee  
Recommendation:

Approval with conditions, as set forth in the Department of Regulatory and Economic Resources' recommendation as follows:  
Approval of request #1, and approval with conditions of requests #2 through #19.

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_



THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.



# Memorandum



**Date:** June 19, 2014

**To:** Board of County Commissioners

**From:** Developmental Impact Committee  
Executive Council

**Subject:** Developmental Impact Committee Recommendation

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**APPLICANT:** Baptist Hospital of Miami, Inc. (Z13-106)

**SUMMARY OF REQUESTS:**

The applicant is seeking to allow a zone change to RU-4A and to delete previously approved Declaration of Restrictions and Resolutions in order to expand the hospital use onto additional property to the east and west. Additionally, the applicant is seeking several variances regarding setbacks, temporary parking on gravel, certain parking spaces with a reduced back out dimension, reduced spacing of the hospital use from EU, RU-1 or RU-2 zoned property, and for buildings to be spaced less than required from each other. The applicant is also seeking relief from the sign regulations.

**LOCATION:** 8900 N. Kendall Drive, Miami-Dade County, Florida.

**COMMENTS:**

This application went before the Developmental Impact Committee because the total square footage of the proposed development is greater than 125,000 sq. ft. of floor space. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held on May 14, 2014 and the attached Department memoranda were reviewed and considered by said Committee.

**DIC RECOMMENDATION:**

**Approval with conditions**, as set forth in the Department of Regulatory and Economic Resources' recommendation.

As part of the motion, the Developmental Impact Committee Executive Council accepted additional conditions proffered by the applicant regarding Proposed Traffic Improvement Timing (see attached).

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with conditions will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

### Proposed Traffic Improvement Timing<sup>1</sup>

1. Prior to the issuance of the final certificate of occupancy for the construction of the Southeast Parking Garage (Building A4 on the site plan), the Applicant shall construct or cause the construction of a westbound right-turn lane along SW 94 Street at eastern driveway to access B. C. V. I. building.
2. Prior to the issuance of the first final certificate of occupancy for the construction of the Cancer Institute (Buildings P1/P2 on the site plan), the Applicant shall construct or cause the construction of the following:
  - a. A southbound right-turn lane at SW 87 Avenue/ SW 87 Court intersection.
  - b. An eastbound right-turn lane at SW 87 Avenue/ SW 87 Court intersection.
  - c. An eastbound right-turn lane at Kendall Drive/SW 88 Avenue (west of SW 87 Court) intersection.
  - d. An eastbound right-turn lane at Kendall Drive/SW 87 Court intersection.
  - e. Extension of the westbound left-turn lane at Kendall Drive/SW 87 Avenue by reducing taper length.
  - f. Extension of the westbound left-turn lane at Kendall Drive/SW 87 Court.
  - g. A southbound right-turn lane at Kendall Drive/SW 87 Avenue intersection when/if right-of-way is available (right-of-way not currently available).
3. Prior to the issuance of the first building permit for the construction of the Cancer Institute (Buildings P1/P2 on the site plan), the Applicant shall prepare and submit a traffic signal warrant study to Miami-Dade County, with all appropriate documentation, for the installation of a traffic signal at the intersection of at SW 87 Avenue/ SW 87 Court intersection (the "Signal"). If the County determines that the Signal is warranted, the Applicant shall have eighteen months from the date of the County's approval of the Signal warrant study to prepare and submit plans and diligently process a permit application for said Signal and then to construct or cause the construction of the Signal. This time frame shall not include the "burn in" period that is required subsequent to the installation of the Signal but prior to final acceptance of the Signal by Miami-Dade County and, further, the eighteen month time frame shall be extended by the Director upon a demonstration of the Applicant's good faith efforts to satisfy this paragraph. If Miami-Dade County determines that the Signal is not warranted, then the Applicant shall have no further obligation to construct or cause the construction of the Signal.
4. Prior to the issuance of the first final certificate of occupancy for the construction of the Hotel and Conference Center (Buildings P14/P15 on the site plan), the Applicant shall construct or cause the construction of the following:
  - a. A northbound right-turn lane at Kendall Drive/SW 92 Avenue intersection.
  - b. Extension of the westbound left-turn lane at Kendall Drive/SW 92 Avenue intersection.
  - c. A single-lane roundabout at SW 90 Avenue/internal driveway intersection.
  - d. An eastbound right-turn lane at Kendall Drive/SW 90 Avenue intersection.
  - e. Improvements to westbound bus stop at Kendall Drive/SW 90 Avenue intersection.
  - f. Relocation of the eastbound bus stop on Kendall Drive east of SW 90 Avenue intersection to the west. Improvements shall include land for an enhanced bus station (footprint of up to 15 ft. X 50 ft.) and connecting sidewalks.

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<sup>1</sup> The foregoing improvements are subject to the approval of those agencies with permitting jurisdiction over same and the stated time-frames may be extended by the Director of the Miami Dade County Department of Public Works and Waste Management upon a showing of good faith efforts to proceed with said improvements or in the occurrence of a force majeure event that caused such delay.

- g. Re-routing of campus bus shuttle to service eastbound Kendall Drive bus stop(s). Prior to initiating any rerouting comment as to those portions of the route within public rights of way, the Applicant shall prepare a route for review and comment to the Director of the Miami Dade County Department of Public Works and Waste Management or his/her designee.
5. Prior to the issuance of the final certificate of occupancy for the construction of the East Bed Tower (Building A8 on the site plan), the Applicant shall construct or cause the construction of the following:
- a. Southbound right-turn lane at SW 87 Avenue/SW 92 Street intersection.
  - b. Eastbound left-turn lane at SW 87 Avenue/SW 92 Street intersection.
  - c. Installation of an eastbound left-turn protected/permissive signal phase at SW 87 Avenue/SW 92 Street intersection.
6. Prior to the issuance of the final certificate of occupancy for the construction of the West Campus Medical Arts Building (Building P6 on the site plan), the Applicant shall construct or cause the construction of a westbound right-turn lane at SW 94 Street/West Driveway Intersection.

APPLICATION NO. Z13-106  
BAPTIST HOSPITAL OF MIAMI INC

Respectfully Submitted,

DIC Executive Council  
May 14, 2014

Giovannie Ulloa, Fire Chief  
Miami-Dade Fire Rescue Department



AYE

Eric Silva, AICP  
Sustainability, Planning and Economic Enhancement  
Department



AYE

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



AYE

Bertha M. Goldenberg, Assistant Director  
Miami-Dade Water and Sewer Department



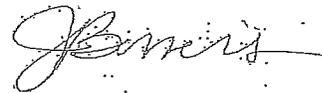
AYE

David Henderson, Bicycle/Pedestrian Specialist  
Metropolitan Planning Organization



AYE

John Bowers, Parks Property Management Supervisor  
Parks, Recreation and Open Spaces



AYE

Monica Cejas, Senior Professional Engineer  
Miami-Dade Transit



AYE

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Development Impact Committee**

PH: Z13-106

DIC Date: May 14, 2014

<b>Recommendation Summary</b>	
<b>Commission District</b>	7
<b>Applicants</b>	Baptist Hospital of Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to allow a zone change to RU-4A and to delete previously approved Declaration of Restrictions and Resolutions in order to expand the hospital use onto additional property to the east and west. Additionally, the applicant is seeking several variances regarding setbacks, temporary parking on gravel, certain parking spaces with a reduced back out dimension, reduced spacing of the hospital use from EU, RU-1 or RU-2 zoned property, and for buildings to be spaced less than required from each other. The applicant is also seeking relief from the sign regulations.
<b>Location</b>	8900 N. Kendall Drive, Miami-Dade County, Florida.
<b>Property Size</b>	98.62 acres
<b>Existing Zoning</b>	OPD (Office Park District) RU-1 (Single Family Residential) RU-4A (Apartments 50 units/Hotel/Motel) RU-4L (Limited Apt. House 23 units) RU-5A (Semi-Professional Offices)
<b>Existing Land Use</b>	Hospital, Hotel and Medical Offices
<b>2020-2030 CDMP Land Use Designation</b>	Institutions, Utilities and Communication Office/Residential Medium High Density Residential 25-60 du Medium Density Residential 13-25 du <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) Generalized Modification Standards Section 33-303.1(D)(7) Developmental Impact Committee, Section 33-311, District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval of request #1, and approval with conditions of requests #2 through #19.</b>

**REQUESTS:**

REQUESTS #1 - #9 ON EXHIBIT "A"

- (1) DISTRICT BOUNDARY CHANGE from RU-1, OPD, RU-4L & RU-5A to RU-4A.
- (2) DELETION of Restrictive Covenants recorded in Official Record Book 13702 Pages 1553 - 1561, as modified by Covenants Running With The Land recorded in Official Record Book 15144 Pages 2076 -2083, as modified by Modification of Declaration of Restrictive Covenants recorded in Official Record Book 16699 Pages 4281 - 4289, as modified by Second Modification of Declaration of Restrictive Covenants recorded in Official Record Book

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permit and to be installed prior to the issuance of a Certificate of Use and Occupancy and that extensive landscaping be provided along the south property line."

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until the new covenant is recorded. Said new covenant (pertaining to property legally described as Exhibit A in this resolution) will be the same as the modification to the legal description of the property to reflect deletion of the t/-1 acre (identified as Exhibit B in this resolution) on the SW corner of the property and modification of paragraph 2, of the October 14, 1997 covenant, concerning the landscaping."

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### **PROJECT DESCRIPTION AND PROJECT HISTORY:**

In 1962, pursuant to Resolution 2ZAB-300-62, the Zoning Appeals Board (ZAB) approved a use-variance to permit a maternity home on the subject property. In 1963, pursuant to Resolution 3ZAB-266-68, the ZAB approved a hotel use on the property. From 1970 to the present, there were a series of zoning public hearing applications filed on the subject property which expanded the hospital use onto additional property.

The submitted plans depict Baptist Health System's main campus, which includes additional acquired lands for the expansion of the hospital use. The site plan submitted to staff shows existing and proposed hospital program inside a 98.62-acre parcel of land. Most of the proposed intense new development is found near the east and west property line areas of the site. There are two key features of this proposed main campus master plan; first, the establishment of a cancer center in the northeast section of the subject property and, second, new medical offices, parking facilities and hotel in the western section of the site. There will be three entrances into the hospital from North Kendall Drive. The most significant entrance is a median fitted boulevard that runs between two lakes ending in a fountain-embellished circular drop-off.

According to the applicant's letter of intent, Baptist is planning and has designed a world class destination cancer center on the north portion of the Main Campus that will promote evidence-based, standardized, patient-centered practices to achieve clinical, service and research excellence. The successful development of the Baptist Health cancer center will be based on an integrated, multi-disciplinary approach to providing oncologic care, spanning medical oncology, radiation therapy, diagnostic and treatment modalities for a variety of oncologic needs. In addition, the Baptist Health cancer center will also offer clinical and translational research programs, providing patients access to the latest clinical trials for novel treatment options, as well as ultimately supporting the advancement of cancer prevention and care. The cancer center will also allow residents the ability stay in their local community as they receive the highest levels of cancer prevention, diagnosis and treatment.

Staff notes that said cancer center is comprised of four (4) interconnected buildings. Buildings P1 and P2 will house the proposed cancer center and will stand at a height of 4-stories each. Connected to these buildings will be buildings P4 and P5 which will house 6-story high parking garages with 788 and 443 parking spaces. Building P3 will provide electricity to the cancer center with a proposed 2-story energy plant. Access to the cancer center will be available with the main access point through Kendall Drive (SW 88 Street) and two access points through SW 87 Court. Also included in the new construction are expansions to the energy plant in the existing hospital complex, which will be located at the southeastern portion of the site in a 2-story energy plant building (P8).

Additionally, staff notes that the site plan also shows on the western portion of the 98.62-acre site several proposed buildings. Specifically, in the southwestern portion of the site, the plans depict

a 225,686 square feet 5-story medical office building (P6) and a 6-story parking garage (P7) with 1,183 parking spaces. On the northwestern portion of the site, the plans depict three (3) buildings, which will house a 151,400 sq. ft. 9-story hotel (P14) that will be connected to a 120,285 sq. ft. 3-story high conference facility (P15). The hotel facility will, in part, accommodate patients, families, and visiting medical professionals, and will help to enhance the main campus amenities and its continuum of care. Additionally, there will be a 4-story parking garage (P16) with 588 parking spaces located immediately to the west of the hotel and conference facility.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	OPD, RU-1, RU-4A, RU-4L and RU-5A; hospital, hotel and offices	Institutions, Utilities and Communication Office/Residential Medium High Density Residential 25-60 dua Medium Density Residential 13-25 dua
<b>North</b>	EU-M; single family residences	Low Density Residential 2.5-6 d
<b>South</b>	RU-4M, EU-M and EU-1; single family residences, church and apartments	Estate Density Residential 1-2.5 dua
<b>East</b>	RU-4L and RU-5A; offices and apartments	Office/Residential Medium Density Residential 13-25 dua
<b>West</b>	RU-4M, EU-M and RU-1; single family residences and apartments	Medium High Density Residential 25-60 dua Low Density Residential 2.5-6 dua Estate Density Residential 1-2.5 dua

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located in the east Kendall area of Miami-Dade County. The neighbourhood where the subject property lies is characterized by medical office uses, single-family homes and apartments.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to expand the hospital use onto additional parcels of land to the east and west, and provide the community with additional healthcare facilities and services. However, the proposed development could have traffic and visual impacts on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Adopted 2020-2030 Land Use Plan map designates the middle and northeastern portion of the subject property as being within the Urban Development Boundary for **Institutional, Utilities**

**and Communications.** *The Institutional, Utilities and Communications category interpretative text states that the Land Use Plan map illustrates the location of major institutional uses and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water supply, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category. Further, the Land Use Plan map designates a portion along the east area of the subject property for **Office/Residential** use. 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. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses.*

Staff notes that a large area located along the western portion of the subject 98.62 acres of the subject property is designated for **Medium High Density Residential**, which allows densities from 25 to 60 dwelling units per gross acre. Additionally, there is a small area within the subject site located on the southeastern portion of the subject property that is designated under the adopted 2020-2030 Land Use Plan map for **Medium Density Residential**, which allows densities from 13 to 25 dwelling units per gross acre.

Staff notes that those portions of the hospital expansion within properties designated Institutional, Utilities and Communications would be consistent with said land use category as medical complexes and ancillary uses to medical facilities are permitted uses under said category. In addition, some of the buildings depicted in the proposed expansion, including a proposed 4-story cancer center (P2), 6-story parking garage (P4), 2-story energy plant (P8), medical office building (P6) and corresponding 6-story parking garage (P7) would be constructed in areas of the subject property that are designated in the land use plan map for Office/Residential, Medium High Density Residential and Medium Density Residential. The CDMP interpretative text states that neighborhood- or community-serving institutional uses and utilities including school 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. In addition, the CDMP interpretive text for **Hospitals in Residential Communities** states that 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 neighbourhood. Staff is of the opinion that the new construction of the hospital proposed in the Office/Residential, Medium High Density Residential and Medium Density Residential designated portions of the subject property would be **compatible** with the existing hospital use and with medical and residential uses found to the east of the subject property. The building scale and architectural style of the proposed expansions are similar to those buildings which have been approved for the Baptist Hospital complex and similar in scale to existing medical offices and facilities found to the east of the subject property. The Mediterranean style of the new construction would blend with and have similar characteristics with the established architectural language of Baptist Hospital and surrounding uses. The scale of the new construction is also compatible with the established residential scale found to the southwest of the hospital consisting of apartment buildings with heights ranging from 4 to 8 stories. In addition, staff is of the opinion that the rezoning to RU-4A brings the subject property into more conformity with the **Office/Residential** because it allows for more intense office and residential uses and the **Medium**

**High Density and Medium Density Residential** use designations. As such, staff is of the opinion that the requested expansion and rezoning of Baptist Hospital is **consistent** with the CDMP Land Use Element interpretative text.

Additionally, staff opines that the proposed hotel (P14) and conference facility (P15) along with the corresponding parking garage (P16) located on the northwest portion of the subject site, which are all included in the hospital site, are **consistent** with the CDMP Land Use Plan (LUP) map designation for Medium High Density Residential use as the proposed hotel use, was previously approved, pursuant to resolution CZAB-12-8-97.

Based on the foregoing analysis, staff opines that the proposed hospital expansion would be **consistent** with the CDMP Land Use Element interpretative text and the corresponding CDMP Land Use Plan (LUP) map's **Institutional, Utilities and Communications, Office/Residential, Medium High Density Residential and Medium Density Residential** use designations.

### **ZONING ANALYSIS:**

#### **Exhibit "A"**

The applicant seeks approval of a request for a zone change from RU-1, OPD, RU-4L and RU-5A to RU-4A (request #1). For the reasons stated above and below, staff opines that when the applicant's request to rezone the subject parcel described in Exhibit "A" is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the abutting area.

The applicant, Baptist Hospital of Miami, Inc., is seeking to permit the on-site expansion of Baptist Hospital located at 8900 SW 88 Street and the expansion of said facility to properties located to the east and west. The applicant has acquired land adjacent to the previously approved main campus property and is now seeking to incorporate these additional lands into its master plan. Staff notes that the rezoning to RU-4A only applies to the existing hospital and recently acquired lands located to the east of the 98.62-acre subject site. Additionally, RU-4A standards have been applied to the review of the existing main campus since its inception. Staff further notes that the main development within the subject site will be located on the northeast section of the site described in Exhibit "A", which will be the establishment of the previously mentioned cancer center. This comprehensive site planning approach enables the applicant to avoid piecemeal development that, according to the submitted documentation, has been a concern of the nearby community for a number of years. The subject property is currently surrounded by single-family homes on the north, single-family homes and apartments to the west, single-family residences and a religious facility to the south and offices and apartments to the east.

The submitted site plans show that the most significant entrance is a median fitted boulevard that runs between two lakes ending in a fountain-embellished circular drop-off. A perimeter road will allow complete auto circulation into the hospital facilities. This perimeter road can be accessed from several entrances found along North Kendall Drive (SW 88 Street), and from local roads, SW 87 Court, SW 92 Street and SW 94 Street. Staff notes that the proposed buildings are tightly grouped and connected with breezeways in order to protect visitors and staff from inclement weather. A modified Mediterranean style is the predominant architectural language used throughout Baptist Hospital. The submitted site plan indicates that the new expansions will incorporate Mediterranean motifs in order to keep the established architectural language of the complex. Landscaping in the form of trees and shrubs are planted throughout the hospital facility

but are, with the new expansions, more intensively planted along the property's perimeter. In this manner the surrounding uses would be buffered from any visual or aural impacts generated by the hospital.

Staff notes that based on the memorandum from the Public Works and Waste Management Department, the approval of the aforementioned request would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic. Their memorandum states that subject to conditions, the application meets the criteria for traffic concurrency for an Initial Development Order. Similarly, the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates that the approval with conditions of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. Specifically, its memorandum indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal and flood protection are valid for this initial development order. The Miami-Dade Fire Rescue Department (MDFRD) memorandum indicates that approval of the aforementioned request will have a moderate impact on the MDFRD resources that exist or that are budgeted or planned for in this area.

As such, based on the foregoing analysis and the memoranda from the Departments concerned, staff opines that the approval of the proposed zone change will be consistent with the CDMP, will not have an unfavorable impact on the economy of the County and would not have an unfavorable impact on the environmental and natural resources or create an unnecessary burden on the water, sewer, solid waste or recreational resources among others which have been constructed, planned or budgeted for. **Therefore, staff recommends approval of request #1 under Section 33-311, District Boundary Change.**

When requests #2 through #4 are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of same would be **compatible** with the existing hospital use on the property and the surrounding office and residential uses. The applicant is seeking approval to delete three (3) Declarations of Restrictions previously approved on the subject site described in Exhibit "A" in order to compile all relevant prior approvals and conditions into a single resolution and corresponding declaration of restrictions that will set forth the parameters for the development of the main campus under the proposed updated master plan. The declaration of restrictions being deleted under request #2 served as the equivalent of a Declaration of Restrictions In Lieu of Unity of Title and was amended piecemeal over time to update the site plan reference and legal description. The County's form and the terms of Declaration of Restrictions In Lieu of Unity of Title have been revised over time and the declaration of restrictions in its current form does not reflect the County's language. The purpose for the request of the deletion of this declaration of restrictions is to replace it with a new Declaration of Restrictions In Lieu of Unity of Title for the entirety of the application subject property, provide for the new site plan reference, and update the terms of the instrument to reflect the County's standard language.

The declaration of restrictions referenced in request #3 applied to a portion of the hospital property that was recently acquired. This declaration of restrictions tied the property to a prior development plan under a different owner. The plan of development contemplated on this parcel is now part of the hospital master plan. Therefore, in staff's opinion, this declaration of restrictions no longer applies. Similarly, the Declaration of Restrictions being deleted in request #4 tied the property to a prior development plan. Similarly, this declaration of restrictions no longer applies. Staff opines

that combining all prior declarations of restrictions into one updated declaration of restrictions in lieu of the unity of title will not have a negative impact on the surrounding area. As such, staff opines that the deletion of these three (3) declarations of restrictions will be **compatible** with same, as previously explained. **Based on the aforementioned analysis, staff recommends approval of requests #2 through #4 under Section 33-311(A)(7) Generalized Modification Standards.**

When evaluating requests #5 through #7 on the subject site described in Exhibit "A", to permit proposed building P2 (cancer center building 2) setback 18'-5" (25' required) from the side street (east) property line, to permit P3 (cancer center/energy plant) setback 17'-1" (25' required) from the side street (east) property line, and to permit proposed building P4 (parking garage) setback 17'-1" (25' required) from the side street (east) property line, under Section 33-311(A)(4)(b), the Non-Use Variance From Other Than Airport Standards, staff is of the opinion that the approval with conditions of said requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the community. Staff opines that the requested setback encroachments are minimal when considering the existing 70' wide right-of-way (SW 87 Court) distance between properties located to the east and the abundant landscaping illustrated in the submitted landscape plans. Additionally, staff notes that the proposed medical use of these buildings will be similar to the existing medical office use and building located to the east of the subject cancer center site. As such, staff opines that the approval of requests #5 through #7 would be **compatible** with the area to the east. **Therefore, staff recommends approval with conditions of requests #5 through #7 under Section 33-311(A)(4)(b).**

Staff further opines that approval with conditions of requests #8, to permit temporary parking on gravel (hard surface required), and #9, to permit certain parking spaces with a minimum back out dimension 21'-3" (22' required), located within the subject site described in Exhibit "A" would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations when analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards. Staff notes that the gravel parking area is located in the southeast corner of the property where Building P8, the proposed Energy Plant, will eventually be built. The applicant is seeking approval of a non-use variance to permit temporary parking on gravel in order to accommodate construction vehicles during the construction of the cancer center and its associated parking garages (buildings P1, P2, P3, P4, and P5). According to the applicant, the estimated duration for the use of this parking area will be 3 years. Staff recommends as a condition of approval that the temporary parking use be eliminated upon the issuance of the final Certificate of Occupancy for the cancer center buildings or three years, whichever occurs first. Regarding certain parking spaces with reduced back out dimensions (request #9), staff notes that these parking spaces are existing, located in the middle of the subject site and, therefore, internal to the site. Staff opines that said reduced back out dimensions are minimal and will not have a negative traffic impact on the existing site and the surrounding area. As such, staff opines that the approval of requests #8 and #9 would be **compatible** with the area. **Therefore, staff recommends approval with conditions of requests #8 and #9 under Section 33-311(A)(4)(b).**

#### **Exhibit "B"**

When requests #10 through #11 are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of same would be **compatible** with the existing hospital use on the property and the surrounding office and residential uses. The applicant is

seeking approval to delete two (2) Resolutions previously approved on the subject site described in Exhibit "B" in order to carry forward the prior rezoning of the subject property and eliminate those certain conditions from previous approvals that no longer apply to the proposed development plan. The site described in Exhibit "B" was previously approved and developed with a hotel. However, according to the applicant, the existing hotel will be demolished and three (3) buildings will house a proposed 151,400 sq. ft. 9-story hotel (P14) that will be connected to a 120,285 sq. ft. 3-story high conference facility (P15). The hotel facility will, in part, accommodate patients, families, and visiting medical professionals and will help to enhance the main campus amenities. Additionally, there will be a 4-story parking garage (P16) with 588 parking spaces located immediately to the west of the hotel and conference facility. Staff notes that Resolution #CZAB12-6-06 approved an additional 210 hotel units to the existing 156 units for a total of 366 hotel units and increased the building height nine (9) stories or 100'.

The resolutions referenced in requests #10 and #11 applied to the northwest portion of the hospital property that was recently acquired. These resolutions tied the property to a prior development plan under a different owner. The plan of development contemplated on this parcel is now part of the hospital master plan. Therefore, in staff's opinion, these resolutions' conditions no longer apply. However, staff notes that in order to carry forward the prior rezoning and hotel use, the applicant is requesting to delete conditions from said resolutions. Staff opines that deleting and combining all prior resolutions into one updated one will not have a negative impact on the surrounding area. As such, staff opines that the deletion of these two (2) resolutions will be **compatible** with same, as previously explained. **Based on the aforementioned analysis, staff recommends approval of requests #10 and #11 under Section 33-311(A)(7) Generalized Modification Standards.**

When evaluating requests #12 and #13 on the subject site described in Exhibit "B" under Section 33-311(A)(4)(b), the Non-Use Variance From Other Than Airport Standards, staff is of the opinion that the approval with conditions of said requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the community. Regarding request #12, to permit the hospital use to be spaced less than the required 100' from EU, RU-1 or RU-2 zoned property, staff notes that approval of this request will allow for the expansion of the hospital in a manner that will provide a wide continuum of care with a focus on maximizing the use of applicant's available land. The buildings have been designed and oriented as efficiently as possible, in staff's opinion, while maintaining extensive buffering along those portions of the perimeter of the property that are adjacent to residential uses. The hotel facility will, in part, accommodate patients, families, and visiting medical professionals and will help to enhance the Main Campus amenities and healthcare services. The buildings adjacent to the residential uses have been oriented in such a way that the active sides of the buildings, such as the main entrances, are internal and located away from the property lines.

Regarding request #13, to permit buildings P15 (conference center) and P16 (parking garage) spaced 25'10" (30' required) between buildings, staff opines that this request will not have a negative visual impact on the area as it is minimal, internal to the site between two building and well buffered from residential properties to the west. As such, staff opines that the approval of requests #12 and #13 would be **compatible** with the area to the west. **Therefore, staff recommends approval with conditions of requests #12 and #13 under Section 33-311(A)(4)(b).**

### Exhibit "C"

When evaluating requests #14 and #15 on the subject site described in Exhibit "C" under Section 33-311(A)(4)(b), the Non-Use Variance From Other Than Airport Standards, staff is of the opinion that the approval with conditions of said requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the community. Regarding request #14, to permit proposed building P6 (office building) setback 36'-8" (50' required) from the interior side (west) property line, and request #15, to permit proposed building P7 (parking garage) setback a minimum of 36'-8" (50' required) from the interior side (south) property line, staff notes that approval of this request will allow for the expansion of the hospital in a manner that will provide better service to the community. The proposed medical offices on this western portion of the property will further extend the hospital and related services available on the Baptist Hospital main campus. This addition to the main campus will allow a patient to centralize their treatment and locate physicians' offices within close proximity to the diagnostic, treatment, and laboratory facilities within the hospital complex. Staff opines that the 225,686 sq. ft. 5-story medical office building (P6) and a 6-story parking garage (P7) with 1,183 parking spaces have been designed and oriented as efficiently as possible, while maintaining extensive buffering along those portions of the perimeter of the property that are adjacent to residential uses. As such, staff opines that the approval of requests #14 and #15 would be **compatible** with the area to the west and south. **Therefore, staff recommends approval with conditions of requests #14 and #15 under Section 33-311(A)(4)(b).**

### Exhibits "A", "B", and "C"

When analyzing request #16 on the entire subject site described in Exhibits "A", "B", and "C" under Section 33-311(A)(3) standards for Special Exceptions, Unusual Uses and New Uses, staff is of the opinion that the proposed expansion of a previously approved hospital onto additional property to the east and west will not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. The proposed expansion within the hospital complex and adjacent property to the east and west will provide a service to the community and accommodate the growing needs of the medical institution. The projected expansion indicated by the submitted site plan will assure the proper accommodation of the necessary medical facilities and ancillary uses required to operate a large institution such as Baptist Hospital. Four (4) new parking garages with a combined total of 3,002 additional parking spaces will assure no auto parking along the adjacent street network since it will be able to provide enough parking for staff, doctors and visitors. All of the expansions to the facility will take place in the subject property and not in parcels located blocks away to prohibit hospital activity from spilling to other areas of the community. In this manner, all of the impacts generated by the hospital are self-contained and will not burden the community it inhabits. **As such, staff recommends approval with conditions of request #16 under Section 33-311(A)(3).**

When evaluating requests #17 through #19 on the entire subject site described in Exhibits "A", "B", and "C" under Section 33-311(A)(4)(b), the Non-Use Variance From Other Than Airport

Standards, staff is of the opinion that the approval with conditions of said requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community. Staff notes that the requested sign variances for larger detached directory and wall signs are related to the proposed cancer center, medical office building, hotel and conference facility. Additionally, staff notes that the submitted plans show that there are 63 existing signs and 32 proposed signs (95 total), most which are internal to the site and not visible from adjacent rights-of-way. The hospital was previously approved for 144 signs. Staff is supportive of these requests and opines that the approval of these requests would not be detrimental to the area, would not have a negative visual impact and would be **compatible** with same. Staff further opines that the intensity of the proposed hospital expansion requires the additional signage for the smooth flow of traffic within the hospital complex. **Therefore, staff recommends approval with conditions of requests #17 through #19 under Section 33-311(A)(4)(b).**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate several access points to the existing and proposed expansion areas. There will be three entrances into the hospital from North Kendall Drive. The most significant entrance is a median fitted boulevard that runs between two lakes ending in a fountain-embellished circular drop-off. A perimeter road will allow complete auto circulation into the hospital facilities. This perimeter road can be accessed from several entrances found along North Kendall Drive (SW 88 Street), and from local roads, SW 87 Court, SW 92 Street and SW 94 Street. Access to the cancer center will be available with the main access point through Kendall Drive (SW 88 Street) and two access points through SW 87 Court. Staff notes that there are four (4) proposed parking garages that will have a combined total of 3,002 new parking spaces for the hospital complex.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:**

***Aviation***

The Miami-Dade County Aviation Department (MDAD) has no objections to this application provided the applicants comply with all State and Federal regulations.

***Division of Environmental Resources Management (Department of Regulatory and Economic Resources)***

The Division of Environmental Resource Management (DERM) does not object to this application after a review for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County.

The DERM memorandum states that a concurrency review has been conducted 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. Its memorandum indicates that the property is located within the Miami-Dade Water and Sewer Department's water and sewer franchised service areas. Its memorandum further indicates that the applicant is required to comply with the tree permitting requirements and must meet the standards of Section 24.49.2 and 24.49.4 of the Code. The subject properties do not contain any jurisdictional wetlands.

***Miami-Dade Fire Rescue***

The Miami-Dade Fire Rescue Department (MDFRD) has no objections to this application.

Its memorandum indicates that the average travel time to the vicinity of the proposed development is 6:37 minutes (based on 2013 data). Travel time to the vicinity of the proposed development complies with the national performance objective.

***Miami-Dade Police Department***

The Miami-Dade Police Department (MDPD) does not object to this application. The memorandum indicates that should the demand for services increase as a result of the completion of this project, additional sworn personnel, support staff and equipment be added to maintain emergency response times. Its memorandum also encouraged the applicant to work with police during any future application, design or construction changes to determine the best possible solutions or security options.

***Miami-Dade Transit***

The Miami-Dade Transit Department (MDT) has no objections to this application.

Its memorandum indicates that the proposed development meets the mass transit level-of-service standards established for Miami-Dade County.

***Parks, Recreation and Open Spaces***

The Miami-Dade Parks, Recreation and Open Spaces Department (MDPROS) does not object to this application.

***Public Works and Waste Management Department (Traffic Engineering Division)***

The Public Works and Waste Management Department, does not object to this application subject to the condition outlined in its memorandum.

Its memorandum indicates that the anticipated trip generation based on Institute of Transportation Engineers (ITE) is 1,044 PM Peak Hour trips generated by this development; however, the traffic distribution of these trips will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways.

Its memorandum indicates that the application meets the criteria for traffic concurrency for an Initial Development Order. The memorandum further indicates that no vehicle trips have been reserved by this application and that this project is subject to the payment of Road Impact Fees.

***Public Works and Waste Management Department (Fiscal, Planning and Performance Management Division)***

The Public Works and Waste Management Department, Fiscal, Planning and Performance Management Division does not object to this application.

Its memorandum indicates that Section 15-2.2a of the County Code requires that the multi-family residential development shall provide for a recycling program and that the applicants are advised that adequate space and facilities should be incorporated in the building plans to accommodate the required recycling program.

***Water and Sewer Department***

The Miami-Dade County Water and Sewer Department (MDWASD) has no objections to this application. Public water mains and sanitary sewers exist throughout the area.

**OTHER:** Not applicable.

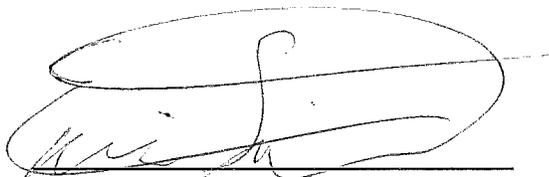
**RECOMMENDATION:**

**Approval of request #1, and approval with conditions of requests #2 through #19.**

**CONDITION FOR APPROVAL:** For requests #2 through #19 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Baptist Hospital of Miami, Inc." as prepared by Perkins & Will. Sheets LA-1.1.1-LA-1.1.6 dated stamped received 3/24/14, consisting of 6 sheets. Sheets A-1.2.1.C-A-1.2.1.F dated stamped received 3/3/14, consisting of 4 sheets and the remaining 75 sheets dated stamped received 2/21/14 and sign plans entitled "Baptist Hospital Main Campus: Signage Master Plan" as prepared by Tom Graboski Associates, Inc., dated stamped received 2/21/14, consisting of 30 sheets for a total of 115 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the temporary parking on gravel use be eliminated upon the issuance of the final Certificate of Occupancy for the cancer center buildings or three years, whichever occurs first.
5. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in their memorandum dated April 3, 2014, that is part of the record of the May 14, 2014, DIC recommendation and is incorporated herein by reference.
6. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as contained in their memorandum dated April 4, 2014, that is part of the record of the May 14, 2014, DIC recommendation and is incorporated herein by reference.
7. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Miami-Dade Fire Rescue Department as contained in their memorandum dated March 10, 2014, that is a part of the record of the May 14, 2014, DIC recommendation and is incorporated herein by reference.
8. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

ES:MW:NN:CH:JV

A handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval.

Eric Silva, AICP, Development Coordinator  
Development Services Division  
Miami-Dade County  
Department of Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

Baptist Hospital of Miami, Inc.  
Z13-106

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Office/Residential</b> (Pg. I-43)	<i>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 telecommunications 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 should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent 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. 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 the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</i>
<b>Institutions, Utilities and Communications</b> (Pg. I-52.4)	<i>The Plan map illustrates, for information purposes, only the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations.</i>
<b>Medium-High Density Residential</b> (Pg. I-31)	<i>This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas.</i>
<b>Medium Density Residential</b> (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates a portion of the subject property as being within the Urban Development Boundary for Medium Density Residential use. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311(A)(7) Generalized</b>	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after</i>
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# ZONING RECOMMENDATION ADDENDUM

Baptist Hospital of Miami, Inc.  
Z13-106

<p><b>Modification Standards.</b></p>	<p>public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</p>
<p><b>Section 33-311 District Boundary Change</b></p>	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</li> <li>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</li> <li>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</li> <li>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</li> <li>(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</li> </ol>
<p><b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the</p>

## ZONING RECOMMENDATION ADDENDUM

Baptist Hospital of Miami, Inc.  
Z13-106

	<i>surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
<b>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</b>	<i>Hear applications for and grant or deny special exceptions; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and <b>unusual use</b> which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.</i>

1. BAPTIST HOSPITAL OF MIAMI, INC.  
(Applicant)

14-6-CC-1(13-106)  
BCC/District 07  
Hearing Date: 06/19/14

Property Owner (if different from applicant) Same.

Is there an option to purchase  /lease  the property predicated on the approval of the zoning request? Yes  No

If so, who are the interested parties?

Disclosure of interest form attached? Yes  No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1957	Miami Baptist Hospital	- Special permit for hospital	BCC	Approved with condition(s)
1958	Miami Baptist Hospital	- Special Exception for lake Excavation.	BCC	Approved with condition(s)
1960	William Ottaway	- Special permit for a Doctors' office & medical building.	BCC	Approved with condition(s)
1961	Frank & Josephine Willis.	- Use Variance for a Nursing Home	ZAB	Approved with condition(s)
1961	Mr. & Mrs. K. Fields	- Zone change from AU to RU-5	BCC	Approved
1961	Mr. & Mrs. K. Fields	- To correct a stenographic error in the vote ZB 550-61.	BCC	Approved
1962	FLORENCE CRITTENTON HOME	- Use Variance	ZAB	Approved with condition(s)
1962	Mr. & Mrs. Roy K. Fields	- Appeal of ZB-550-61	BCC	Appeal Denied Application approved
1962	Florence Crittenton	- Zone change from AU to RU-4	BCC	Denied
1962	Frank & Josephine Willis	-Appeal of resolution 2-ZAB-95-61	BCC	Appeal Denied Application Approved

1962	Frank & Josephine Willis	- Zone Change from AU to RU-4	BCC	Denied
1962	Mr. & Mrs. Fields	- Appeal ZB 550-61	BCC	Appeal Denied Application approved
1963	BAPTIST HOSPITAL OF MIAMI, INC.	- Unusual Use heliport Plot Use Plan	ZAB	Approved with condition(s)
1963	Rob-Win Corp.	- Modification of resolution	BCC	Approved with condition(s)
1965	CARL AND EDITH MASSEY	- Zone change from AU to RU-4L & RU-5A	BCC	Approved on a modified basis
1965	MARK XX CORP.	- Zone change from AU to RU-5A	BCC	Approved on a modified basis
1965	Carl and Edith Massey	- Zone change from AU to RU-4L and RU-5A	ZAB	Recommended for approval
1965	MARK XX CORP.	- Zone change from AU to RU-5A	ZAB	Recommended for approval
1966	MARK XX INVESTMENT CORP.	- Variance of zoning regulations	ZAB	Approved
1967	MARX XX INVESTMENT CORP.	- Variance zoning regulations, walls, accessory buildings	ZAB	Approved
1968	BAPTIST HOSPITAL OF MIAMI, INC.	- Unusual Use perm. add.hospital property. - Unusual Use existing day nursery.	ZAB	Approved with condition(s)
1968	DIRECTORY, DADE COUNTY BUILDING & ZONING DEPARTMENT	- Zone Change from GU and EU-1	BCC	Denied
1968	Director, Dade County Building & Zoning Department	- Zone Change from AU & GU to EU-1	ZAB	Recommended for denial
1969	WALTER M. PIERCE	- Zone Change from AU to EU-1	BCC	Approved
1969	Walter Pierce	- Zone Change from AU to RU-4M	ZAB	Recommended for Approval

1970	WALTER M. PIERCE	- Zone Change from AU to RU-4M	BCC	Approved
1971	Minkin	- Zone Change from AU to RU-4L	BCC	Approved
1971	ALICE HENDERSON, ET AL.	- Zone Change from AU to RU-4M - Special Exception to permit multi-family apartment development & private drive.	BCC	Appeal approved. Application approved
1971	SOUTH MIAMI RIDING CLUB	- Zone change from AU to RU-1.	BCC	Approved
1971	Alice Henderson	- Zone Change from AU to RU-4M/ - Special Exception for apartment development	ZAB	Denied without prejudice
1971	South Miami Riding Club	- Zone change from AU to RU-4M - Special Exception apartment developent. Variance of wall heights and parking.	ZAB	Denied without prejudice
1972	STEVE HESSEN	- SpecialException to permit multi-family apartment - Special Exception to permit private drive.	ZAB	Approved with condition(s)
1972	BAPTIST HOSPITAL OF MIAMI, INC.	- Special Exception to per expansion of hospital and building heights.	ZAB	Approved with condition(s)
1973	BAPTIST HOSPITAL OF MIAMI, INC.	- Modification of conditon of resolution - Special Exception to permit night light of heliport.	ZAB	Approved with condition(s)
1973	Directors, Dade Co. Bldg & Zoning & Planning Dept.	- Court Order Case #73-7868 quashing part of res. #Z-76-73 subject property, rezoned EU-M to RU-4M.	BCC	Approved

1973	Directors, Dade Co. Bldg. & Zoning & Planning Dept.	<ul style="list-style-type: none"> <li>- Zone Change from AU to RU-5A</li> <li>- Zone Change from RU-5 to RU-4L</li> <li>- Zone Change from AU to RU-1</li> <li>- Zone Change from EU-M to RU-1</li> <li>- Zone Change. from EU-1 to EU-M</li> <li>- Zone Change from RU-4M to EU-M</li> <li>- Zone Change from AU to EU-1</li> <li>- Zone Change from AU to EU-1.</li> </ul>	BCC	Approved
1973	Directors, Dade Co. Bldg. & Zoning & Planning Dept.	<ul style="list-style-type: none"> <li>- Zone Change. from AU to EU-1, EU-M, AU, RU-5 to EU-M, RU-1, RU-4L and EU-1.</li> </ul>	BCC	Approved
1974	BAPTIST HOSPITAL OF MIAMI, INC.	<ul style="list-style-type: none"> <li>- Variance of signs.</li> </ul>	ZAB	Approved with condition(s)
1975	South Miami Riding Club.	<ul style="list-style-type: none"> <li>- Special Exception for apartment and private drives.</li> <li>- Variance of wall requirements.</li> </ul>	BCC	Approved with condition(s)
1975	South Miami Riding Club.	<ul style="list-style-type: none"> <li>- Zone Change from AU to RU-4M</li> </ul>	BCC	Approved
1976	SOUTH MIAMI RIDING CLUB, INC.	<ul style="list-style-type: none"> <li>- Modification of resolution.</li> <li>- Use variance to permit RU-4A uses.</li> <li>- Variance of znpr regulations</li> <li>- Special Exception to permit retail service facilities</li> <li>- Variance of wall height, parking and signs.</li> </ul>	ZAB	Approved with condition(s)
1976	Baptist Hospital	<ul style="list-style-type: none"> <li>- Unusual Use to permit transmitter tower.</li> <li>- Variance height requirements</li> </ul>	ZAB	Approved with condition(s)
1976	SOUTH MIAMI RIDING CLUB, INC.	<ul style="list-style-type: none"> <li>- Zone Change from RU-4M to BU-1</li> <li>- Variance of znpr. regulations of parking.</li> </ul>	BCC	Approved with condition(s)
1977	Baptist Hospital	<ul style="list-style-type: none"> <li>- Modification of condition of Resolution</li> <li>- Unusual Use to permit incinerator.</li> </ul>	ZAB	Approved with condition(s)

1978	City National Bank Of Miami Tr.	<ul style="list-style-type: none"> <li>- Modification of conditions of resolution</li> <li>- Special Exception to permit the expansion of previously approved apartment development serviced by private drives.</li> <li>- Variance of parking requirements to permit</li> <li>- Variance of setback</li> </ul>	ZAB	Approved with condition(s)
1979	Baptist Hospital of Miami	<ul style="list-style-type: none"> <li>- Special Exception to permit modification of site plan.</li> <li>- Special Exception to expand existing hospital.</li> </ul>	ZAB	Approved
1979	Baptist Hospital of Miami Inc.	<ul style="list-style-type: none"> <li>- Modification of resolution</li> <li>- Special Exception to expand existing hospital.</li> </ul>	ZAB	Approved
1979	Baptist Hospital of Miami Inc.	<ul style="list-style-type: none"> <li>- Special Exception modify site plan &amp; expand hospital onto additional properties.</li> </ul>	BCC	Appeal approved Application approved
1979	Baptist Hospital of Miami Inc.	<ul style="list-style-type: none"> <li>- Modification of resolution</li> <li>- Special Exception to expand hospital.</li> </ul>	BCC	Approved
1980	Baptist Hospital	<ul style="list-style-type: none"> <li>- Special Exception to permit expansion of hospital.</li> </ul>	ZAB	Approved with condition(s)
1981	Baptist Hospital of Miami Inc.	<ul style="list-style-type: none"> <li>- Modification of condition of resolution</li> <li>- Special Exception to expand a previously approved hospital.</li> </ul>	ZAB	Approved with condition(s)
1983	Baptist Hospital of Miami Inc.	<ul style="list-style-type: none"> <li>- Modify condition of resolution</li> </ul>	ZAB	Approved with condition(s)
1983	Raymond Pearson & Robert Browdy	<ul style="list-style-type: none"> <li>- Zone Change from RU-5A to RU-1</li> </ul>	BCC	Approved with condition(s)
1984	Baptist Hospital of Miami Inc.	<ul style="list-style-type: none"> <li>- Modification of condition of resolution.</li> <li>- Special Exception of building height</li> <li>- Unusual Use to permit Entrance Feature.</li> </ul>	ZAB	Approved
1984	Sundale Assoc. LTD.	<ul style="list-style-type: none"> <li>- Special Exception to permit apartment on private drive.</li> <li>- Modification of condition of resolution</li> <li>- Non-Use Variance of parking</li> </ul>	ZAB	Approved

1984	Baptist Hospital of Miami Inc.	- Modification of condition of resolution	ZAB	Approved
1986	Sundale Assoc., LTD. Phillip Scutieri, Tr., & Assoc. American Devel. Corp.	- Zone Change from RU-4M to RU-5A - Use Var to permit BU-1 type services - Use Var to permit residential Units - Non-Use Variance of lot coverage, setbacks, building heights, Floor Area Ratio, parking, landscape open space - NUV of znpr regulations - Modifications of plans - Unusual Use to permit Entrance Feature & Nursing home.	BCC	Approved with condition(s)
1986	Isaac Mizrahi	- Zone Change from RU-1 to RU-5A	BCC	Approved
1986	BAPTIST HOSPITAL of MIAMI, Inc.	- Modification of condition of resolution. - Special Exception to expand hospital onto additional property. - Unusual Use & Special Exception to permit Kindergarten & afternoon school use - Non-Use Variance of znpr regulations and parking requirement.	ZAB	Approved in part
1986	Baptist Hospital of Miami, Inc.	- Modification of condition of resolution. - Special Exception of building height & expand hospital onto additional property. - Unusual Use & Special Exception to permit kindergarten & after-school use. - NonUse Variance of znpr regulations and parking requirement.	BCC	Approved with condition(s)

1987	Baptist Hospital	<ul style="list-style-type: none"> <li>- Unusual Use &amp; Special Exception to expand hospital onto additional properties.</li> <li>- Modification of condition of resolution.</li> <li>- Non-Use Variance of building height.</li> <li>- Recission &amp; revocation of resolution and Unity of Title.</li> </ul>	ZAB	Approved with condition(s)
1988	Baptist Hospital of Miami, Inc.	<ul style="list-style-type: none"> <li>- Modification of condition #2 of resolution.</li> </ul>	ZAB	Approved with condition(s)
1988	Baptist Hospital of Miami	<ul style="list-style-type: none"> <li>- Unusual Use to permit Day Care Center.</li> <li>- Modification of condition of resolution.</li> <li>- Non-Use Varince of znpr regulations.</li> </ul>	ZAB	Approved with condition(s)
1989	Baptist Hospital of Miami	<ul style="list-style-type: none"> <li>- Modification of conditon of resolution.</li> <li>- Special Exception of building heights.</li> <li>- Non-Use Variance of setback.</li> <li>- Non Use Variance of znpr regulations.</li> </ul>	ZAB	Approved with condition(s)
1990	Baptist Hospital of Miami	<ul style="list-style-type: none"> <li>- Special Exception to permit expansion of a hospital.</li> <li>- Modification of condition of resolution.</li> <li>- Special Exception of building height.</li> <li>- Modification of conditon of agreement.</li> </ul>	ZAB	Approved with condition(s)
1990	Baptist Hospital of Miami, Inc.	<ul style="list-style-type: none"> <li>- Non-Use Variance of sign regulations.</li> </ul>	ZAB	Approved with condition(s)
1991	Baptist Hospital	<ul style="list-style-type: none"> <li>- Special Exception to expand hospital.</li> <li>- Modification of conditions of resolution and covenant.</li> <li>- Special Exception of building height.</li> <li>- Unusual Use and Special Exception for daycare.</li> <li>- Non-Use Variance of znpr regulations, signages.</li> </ul>	ZAB	Approved with condition(s)
1994	Baptist Hospital	<ul style="list-style-type: none"> <li>- Modification of conditon of resolution &amp; agreement.</li> <li>- Non-Use Variance of building height.</li> </ul>	ZAB	Approved with condition(s)

1997	Sundale Assoc. LTD.	<ul style="list-style-type: none"> <li>- Zone Change from RU-4M &amp; BU-1 to RU-4A.</li> <li>- Special Exception to permit site plan approval for a proposed hotel development.</li> <li>- Non-Use Variance of zoning regulations requirement.</li> </ul>	C-12	Approved with condition(s)
1999	Baptist Hospital of Miami Inc.	<ul style="list-style-type: none"> <li>- Modification of condition of resolution and covenant.</li> <li>- Unusual Use to expand hospital onto additional property.</li> <li>- Special Exception of building height.</li> <li>- Non Use Variance of znpr regulations.</li> </ul>	C-12	Approved with condition(s)
2000	Baptist Hospital of Miami	<ul style="list-style-type: none"> <li>- Unusual Use to permit temporary parking.</li> <li>- Non-Use Variance of znpr. regulations.</li> </ul>	C-12	Approved in part
2000	Sundale Associates	<ul style="list-style-type: none"> <li>- Deletion of 3 covenants</li> </ul>	C-12	Approved
2001	Baptist Hospital of Miami, Inc.	<ul style="list-style-type: none"> <li>- Modification of condition of resolution.</li> </ul>	C-12	Approved with condition(s)
2004	Acropolis Reality LLC	<ul style="list-style-type: none"> <li>- Zone Change from RU-5A, BU-1 to OPD.</li> <li>- Deletion of covenant.</li> <li>- Non Use Variance of lot area. Floor Area Ratio.</li> </ul>	C-12	Denied without prejudice
2004	Acropolis Reality LLC	<ul style="list-style-type: none"> <li>- Zone Change from RU-5A, BU-1 to OPD.</li> <li>- Deletion of covenant.</li> <li>- Non Use Variance of lot area.</li> </ul>	BCC	Remanded
2005	Acropolis Reality LLC	<ul style="list-style-type: none"> <li>- Zone Change from RU-5A &amp; BU-1 to OPD.</li> <li>- Deletion of covenant.</li> <li>- Non Use Variance of lot area &amp; Floor Area Ratio.</li> </ul>	C-12	Appeal approved. Application approved.

2005	BAPTIST HOSPITAL OF MIAMI, INC.	<ul style="list-style-type: none"> <li>- Special Exception &amp; Unusual Use to expand hospital onto additional property.</li> <li>- Modification of condition of resolution &amp; covenant.</li> <li>- Non Use Varince of building height.</li> </ul>	C-12	Approved with condition(s)
2005	Acropolis Realty LLC	<ul style="list-style-type: none"> <li>- Zone Change from RU-5A &amp; BU-1 to OPD.</li> <li>- Deletion of covenant.</li> <li>- Non UseVariance of lot área and Floor Area Ratio.</li> </ul>	BCC	Withdrawn
2006	CSMB CONDMINIUM LLC.	<ul style="list-style-type: none"> <li>- Modification of condition of resolution.-</li> <li>- Deletion of covenant.</li> <li>- Non-Use Variance. of setback.</li> </ul>	C-12	Approved with condition(s)

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# Memorandum



**Date:** March 3, 2014

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Ammad Riaz, P.E., Chief of Aviation Planning *A.R.*  
Aviation Department

**Subject:** DIC Application #13-106  
Baptist Hospital  
MDAD DN-14-02-1249

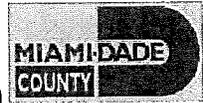
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As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Hearing Application #13-106, Baptist Hospital. The applicant is requesting an unusual use and special exception to permit the expansion of a hospital onto additional properties to the east and west; and a modification of previous resolutions and agreements to permit additions to the previously approved hospital and to add a hotel, medical building and a conference facility. The site is located at 8900 N Kendall Drive, Miami-Dade County, Florida. The size of the property is approximately 98.62 acres.

Based on our review of the information provided to us, MDAD does not object to the proposed request provided the applicant complies with all applicable federal, state and local aviation regulations including the Code of Miami-Dade County, Chapter 33, as it pertains to Airport Zoning.

C: Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources  
Joseph Goldstein, Holland & Knight, LLP

# Memorandum



**Date:** April 3, 2014

**To:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

**Subject:** DIC #Z2013000106-1<sup>st</sup> Revision  
Baptist Hospital of Miami, Inc.  
8900 N. Kendall Drive, Miami, Florida 33176  
Unusual Use & Special Exception to permit the expansion of a  
hospital onto additional properties to the east and west; and  
Modification of previous Resolution & Agreements to permit  
additions to the previously approved hospital and to add a hotel,  
medical building and a conference facility.  
(OPD) (87.43 Acres)  
04-55-40

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The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

#### Wellfield Protection

The subject property is located within the Average Pumpage Wellfield Protection Area for the Alexander Orr Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Section 24-43(5) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any non-residential land use which generates, uses, handles, disposes of, discharges or stores hazardous materials on property located within the basic wellfield protection of any public utility potable water supply well. The proposed expansion of a hospital would use, generate, store, discharged, disposed of, or handle hazardous material and generate hazardous wastes greater than 55 gallons within a 365 day period.

The Environmental Quality Control Board (EQCB) granted the property owner a variance from the requirements of Section 24-43(5) of the Code via Board Order 14-15, allowing the expansion of the hospital including a cancer treatment center, new medical offices, a hotel, and parking facilities.

The applicant has submitted to DERM a properly executed covenant running with the land in favor of Miami-Dade County. The covenant provides that with the exception of the materials permitted under Board Order No. 14-15, hazardous material shall not be used, generated, stored, disposed of, handled or discharge on the property.

### Potable Water Services

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. The actual property Baptist Hospital is connected to MDWASD water system. This property is abutting for 24-inch, 12-inch, and 8-inch, distribution water mains along SW 88<sup>th</sup> Street, SW 92<sup>nd</sup> Street and SW 94<sup>th</sup> Street respectively. Said mains are owned and operated by MDWASD.

The source of the water is the Alexander Orr Water Treatment Plant, which is owned and operated by MDWASD. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

### Wastewater Disposal

The subject property is located within MDWASD sanitary sewer franchised service area. This property is connected to MDWASD sewer system. This property is abutting for an 8-inch force main along SW 92<sup>th</sup> Street; a 12-inch force main along SW 87<sup>th</sup> Avenue; and a 48-inch along SW 94<sup>th</sup> Street and also along SW 92<sup>nd</sup> Avenue; in addition, this property is abutting for an 8-inch gravity main along SW 92<sup>nd</sup> Street and along SW 94<sup>th</sup> Street; and a 18-inch water main along SW 88<sup>th</sup> Street. Furthermore, there are four certified sewer extensions: 2002-SEW-EXT-00221; 2004-SEW-EXT-00097; 2006-SEW-EXT-00053; 2007-SEW-EXT-00260 at SW 94<sup>th</sup> Street.

The abutting 8-inch, 12-inch, 48-inch force mains and the 8-inch, and 18-inch gravity mains direct the wastewater flow to pump station 30-551, pump station 30-522 and then to the South District Wastewater Treatment Plant. Pump stations 30-551, PS-30-522 and the South District Wastewater Treatment Plant are owned and operated by MDWASD. At this time the pump stations 30-551 and 30-522 are operating in OK condition and the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

### Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Drainage restrictions may be applicable, since the site is located within the Average Pumpage Wellfield Protection Area for the Alexander Orr Wellfield Complex.

### Pollution Remediation

There is one record of contamination at the subject site tracked under DERM record UT-1530 (File-304). The site is a petroleum contaminated site currently in a state administered cleanup program. Any development activity at the site shall require review and approval by DERM as it relates to environmental matters. There are no site records of current contamination assessment/remediation issues for sites directly abutting the property.

### Wetlands

The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands 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 (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

### Tree Preservation

An on-site inspections performed by staff on February 25, 2014 and March 3, 2014 revealed that the subject properties contain specimen-sized trees (trunk diameter 18 inches or greater), as well as prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the subject property prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

According to the revised landscape plans submitted with this zoning application (Sheets LA-1.1.1 through 1.1.6, dated March 19, 2014), all prohibited trees on the sites will be removed. Also, specimen-sized trees will be impacted by the proposed project. Section 24-49 of the Code requires the preservation of tree resources. Prior to the removal and/or relocation of trees on the sites, a Miami-Dade County Tree Removal/Relocation Permit is required. Section 24.49.3 of the Code states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 shall apply...."

Note that the applicant has submitted an application to the Tree Permitting Program for a Tree Removal/Relocation Permit (Tree #5211). As such, DERM recommends approval of this zoning application with the condition that Permit Tree#5211 is duly obtained prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal/Relocation Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. Please be advised that development orders will not be approved for these sites unless this condition is met.

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 the Tree Permitting Program at 305-372-6574 for additional information regarding tree permitting procedures and requirements prior to site development.

### Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted 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 development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of 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.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** March 10, 2014

**To:** Jack Osterholt, Director  
Regulatory and Economic Resources

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

**Subject:** DIC 2013000106 – Baptist Hospital of Miami, Inc. (Revision No. 1)

According to the revised letter of intent dated February 20, 2014, the applicant is seeking a special exception and unusual use to expand the hospital onto additional lands, a non-use variance of zoning regulations, and requests to modify an approved resolution and declaration in order to amend previously approved plans.

## SERVICE IMPACT/DEMAND

- (A) Based on data retrieved during calendar year 2013, the average travel time to the vicinity of the proposed development was 6:37 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.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

## EXISTING SERVICES

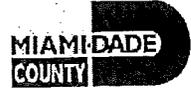
STATION	ADDRESS	EQUIPMENT	STAFF
23	7825 SW 104 Street	Rescue, Ladder	7
13	6000 SW 87 Avenue	Aerial	4
9	7777 SW 117 Avenue	Rescue, Aerial	7
14	5860 SW 70 Street	Rescue, Engine, Battalion	8

## SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau reviewed and approved sheets A-1.2.1C, A-1.2.1D, A-1.2.1E and A-1.2.1F of the revised site plan entitled 'BHM Campus Acquisition' as prepared by Perkins & Will Architects, dated stamp received March 3, 2014.
- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. 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, including all applicable conditions set forth during the DIC review process.

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

# Memorandum



**Date:** January 10, 2014

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

**From:** *J.D. Patterson*  
J.D. Patterson, Director  
Miami-Dade Police Department

**Subject:** Review – Developmental Impact Committee Zoning Application  
Case: No. Z2013000106 – Baptist Hospital of Miami, Inc.

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## APPLICATION

The applicant, Baptist Hospital of Miami, Inc., is requesting a public hearing for approval to allow the construction of the Baptist Health Cancer Institute, medical offices, and parking facilities on the Baptist Hospital Main Campus. The facilities will be located at 8900 North Kendall Drive, Miami, Florida.

## CURRENT POLICE SERVICES

The facilities would be located in unincorporated Miami-Dade County and serviced by our Kendall District, located at 7707 SW 117 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

## REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. An evaluation of crimes/calls for service of the location was done and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. While it cannot be accurately predicted as to the number of projected increase in calls for service, experience lends itself to anticipate that calls for police service will rise upon the completion of the project due to an increase in citizens being present in the area.

Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required to maintain current levels of service. Additionally, it is recommended that Baptist Hospital of Miami, Inc., work closely with the local police district command staff in considering security options for the site.

While the MDPD does not object to any proposed zoning modifications to complete this project, we recommend the following be implemented as part of the venture.

- Investigate the possibility of constructing additional parking spaces in excess of what is required
- Work with the Public Works and Waste Management Department regarding pedestrian traffic, vehicle traffic, speed zones, school zones, parking areas, and related signage along bordering streets
- Increase staffing of security personnel
- Install internal and exterior (parking lot, etc.) security cameras with electronic archiving capabilities for future review
- Install sound buffering remedies in and around the campus in order to defuse noise from entering the surrounding residential areas
- Regularly meet with neighboring residents in order to address matters of mutual concern as it relates to the Baptist Hospital Campus

The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Lieutenant Suzanne Lauton, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JDP/kh  
Attachment

# Memorandum



**DATE:** January 15, 2013

**TO:** Jorge Vital  
DIC Coordinator  
Department of Regulatory and Economic Resources

**FROM:** Jacqueline Carranza *Jacqueline Carranza*  
Transit Planner 2  
Miami-Dade Transit - Engineering, Planning & Development Division

**SUBJECT:** Review of DIC Project No. 13-106 – Baptist Hospital  
MDT Project No. OSP006  
FSC No. 41.04

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## MDT Comments/Recommendations

The subject property consists of approximately 87.43 acres of land, is located at 8900 N. Kendall Drive and is improved with a major hospital complex. Routes 88 and 104 run adjacent to the subject site and currently provide bus service with a 30 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County. **As such, MDT has no objections to this application.**

## Project Description

13-106 – Baptist Hospital of Miami, Inc. is requesting to amend the application to update the subject property and include the recently acquired +/- 8.9 acres of land, which has been added to the northwest portion of the Main Campus. This application proposes the expansion of the hospital use onto additional lands and to modify previously approved resolutions and declaration of restrictions in order to allow the proposed expansion of approximately 2,195,107 square feet. The subject property is approximately 98.6 acres in size and is located at 8900 N. Kendall Drive, Miami-Dade County, Florida.

## Current Transit Service

The subject site is served by Routes 88 and 104. The alignments for these routes are illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

**Metrobus Route Service Summary  
 Baptist Hospital Application Site**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
88	20	30	30	n/a	24	30	0	L
104	(24/40)/30	45	60	n/a	60	60	0	L

Notes: L means Metrobus local route service  
 F means Metrobus feeder service to Metrorail  
 E means Express or Limited-Stop Metrobus service

November 2013 Line Up

**Future Transportation/Transit Improvements**

The 2014 Transportation Improvement Program (TIP) proposes the following improvements on the roadways within the immediate vicinity of the site.

Facility/Project Limits	Type of Work
S.W. 87 <sup>th</sup> Avenue and S.W. 96 <sup>th</sup> Street	New construction: left turn lanes

The 2035 Long Range Transportation Plan (LRTP) lists the following improvements to the roadways within the vicinity of the subject site:

Facility/Project Limits	Type of Work	Priority/Funding Phase
SR 94/S.W. 88 <sup>th</sup> Street (from S.W. 157 <sup>th</sup> Avenue to US-1 /Dadeland North)	Premium Transit Service	Unfunded

The 2013 ten-year Transit Development Plan (TDP) does not identify any improvements/adjustments on the existing routes serving the vicinity of the project in its 2023 Recommended Service Plan.

Route	Improvement/Adjustment
88	No planned improvements.
104	No planned improvements.

- c: Monica D. Cejas, P.E., Senior Professional Engineer
- Gerald E. Bryan, Chief, Service Planning and Scheduling
- Eric Zahn, Transit Planning Section Supervisor
- Douglas K. Robinson, Principal Planner
- Nilia Cartaya, Principal Planner

# Memorandum



**Date:** March 10, 2014

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M-I.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2013000106: BAPTIST HOSPITAL OF MIAMI INC

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**Application Name:** BAPTIST HOSPITAL OF MIAMI INC

**Project Location:** The site is located at 8900 N KENDALL DRIVE, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for a special exception for the expansion of a hospital.

**Impact and demand:** This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

**Recommendation:** PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

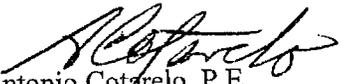
Cc: John M. Bowers

# Memorandum



**Date:** April 4, 2014

**To:** Eric Silva  
Development Coordinator  
Regulatory and Economic Resources Department

**From:**   
Antonio Cotarelo, P.E.  
County Engineer/Assistant Director  
Public Works and Waste Management Department

**Subject:** DIC 13-106  
Name: Baptist Hospital of Miami, Inc.  
Section 04 Township 55 South Range 40 East

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I. PROJECT LOCATION:

8900 North Kendall Drive

II. APPLICATION REQUEST:

This application requests an unusual use and a special exemption to expand the hospital use onto additional lands. A non-use variance of zoning regulations, said regulations to be determined. This application is also requesting a modification of a prior approval to allow for a new site plan and additional property for hospital use.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the site is available from the north and the south from SW 87 Avenue, SW 87 Court, SW 88 Avenue, SW 89 Avenue, SW 90 Avenue, SW 92 Avenue and access to the site from the west from SW 88 Street, SW 92 Street and SW 94 Street.

IV. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. It does meet Traffic Concurrence for an initial review. No vehicle trips have been reserved by this application. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting/platting. Furthermore, since this project is directly adjacent to SW 88 Street/Kendall Drive (SR94) and SW 87 Avenue (SR973) which are under the jurisdiction of the Florida Department of Transportation (FDOT), review and approval from FDOT must be obtained.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers)

1,044 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	25 %	East	20%
South	24%	West	31%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station F-64** located on SW 88 Street east of SW 103 Avenue, has a maximum LOS "EE" of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4722** vehicles and an additional **4** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-64** with its PHP and assigned vehicles is at LOS "C". The **204** vehicle trips generated by this development when combined with the **4722** and those previously approved through Development Orders, **4**, equal **4930** and will cause this segment to remain at LOS "C" whose range is 1 to 5250.

**Station 9704** located on SW 97 Avenue south of SW 88 Street, has a maximum LOS "B" of **1230** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1005** vehicles and an additional **7** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9704** with its PHP and assigned vehicles is at LOS "B". The **50** vehicle trips generated by this development when combined with the **1005** and those previously approved through Development Orders, **7**, equal **1062** and will cause this segment to remain at LOS "B" whose range is 801 to 1230.

**Station F-2278** located on Don Shula Expressway northeast of SW 87 Avenue, has a maximum LOS "D" of **6700** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **5515** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2278** with its PHP and assigned vehicles is at LOS "C". The **10** vehicle trips generated by this development when combined with the **5515** and those previously approved through Development Orders, **0**, equal **5525** and will cause this segment to remain at LOS "C" whose range is 1 to 5540.

**Station F-66** located on SW 88 Street west of SW 87 Avenue, has a maximum LOS "EE" of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3681** vehicles and an additional **1** vehicle have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-66** with its PHP and assigned vehicles is at LOS "C". The **147** vehicle trips generated by this development when combined with the **3681** and those previously approved through Development Orders, **1**, equal **3829** and will cause this segment to operate at LOS "C" whose range is 1 to 5250.

**Station 9172** located on SW 87 Avenue south of SW 88 Street, has a maximum LOS "SUMA" of **1580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1323** vehicles and an additional **2** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9172** with its PHP and assigned vehicles is at LOS "D". The **83** vehicle trips generated by this development when combined with the **1323** and those previously approved through Development Orders, **2**, equal **1408** and will cause this segment to remain at LOS "D" whose range is 681 to 1490.

**Station F-684** located on SW 88 Street east of SW 79 Avenue, has a maximum LOS "EE" of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **5594** vehicles and an additional **3** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-684** with its PHP and assigned vehicles is at LOS "E+4%". The **84** vehicle trips generated by this development when combined with the **5594** and those previously approved through Development Orders, **3**, equal **5681** and will cause this segment to remain at LOS "EE" whose range is 5391 to 6468.

**Station 9714** located on SW 104 Street west of US 1, has a maximum LOS "C" of **580** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **803** vehicles and an additional **8** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9714** with its PHP and assigned vehicles is at LOS "C". The **21** vehicle trips generated by this development when combined with the **803** and those previously approved through Development Orders, **8**, equal **832** and will cause this segment to remain at LOS "C" whose range is 561 to 850.

**Station F-1093** located on SW 112 Street west of US 1, has a maximum LOS "SUMA" of **1130** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **838** vehicles and an additional **9** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1093** with its PHP and assigned vehicles is at LOS "D". The **30** vehicle trips generated by this development when combined with the **838** and those previously approved through Development Orders, **9**, equal **877** and will cause this segment to remain at LOS "D" whose range is 661 to 1330.

**Station 9710** located on SW 102 Avenue south of SW 136 Street, has a maximum LOS "B" of **850** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **115** vehicles and an additional **2** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9710** with its PHP and assigned vehicles is at LOS "B". The **87** vehicle trips generated by this development when combined with the **115** and those previously approved through Development Orders, **2**, equal **204** and will cause this segment to remain at LOS "B" whose range is 1 to 850.

**Station 9706** located on SW 97 Avenue north of SW 136 Street, has a maximum LOS "C" of **750** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **631** vehicles and an additional **1** vehicle have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9706** with its PHP and assigned vehicles is at LOS "C". The **87** vehicle trips generated by this development when combined with the **631** and those previously approved through Development Orders, **1**, equal **719** and will cause this segment to remain at LOS "C" whose range is 1 to 750.

**Station F-1077** located on SW 87 Avenue south of SW 132 Street, has a maximum LOS "SUMA" of **1600** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1244** vehicles and an additional **2** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1077** with its PHP and assigned vehicles is at LOS "C". The **36** vehicle trips generated by this development when combined with the **1244** and those previously approved through Development Orders, **2**, equal **1282** and will cause this segment to remain at LOS "C" whose range is 1 to 1510.

**Station 9796** located on SW 136 Street west of US 1, has a maximum LOS "C" of 2960 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1403 vehicles and an additional 5 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9796** with its PHP and assigned vehicles is at LOS "C". The 36 vehicle trips generated by this development when combined with the 1403 and those previously approved through Development Orders, 5, equal 1444 and will cause this segment to remain at LOS "C" whose range is 1111 to 2960.

**Station F-2276** located on Don Shula Expressway north of Killian Parkway, has a maximum LOS "EE" of 18012 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 7866 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2276** with its PHP and assigned vehicles is at LOS "B". The 69 vehicle trips generated by this development when combined with the 7866 and those previously approved through Development Orders, 0, equal 7935 and will cause this segment to remain at LOS "B" whose range is 1 to 8230.

**Station F-1089** located on SW 112 Street south of SR874, has a maximum LOS "D" of 3580 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2870 vehicles and an additional 2 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1089** with its PHP and assigned vehicles is at LOS "C". The 100 vehicle trips generated by this development when combined with the 2870 and those previously approved through Development Orders, 2, equal 2972 and will cause this segment to remain at LOS "C" whose range is 1 to 3420.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

- SW 88 Street/N Kendall Drive and SW 92 Avenue intersection
  - Installation of a northbound right-turn lane
  - Extend exiting exclusive westbound left-turn lane
- SW 90 Avenue and Internal Driveway
  - Installation of a single lane roundabout
- SW 87 Avenue and SW 87 Court intersection
  - Installation of a southbound right-turn lane
  - Installation of an eastbound right-turn lane
- SW 87 Avenue and SW 92 Street intersection
  - Installation of an eastbound left-turn lane
  - Installation of a southbound right-turn lane

VIII. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

Review of the traffic impact study and roadway network revealed the following additional required improvements:

- Exclusive right-turn lane should be provided at the following locations:

- Along westbound SW 94 Street at eastern driveway to access B. C. V. I. building shown in Attachment A.
  - Along westbound SW 94 Street at the western most driveway
  - Along eastbound SW 88 Street driveway at SW 90 Avenue
  - Along eastbound SW 88 Street at SW 87 Court
  - Along eastbound SW 88 Street perimeter road/SW 88 Avenue, west of SW 87 Court
- Extend westbound left turn storage at SW 88 Street and SW 87 Avenue intersection as required by the study.
  - The signal modification at SW 87 Avenue and SW 92 Street intersection requires the FDOT and our Traffic Signals and Signs Division approval.

IX. SITE PLAN CRITIQUE:

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

X. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

- c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources  
Joan Shen, Ph. D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM  
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM

# Memorandum



**Date:** March 5, 2014

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources Department

**From:** Paul Mauriello, Assistant Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** Baptist Hospital of Miami, Inc. (DIC #13\_106)

A handwritten signature in black ink, appearing to read "Paul Mauriello". The signature is written in a cursive style and is positioned to the right of the "From:" field.

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The Department's review of the above-referenced item which includes revised documents is provided below. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division at 305-514-6661. **The PWWM has no objections to the proposed application.**

**Application:** *Baptist Hospital of Miami, Inc.*, seeks an unusual use and special exception to permit the expansion of the hospital onto additional properties to the east and west and non-use variance of zoning regulations along with modifications to previous Resolution No. CZAB12-8-05 and Agreements to permit additions to the previously approved hospital and to add a hotel, medical building and a conference facility. Application now includes a revised letter of intent that responds to a deficiency letter, dated December 16, 2013, which includes revisions to the Main Campus Master Plan.

**Size:** The subject property is approximately 98.62 acres.

**Location:** The subject property is located at 8900 N. Kendall Drive, in Miami-Dade County, Florida.

## **Analysis:**

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

### 2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the expansion of Baptist Hospital of Miami, Inc. to add a hotel, medical building and conference facility on the property will be considered commercial establishments. Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service, once the building is developed on the vacant lot. The collected material will subsequently be disposed of at PWWM facilities.

#### 4. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |  |
|----------------------------------|--|
| 1) High grade office paper       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

**Section 15-2.3** of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

#### 4. Waste Storage/Setout Considerations

**Section 15-4** of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

#### 5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Baptist Hospital of Miami, Inc  
DIC # 13-106  
March 6, 2014

**Water Conservation:** All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to  
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to  
[http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

DATE: 19-DEC-13

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

BAPTIST HOSPITAL OF MIAMI INC

8900 N KENDALL DRIVE, MIAMI-  
DADE COUNTY, FLORIDA.

---

APPLICANT

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ADDRESS

---

Z2013000106

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HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201202002926 was opened on April 19, 2012 for collectin bin and warning notice issued. Violation corrected and case closed on April 24, 2012. BNC: No bss cases open/closed.

Baptist Hospital of miami Inc

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

# Memorandum



**Date:** March 6, 2014

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate *Maria A. Valdes*  
Chief, Comprehensive Planning & Water Supply Certification Section

**Subject:** Baptist Hospital of Miami, Inc. - DIC Application No. Z2013000106, Revision #1

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. Please note that final points of connection for this project will be issued at the time the applicant request connection to the water and sewer system infrastructure. Therefore, all points of connections provided below might change at the time of development and a capacity modeling evaluation may be required.

**Recommendation:** Approval based on conditions noted below.

**Application Name:** Baptist Hospital of Miami, Inc.

**Proposed Development:** The applicant is requesting a public hearing for approval to allow the construction of the Baptist Health Cancer Institute in the northeast section of the Main Hospital Campus, medical offices, and parking facilities in the western section of the Main Campus, and a hotel with conference rooms on the northwest portion of the Main Campus. The proposed development consists of 408,068 sq.ft. of Cancer Institute Buildings 1 and 2 on the north east side of the Main Campus, 225,686 sq.ft., a medical office building on the west side of the Main Campus, 24,720 sq.ft., a new 3 stories Cancer Center located on the south east portion of the property, and hotel with 184 rooms and a 120,285 sq. ft. conference facility on the northwest portion of the Main Campus. The total water demand for this development will be 162,124 gpd.

The total water demand in gallons per day (gpd) for this project is described below:

Projected Water Demand				
Proposed Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Cancer Institute Buildings P1, P2	sq. ft.	408,068	20gpd/100SF	81,614
3 stories Cancer Center P13	Sq.ft.	24,720	20gpd/100SF	4,944
Medical Office P6	sq. ft.	225,686	20gpd / 100SF	45,137
Conference Facility P15	sq. ft.	120,285	10gpd /100SF	12,029
Hotel P14	Rooms	184	100gpd /Room	18,400
<b>TOTAL</b>				<b>162,124</b>

**Project Location:** The subject property is located at 8900 N. Kendall Drive, in unincorporated Miami-Dade County.

**Water:** The subject project is located within MDWASD's service area. Please note that there is a MDWASD Agreement No. 21537 associated with this project. However, said Agreement must be revised to reflect the new proposed development for the Baptist Hospital project.

The source of water for the project is the Alexander Orr Water Treatment Plant. There is an existing 12-inch water main along SW 87<sup>th</sup> Court/SW 87<sup>th</sup> Avenue, from which the developer may connect to provide water service to the development located on the north east and south east portion of the Campus. For the development on the western section of the Main Campus, there is an existing 12-inch water main along SW 92<sup>nd</sup> Avenue from which the developer may connect to provide water service to said development. For the new hotel and conference room on the northwest portion of the Main Campus, a 12-inch water main extension will be required along SW 92<sup>nd</sup> Avenue, replacing the existing 8-inch water main along said

avenue. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. In addition, all comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

A Water Supply Certification (WSC) was issued on July 2, 2013 with Agreement Number 21537. However, please note that the WSC for this agreement reflects a total water demand based on 350,000 square feet of Physician Offices replacing vacant land. Therefore, said WSC letter must be revised to reflect the new proposed development described on the table above. The new WSC will be issued at the time the Agreement is revised to reflect the new proposed development. The WSC letter shall remain active in accordance with the terms and conditions specified in said certification. Said certification is issued to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters is obtained.

**Sewer:** The subject project is located within MDWASD's service area. As mentioned above, there is a MDWASD Agreement No. 21537 associated with this project that shall be revised to reflect the proposed development with this application. There is an existing 8-inch sanitary gravity sewer line abutting the property along SW 87<sup>th</sup> Avenue/SW87th Court from which the developer may connect to provide sanitary sewer service to the development located along the north east and south east portion of the Campus. For the development along the western section of the Main Campus, there is an existing 8-inch sanitary gravity sewer line along SW 92<sup>nd</sup> Avenue from which the developer may connect to provide sanitary sewer service to said development. For the new hotel facility with conference room located on the northwest portion of the main campus, there is an existing 8-inch gravity sewer system within the property from which the developer may connect. Please note that the existing sanitary sewer main within the hotel facility may be in conflict with the proposed development and will require relocation.

Pump Station: 0571  
Yearly NAPOT: 2.68 Hrs  
Projected NAPOT: 2.71 Hrs  
Projected NAPOT including this project flows: 3.20 Hrs

The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree, and the new USEPA/FDEP Consent Decree effective on December 6, 2013.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

























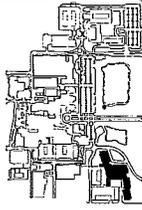












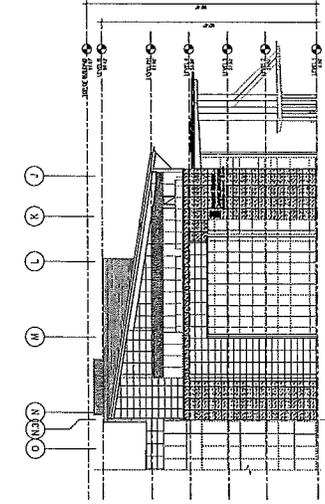
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JOB NUMBER	100017202
SCALE	1/8" = 1'-0"
DESIGNED BY	BR/ML
CHECKED BY	BR/ML
APPROVED BY	BR/ML
COPYRIGHT © 2011 PERKINS + WILL	

Sheet Description	02/10/2014
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Drawn By	BR/ML
Checked By	BR/ML
Approved By	BR/ML
Title	

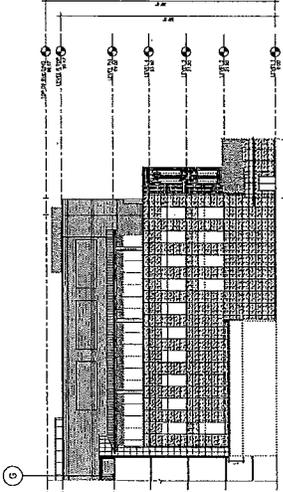
CANCER INSTITUTE  
BUILDING  
ELEVATIONS  
(P1 & P2)

Sheet  
**A-10.5**

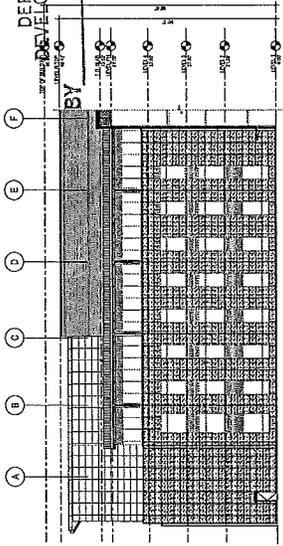
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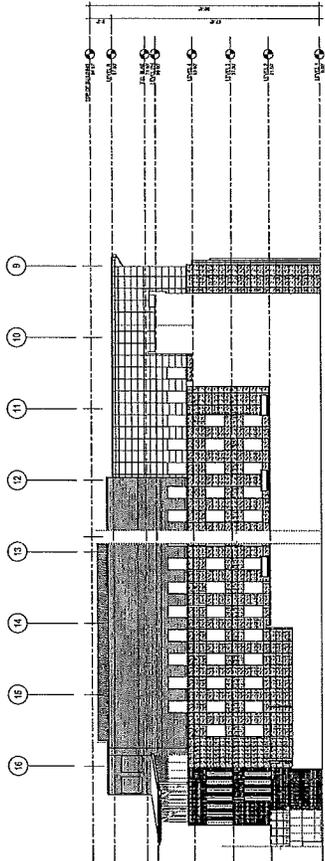
6 NORTH WING (P1) - NORTH ELEVATION  
1/8"=1'-0"



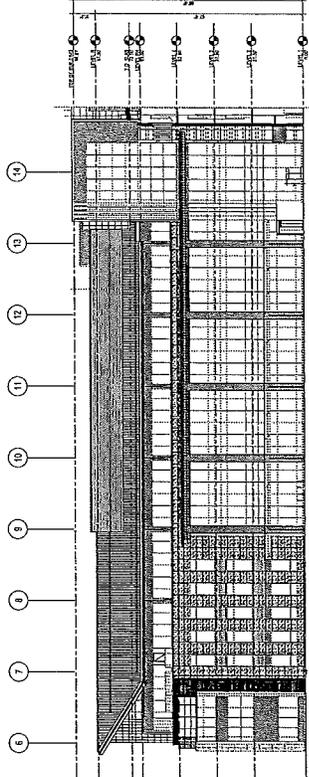
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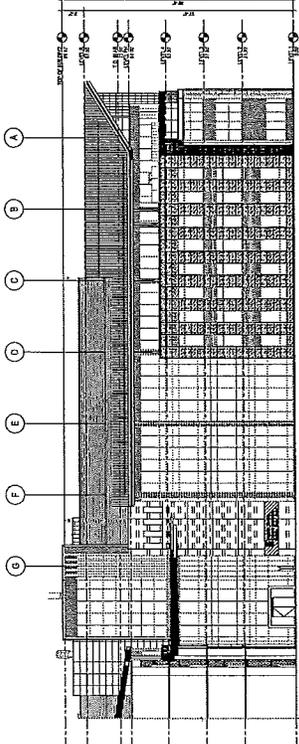
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1/8"=1'-0"



5 NORTH WING (P1) - EAST ELEVATION  
1/8"=1'-0"



3 NORTH WING (P1) - WEST ELEVATION  
1/8"=1'-0"



1 WEST WING (P1) - NORTH ELEVATION  
1/8"=1'-0"

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DEVELOPMENTAL IMPACT COMMITTEE

See signage package prepared by  
TCA Design for additional details  
of signage.

NOTE:  
PROPOSED PLAN IS IN THE DESIGN  
PROCESS. FINAL DESIGN MAY DIFFER  
FROM PLAN ABOVE.



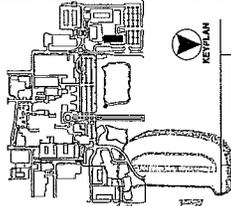








In accordance with  
have information provided for



NO.	DATE	DESCRIPTION	BY	CHKD.
01	07/27/14	ISSUE FOR PERMITS		
02				
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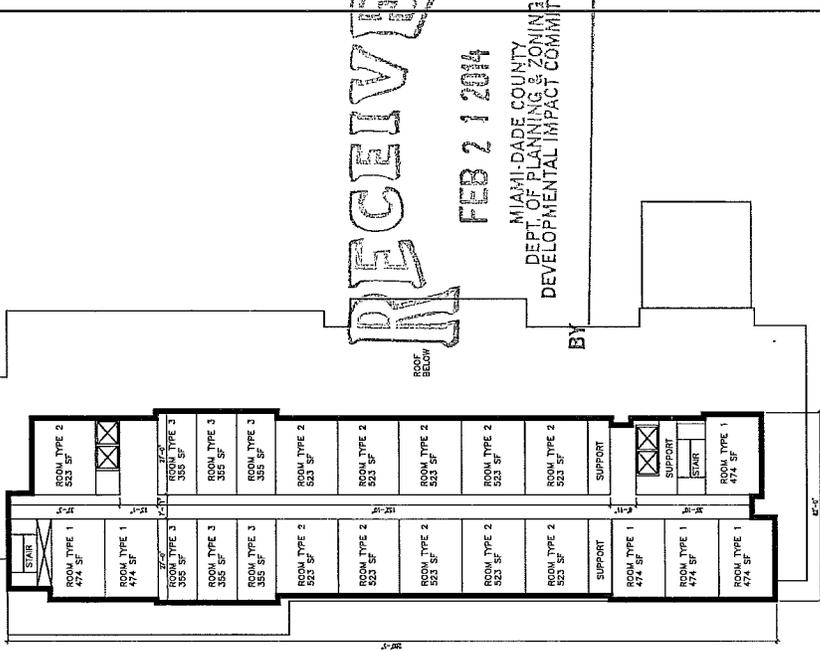
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01	07/27/14	ISSUE FOR PERMITS		
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HOTEL (P14)  
LEVELS 1 & 2  
FLOOR PLAN

**A-16.1**

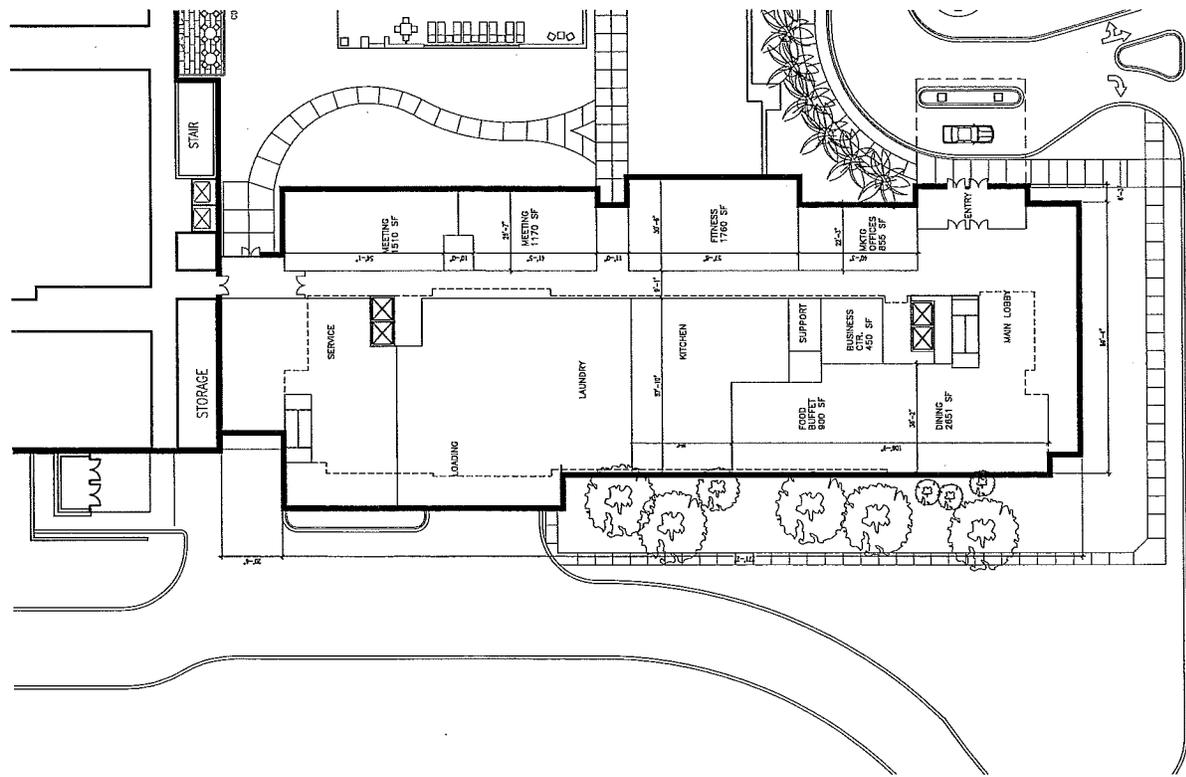
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CONFERENCE  
FACILITY



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MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

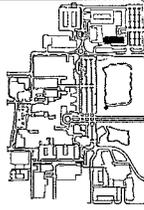
**NOTE:**  
PROPOSED PLAN IS IN THE DESIGN  
PROCESS. FINAL DESIGN MAY DIFFER  
FROM PLAN ABOVE.  
ROOMS MAY BE COMBINED TO ALLOW  
FOR SUITES OR STANDARD ROOM  
TYPES



2 TYPICAL FLOOR PLAN 2-9  
1/8" = 1'-0"

1 FIRST FLOOR PLAN  
1/8" = 1'-0"

In elevation with  
base information provided by



NO.	DATE	DESCRIPTION	BY
001	07/27/14	Revisions	RP
002			
003			
004			
005			
006			
007			
008			
009			
010			

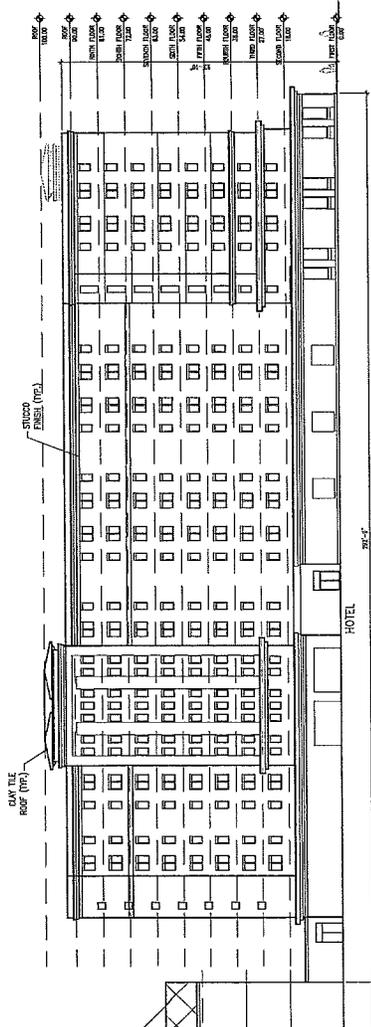
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Checker	BT
Designer	BT
Title	

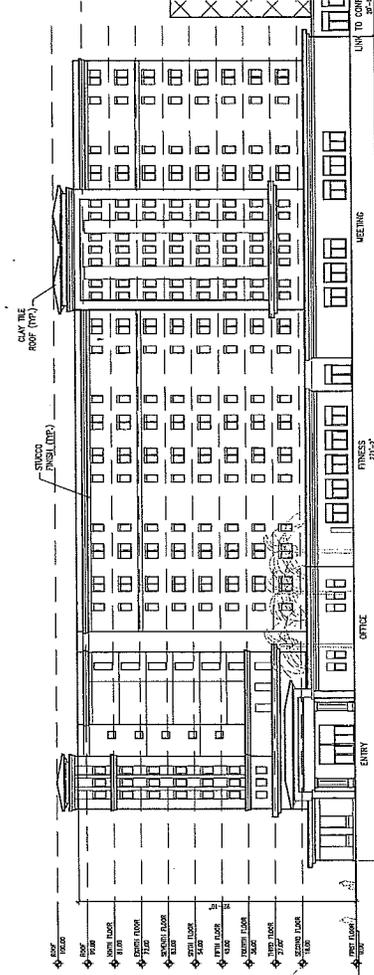
HOTEL (P14)  
ELEVATIONS

Sheet  
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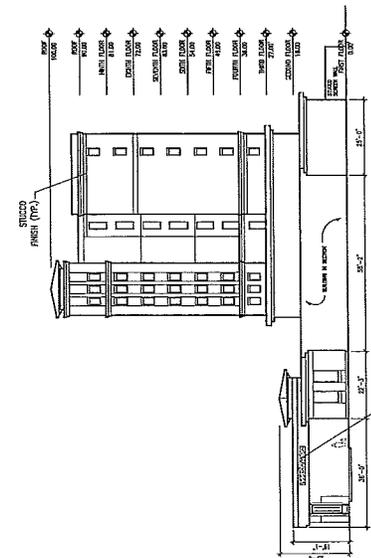
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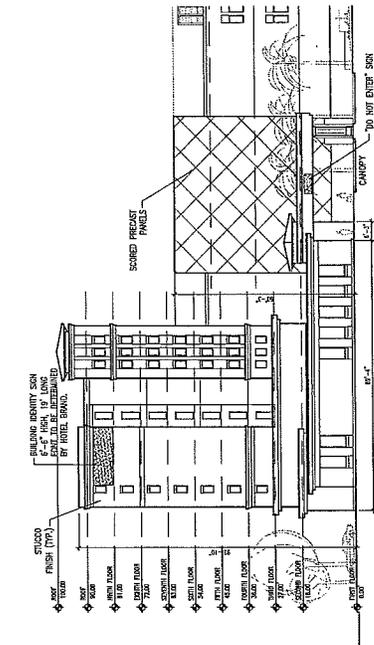
**4** EAST ELEVATION  
1/8" = 1'-0"



**2** WEST ELEVATION  
1/8" = 1'-0"



**3** SOUTH ELEVATION  
1/8" = 1'-0"



**1** NORTH ELEVATION  
1/8" = 1'-0"

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DEVELOPMENTAL IMPACT COMMITTEE

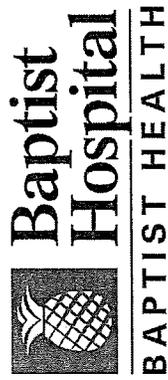
BY \_\_\_\_\_  
See signage packages enclosed by  
Arch. Design for additional details  
of signage.

**NOTE:**  
PROPOSED PLAN IS IN THE DESIGN  
PROCESS. FINAL DESIGN MAY DIFFER  
FROM PLAN ABOVE.









Main Campus: Signage Master Plan  
28 January 2014

 **tgadesign**  
tom grabowski associates, inc.  
4649 portce de leon blvd. suite 401 coral gables, florida 33146  
305.569.2550 www.tgadesign.com

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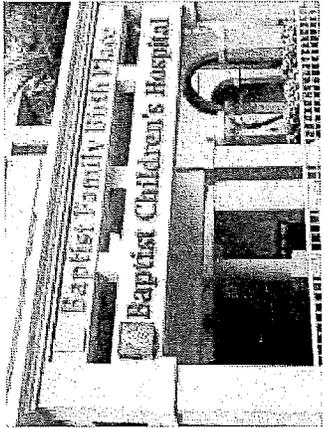
MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

BY \_\_\_\_\_



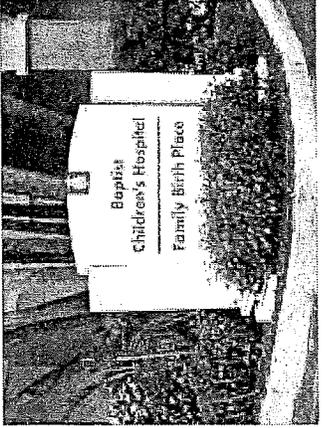
illuminated

Sign Location #1  
13" wide with 12" text, approximately 3" thick.  
Signage square footage: 13 sf.



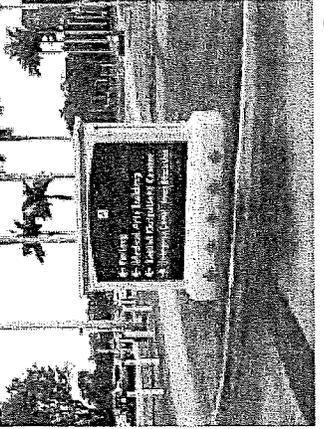
illuminated

Sign Location #2  
14" wide with 12" text  
NOTE: Baptist Family Birth Place is non-illuminated; Baptist Children's Hospital is illuminated.  
Non-illuminated sign depth: approximately 1".  
Illuminated sign depth: approximately 3".  
Signage square footage for both signs: 28 sf.



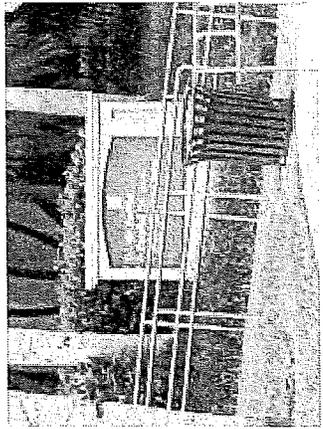
illuminated

Sign Location #3  
4' wide x 6' high, 8" deep sign panel.  
Signage square footage: 24 sf.



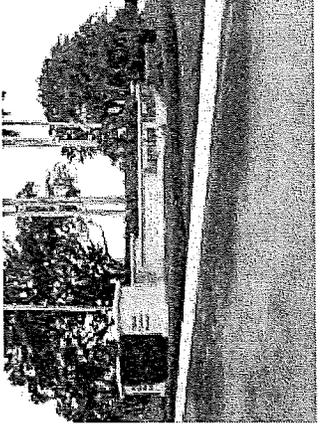
illuminated

Sign Location #4  
7' wide x 6' 2" high, 12" deep sign panel.  
Signage square footage: 43 sf.



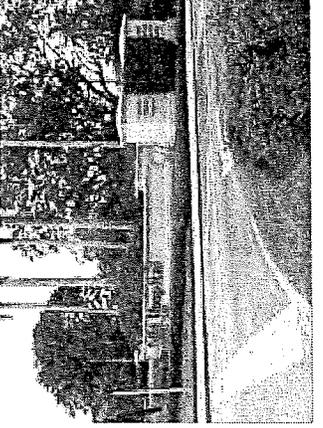
illuminated

Sign Location #5  
5' 2" wide x 4' 10" high, 8" deep.  
Signage square footage: 30 sf.



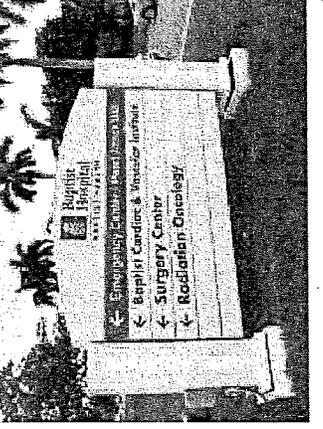
illuminated

Sign Location #6  
26' wide with 20" text (main wall);  
Baptist Children's Hospital and  
Baptist Cardiac & Vascular Institute have  
4' x 4' text area, with 5" text (each). Sign letter depth:  
approximately 3".  
Signage square footage: 75 sf



illuminated

Sign Location #7  
26' wide with 20" text (main wall);  
Baptist Children's Hospital and  
Baptist Cardiac & Vascular Institute have  
4' x 4' text area, with 5" text (each). Sign letter depth:  
approximately 3".  
Signage square footage: 75 sf.



illuminated

Sign Location #8  
9' 6" wide x 6' high, 12" deep sign panel.  
Signage square footage: 57 sf.

tgadesign  
1001 grabowski associates, inc.  
4169 ponce de leon blvd, suite 403 coral gables, florida 33146  
305.660.2559 www.tgadesign.com  
contact: david\_suzart@tgadesign.com

Baptist  
Hospital  
BAPTIST HEALTH  
Main Campus: Signage Master Plan

Master Plan -  
Existing Sign Photos

description:

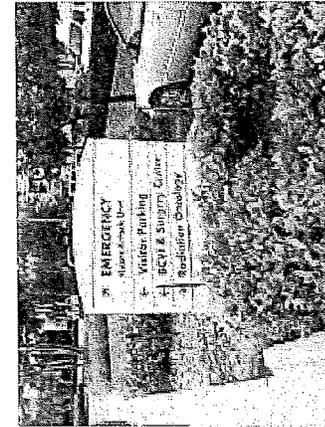
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6.24.13 gra  
3. 1.24.14 cra  
4.  
style 8  
revisions:

1  
sheet:

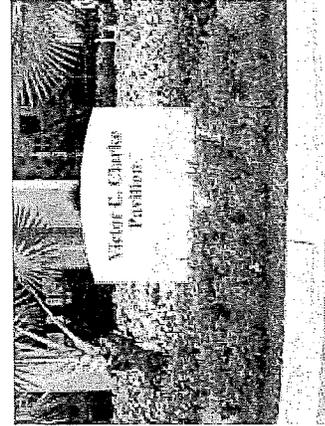
FEB 2 1 2014

MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

BY



**Sign Location #9**  
 5' 6" wide x 4' 6" high, 6" deep.  
 Signage square footage: 25 sf.



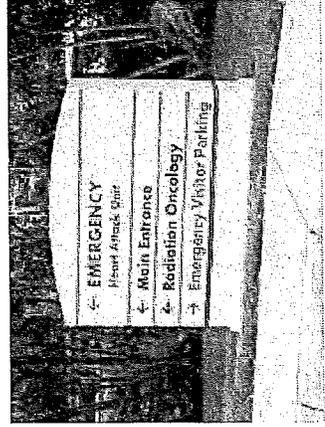
**Sign Location #10**  
 5' 6" wide x 4' 4" high, 6" deep.  
 Signage square footage: 24 sf.



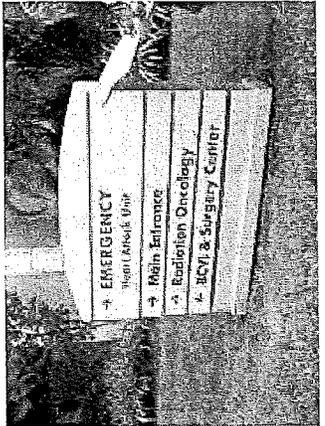
**Sign Location #11**  
 11' wide with 1' 4" text, 6" thick.  
 Signage square footage: 14 sf.



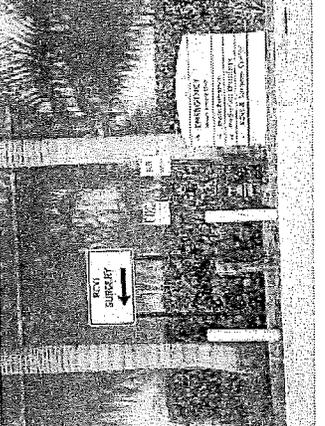
**Sign Location #12**  
 4' 2" wide x 3' 6" high, 6" deep.  
 Signage square footage: 15 sf.



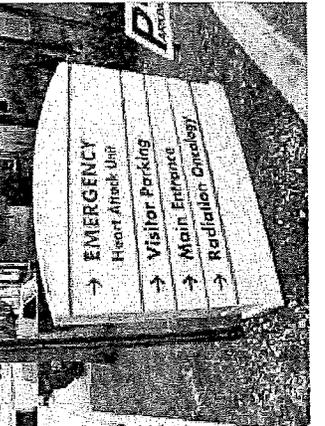
**Sign Location #13**  
 5' 6" wide x 4' 6" high, 6" deep.  
 Signage square footage: 25 sf.



**Sign Location #14**  
 5' 6" wide x 4' 6" high, 6" deep.  
 Signage square footage: 25 sf.



**Sign Location #15**  
 5' 6" wide x 4' 6" high, 6" deep.  
 Signage square footage: 25 sf.



**Sign Location #16**  
 5' 6" wide x 4' 6" high, 6" deep.  
 Signage square footage: 25 sf.

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D/

**tgadesign**  
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 4649 pennac de laun Blvd, suite 401 coast gables, florida 33146  
 305.669.2550 www.tgadesign.com

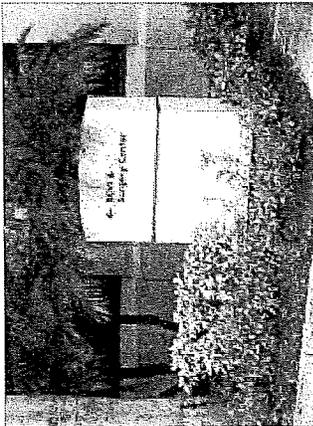
**Baptist Hospital**  
 BAPTIST HEALTH  
 Main Campus: Signage Master Plan

Master Plan -  
 Existing Sign Photos

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 2. 6.24.13 cra

2

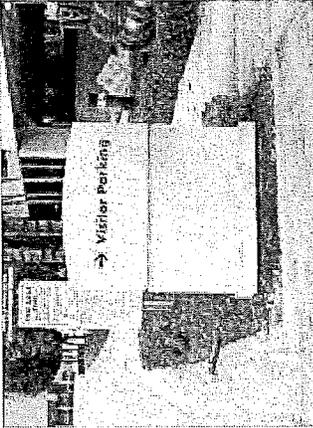
issues & revisions: sheet:



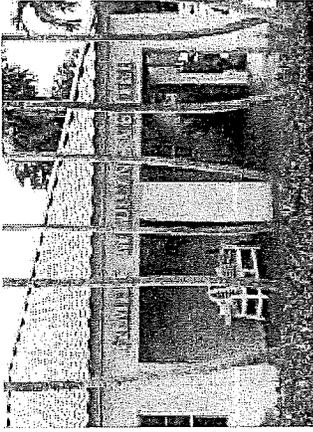
**Sign Location #17**  
 4'2" wide x 3'6" high, 6" deep.  
 Signage square footage: 15 sf.



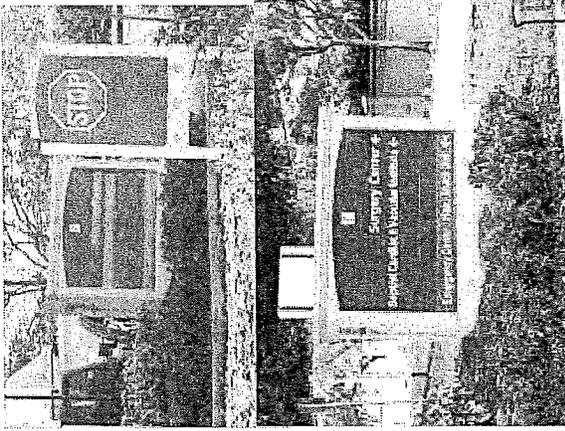
**Sign Location #18**  
 4'2" wide x 3'6" high, 6" deep.  
 Signage square footage: 15 sf.



**Sign Location #19**  
 4'2" wide x 3'6" high, 6" deep.  
 Signage square footage: 15 sf.



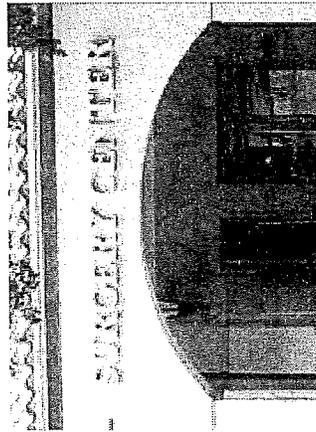
**Sign Location #20**  
 17' wide with 10" text; sign will be removed once BCVI construction is complete; sign is 2" thick.  
 Signage square footage: 14 sf.



**Sign Location #23**  
 6'6" wide x 5'2" high, 12" thick.  
 NOTE: Site is now under construction; new Entrance Feature proposed.  
 Signage square footage: 34 sf.



**Sign Location #22**  
 2'4" wide x 3'6" high, 1/4" deep.  
 Signage square footage: 8 sf each sign



**Sign Location #24**  
 17' wide with 10" text; sign will be removed once BCVI construction is complete; letters are 2" thick.  
 Signage square footage: 10 sf.

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 DEPT. OF PLANNING & ZONING  
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 2-6.21.13 crd 5-1.28.14 crd  
 3-7.10.13 crd 6-

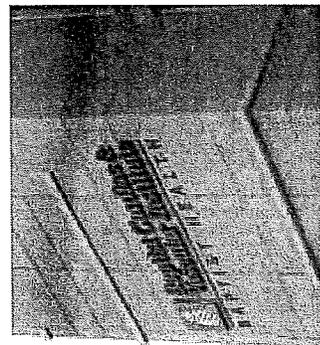
3

BY  
 Master Plan -  
 Existing Sign Photos  
 description:

**Baptist Hospital**  
 BAPTIST HEALTH  
 Main Campus: Signage Master Plan

**tgadesign**  
 1100 FRANKLIN ASSOCIATES, INC.  
 4649 PONTON DE LOAN BLVD, SUITE 401 CORAL GABLES, FLORIDA 33136  
 305.955.5158 www.tgadesign.com

sheet:



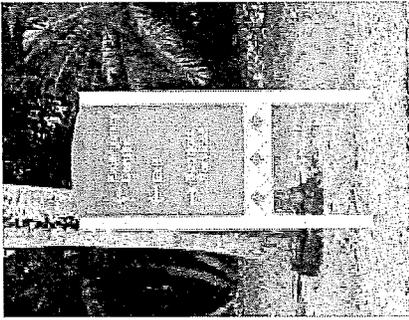
**Sign Location #25**  
 16' wide with 18" text; sign will be removed once BCVI construction is complete. Letters and logos are 3" thick (Baptist Cardiac & Vascular Institute) and 1" thick (Baptist Health).  
 Signage square footage: 24 sf.



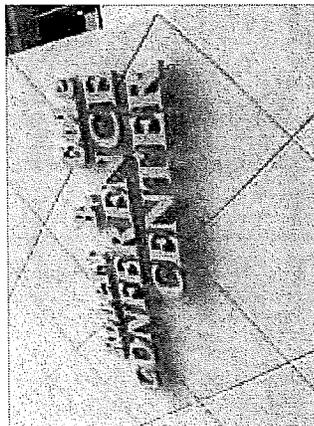
**Sign Location #26**  
 4' 2" wide x 3' 6" high, 6" deep.  
 Signage square footage: 15 sf.



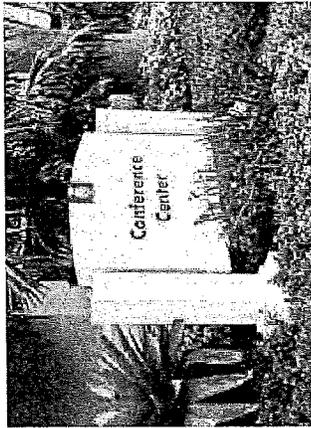
**Sign Location #27**  
 6' 6" wide x 5' 2" high, 12" deep.  
 Signage square footage: 34 sf.



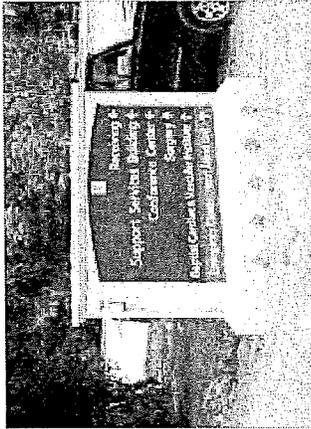
**Sign Location #28**  
 2' 4" wide x 4' 0" high, 1/4" thick.  
 Signage square footage: 9 sf.



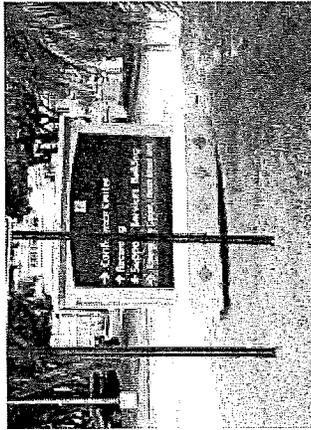
**Sign Location #29**  
 10' 0" wide with 10" high text; letters are 1" thick.  
 Signage square footage: 30 sf.



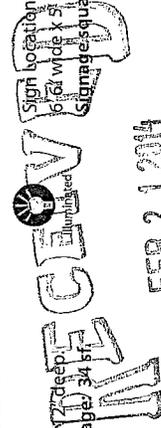
**Sign Location #30**  
 4' 2" wide x 3' 6" high, 6" deep.  
 Signage square footage: 15 sf.



**Sign Location #31**  
 6' 6" wide x 5' 2" high, 12" deep.  
 Signage square footage: 34 sf.



**Sign Location #32**  
 6' 6" wide x 5' 2" high, 12" deep.  
 Signage square footage: 34 sf.



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**tygadesign**  
 1001 Grabelle Ave, Suite 401, Coral Gables, Florida 33146  
 305.669.2555 www.tygadesign.com

**Master Plan -**  
**Existing Sign Photos**  
 description: BY

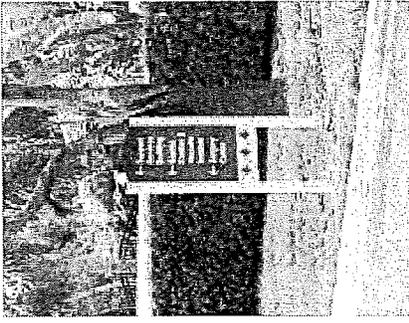
MIAMI-DADE COUNTY  
 DEPT. OF PLANNING & ZONING  
 DEVELOPMENTAL IMPACT COMMITTEE

issues & revisions:

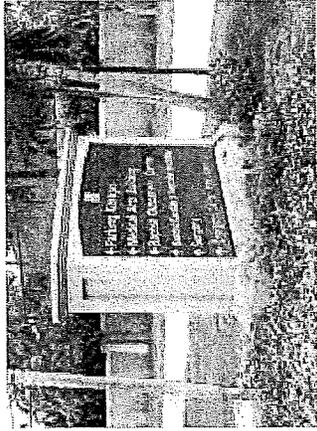
4

sheet:

87



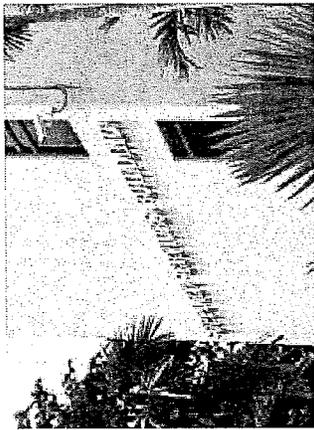
Sign Location #36  
2'3" wide x 4'0" high, 1/4" thick.  
Signage square footage: 9 sf.



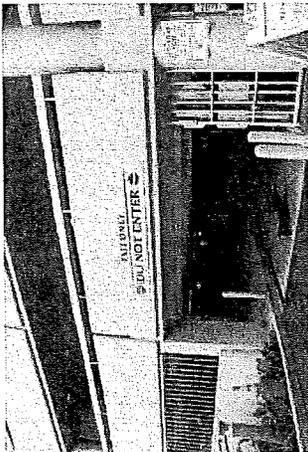
Sign Location #35  
6'6" wide x 5'2" high, 12" deep.  
Signage square footage: 34 sf.



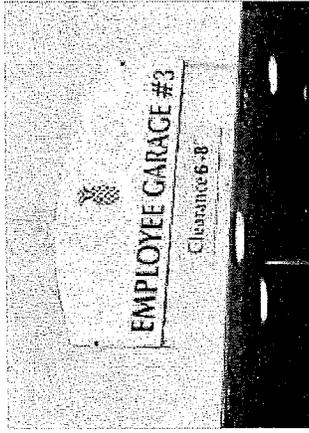
illuminated



Sign Location #34  
26'0" wide with 12" text, with 2" thick letters.  
Signage square footage: 16 sf.



Sign Location #33  
6'6" wide x 2'8" high, 1/4" thick.  
Signage square footage: 18 sf.



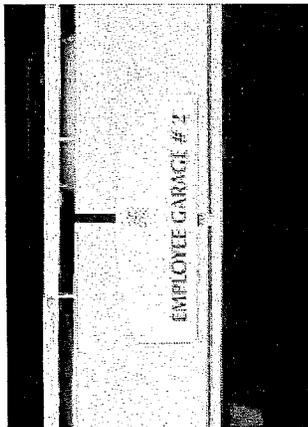
Sign Location #40  
6'6" wide x 2'8" high, 1/4" thick.  
Signage square footage: 18 sf.



Sign Location #39  
6'6" wide x 2'8" high, 1/4" thick.  
Signage square footage: 18 sf.



Sign Location #38  
6'6" wide x 2'8" high, 1/4" thick.  
Signage square footage: 18 sf.



Sign Location #37  
6'6" wide x 2'8" high, 1/4" thick.  
Signage square footage: 18 sf.

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- 1. 6.20.13 djs
- 2. 6.21.13 cra
- 3. 1.24.14 cra
- 4. 1.28.14 cra

Master Plan - DEPT. OF PLANNING & ZONING  
Existing Signage  
DEVELOPMENTAL IMPACT COMMITTEE

Sheet:

ISSUES & REVISIONS:

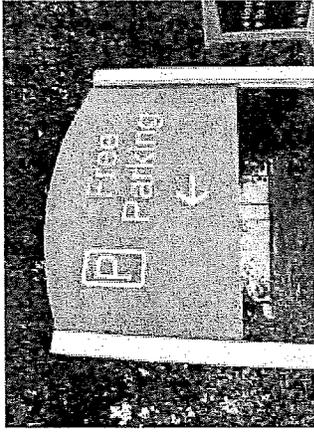
description



BAPTIST HEALTH  
Miami Campus: Signage Master Plan



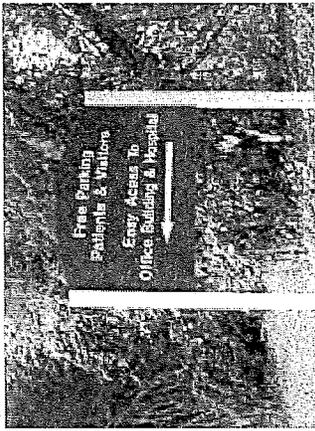
4649 portofino de la boca blvd, suite 401, coral gables, florida 33146  
305.667.2550 www.tgadesign.com  
contact: david\_shure@tgadesign.com



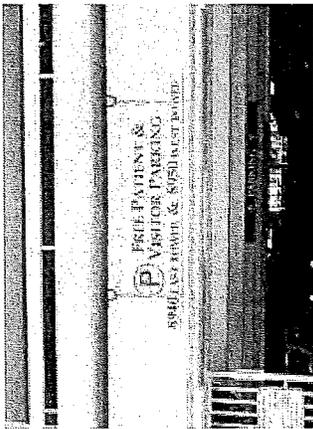
**Sign Location #44**  
 3' 8" wide x 2' 8" high; sign will be removed once future MAB site is developed. 1/4" thick.  
 Signage square footage: 10 sf.



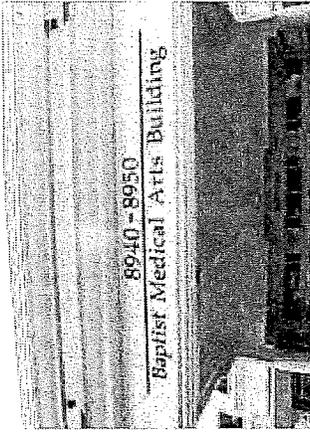
**Sign Location #43**  
 4' 0" wide x 3' 6" high, 8" deep.  
 Signage square footage: 14 sf.



**Sign Location #42**  
 3' 8" wide x 2' 8" high, 1/4" thick.  
 Signage square footage: 10 sf.



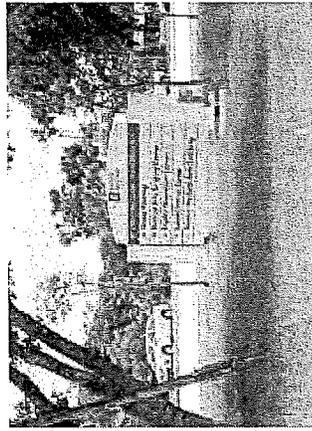
**Sign Location #41**  
 6' 6" wide x 2' 8" high, 1/4" thick.  
 Signage square footage: 18 sf.



**Sign Location #48**  
 3' 8" wide with 10" text, 1/4" thick.  
 Signage square footage: 9 sf.



**Sign Location #47**  
 3' 8" wide x 2' 8" high, 1/4" thick.  
 Signage square footage: 10 sf.



**Sign Location #46**  
 9' 6" wide x 6' 0" high, 12" deep sign panel.  
 Signage square footage: 57 sf.



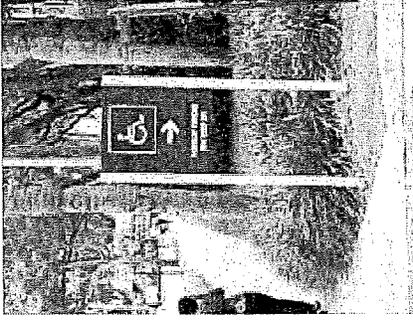
**Sign Location #45**  
 6' 6" wide x 5' 2" high; sign will be removed once future MAB site is developed, 12" deep sign panel.  
 Signage square footage: 34 sf.

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<p><b>Master Plan - Existing Sign Phylas</b></p> <p>description:</p>	<p>MIAMI-DADE COUNTY          DEPT. OF PLANNING &amp; ZONING          DEVELOPMENTAL IMPACT COMMITTEE</p> <p>2. 6.21.13 cra 4. 1.24.14 cra          3. 7.10.13 cra</p>	<p>6</p> <p>sheet:</p>
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**tgadesign**  
 tom@tgadesign.com  
 305.459.2559 www.tgadesign.com

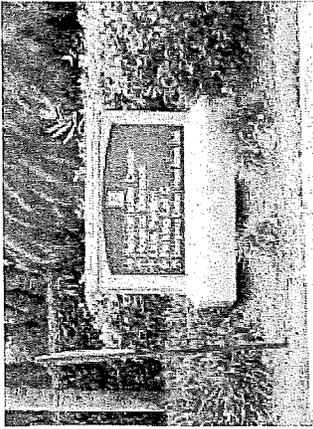


Sign Location #55  
3'8" wide x 2'8" high, 1/4" thick.  
Signage square footage: 9.5 sf.

6.20.13 djs



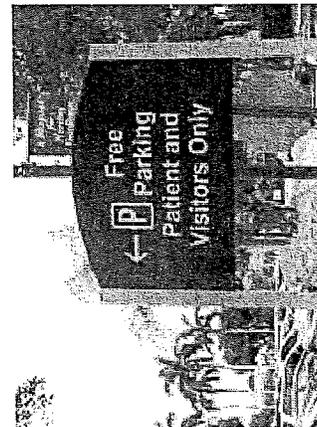
Sign Location #54  
2'4" wide x 3'0" high, 1/4" thick.  
Signage square footage: 6.75 sf.



Sign Location #53  
5'2" wide x 4'10" high, 8" deep.  
Signage square footage: 25 sf.



Sign Location #49, #50, #51, #52 and #71  
5'6" wide x 3'0" high, 1/4" thick.  
Signage square footage: 16.5 sf.



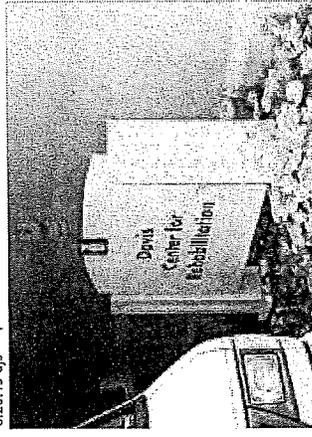
Sign Location #56  
3'8" wide x 2'8" high, 1/4" thick.  
Signage square footage: 9.5 sf.



Sign Locations #57 and #58  
3'8" wide x 2'8" high, 1/4" thick.  
Signage square footage: 9.5 sf.



Sign Location #59  
27'0" wide with top text, letters are 2" thick.  
Signage square footage: 22.2 sf.



Sign Location #60  
17'0" wide x 3'5" high, 8" deep.  
Signage square footage: 14 sf.

6.20.13 djs

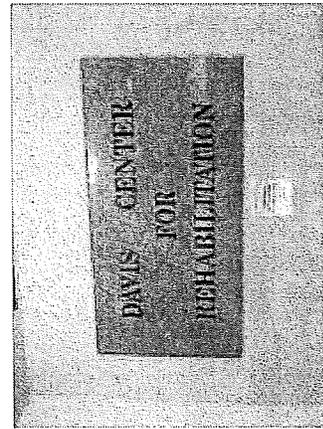
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**tgadesign**  
305.569.2550 [www.tgadesign.com](http://www.tgadesign.com)  
4400 NW 12th St, Suite 401 Coral Gables, Florida 33146  
contact: [david\\_stuart@tgadesign.com](mailto:david_stuart@tgadesign.com)

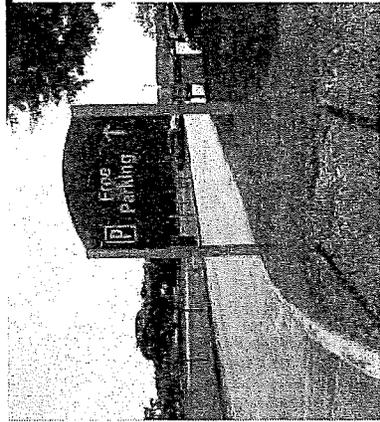
**Baptist Hospital**  
BAPTIST HEALTH  
Miami Campus: Signage Master Plan

Master Plan - Existing Signage	6.20.13 djs	4. 1.28.14 cra
BY	6.21.13 cra	
description:	3. 1.24.14 cra	

92



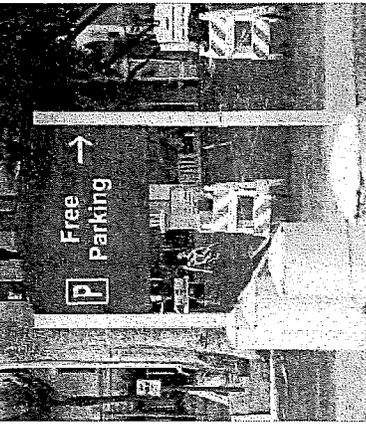
Sign Location #61  
6'0" wide x 3'0" high.  
Signage square footage: 18 sf.



Sign Locations #62 and #70  
3'8" wide x 2'8" high, 1/4" thick.  
Signage square footage: 9.5 sf.



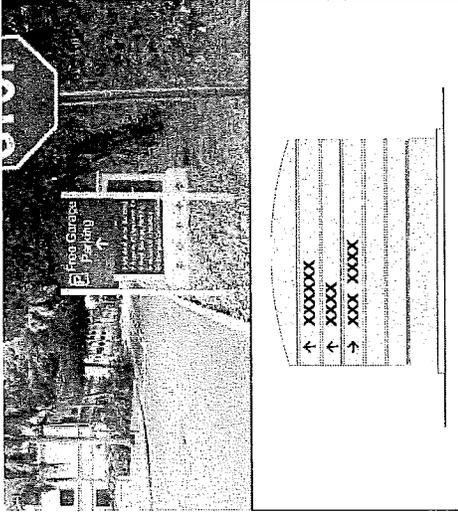
Sign Location #63  
4'2" wide x 3'6" high, 8" deep.  
Signage square footage: 14 sf.



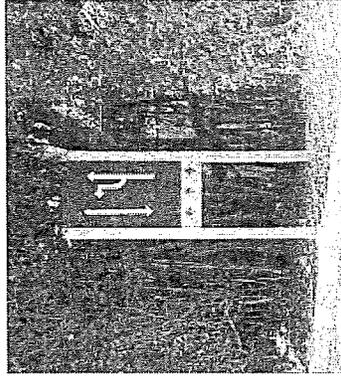
Sign Location #65  
3'8" wide x 2'8" high, 1/4" thick.  
Signage square footage: 9.5 sf.



Sign Location #66  
4'0" wide x 4'0" high, 1/4" thick.  
Signage square footage: 16 sf.



Sign Location #67  
3'8" wide x 2'8" high; sign will be removed once future MAB site is developed, to be replaced with a directional sign; 8" deep. Signage square footage: 9.5 sf.



Sign Location #64  
13'6" wide with 12" text, 1" thick letters.  
Signage square footage: 13.5 sf.

Sign Locations #68 and #69  
2'4" wide x 4'0" high, 1/4" thick.  
Signage square footage: 9 sf.

**tgadesign**  
10001 American Lane, Suite 401, Coral Gables, Florida 33146  
305.462.2335 www.tgadesign.com  
contact: davis\_maria@tgadesign.com

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6.24.13 cra 4. 1.24.14 cra

8 sheet:

MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
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**ILLUMINATED**

Non-ferrous metal fasteners as required.  
3/8" stainless steel stud set. Minimum of 3" deep  
set in epoxy adhesive.

Aluminum tube spacers, painted to  
match building and standoff  
1" from wall.

Stainless steel screws/acrylic plug to hold face.  
Sizes determined by structural engineer.

1/4" clear Lexan® backing or equiv.

White LED illumination, as required, firing  
back into letter. Inside of letters to use a white  
paint with maximum reflectance value. Use  
MaxBrite® 7000K white, weatherproof LEDs

Fabricated 2" x 3" (D) 316L S.S., .125" (T) reverse  
lighted, channel letters.

All edge joints to be sealed and free of  
light leaks (typ)

2-1/2" (D) letters (max), smaller depth if technology allows.

3" (D) raceway. (2" (D) if transformer can fit inside at this depth

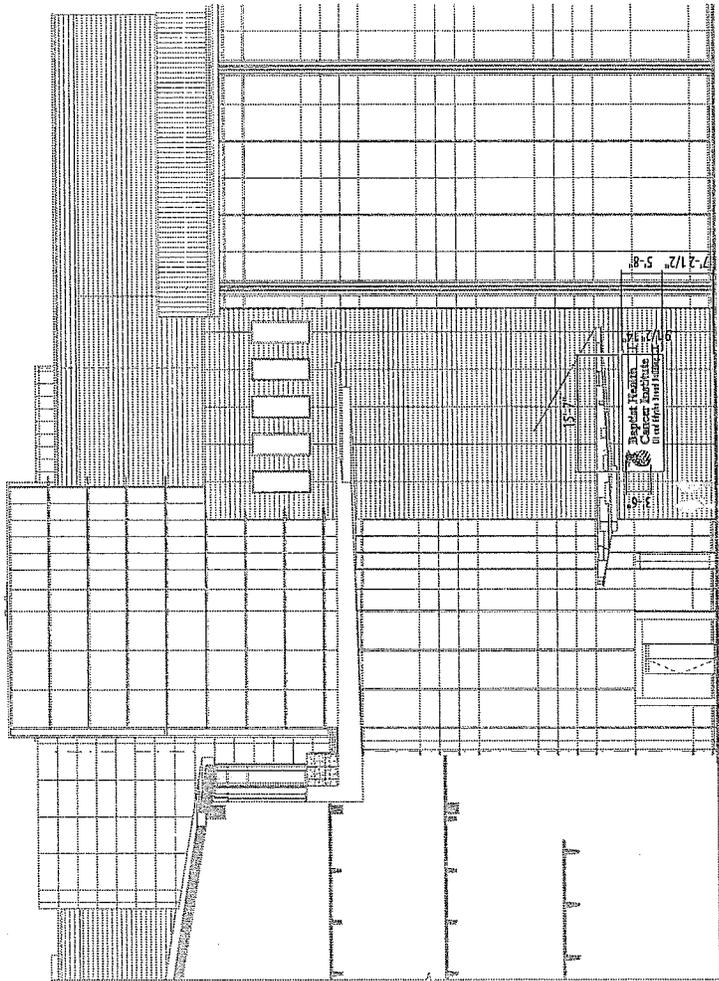
1" standoff

Electrical connections:  
Client to provide one (1) 120V / 20A circuit.

Fabricator to provide a flush mounted photocell control  
on top of raceway. Fabricator to coordinate w/ client.

**SECTION - Reverse Channel Letter**

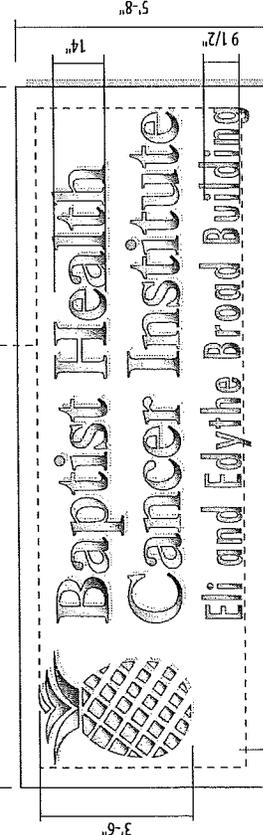
Scale: nts



Provide 120V / 20A electrical  
feed to center of raceway area.  
Install flush mounted photocell  
control on top of raceway.

**WEST WING - North Elevation**

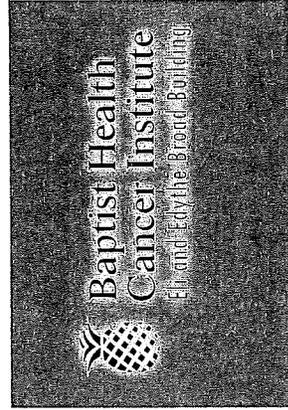
1/16" = 1'-0"



3" (D) painted aluminum raceway to conceal  
wires and transformer painted to match a medium  
toned color from the stone wall.

**LOGO DETAIL**

3/8" = 1'-0"



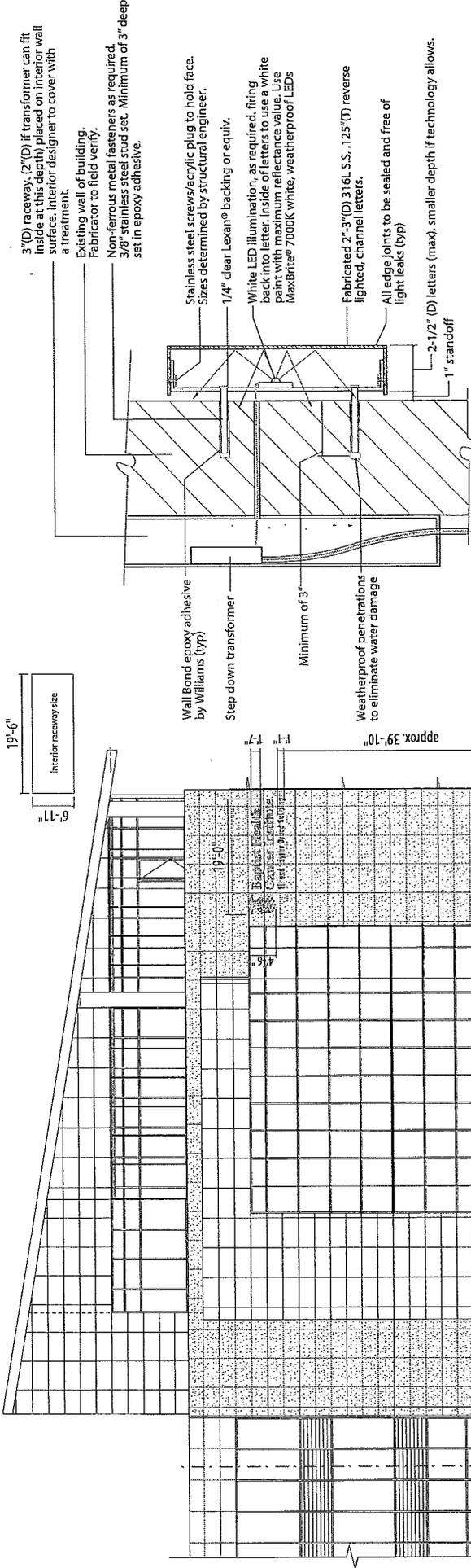
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MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

BY

94

project <b>Baptist Hospital</b> <b>BAPTIST HEALTH</b> Main Campus: Signage Master Plan	Issue / Revisions 10.31.12 djs 3.4.13 djs 5.28.13 djs 5.30.13 djs 6.19.13 CRA 6.21.13 CRA 1.28.14 CRA	description <b>Main Entrance</b> ID <b>73</b>
	tgsdesign 4875 Powers Dr. Lane Bldg., Suite 401 Coral Gables, Florida 33146 www.tgsdesign.com P. 305.680.2550 F. 305.680.2530	
Contact: David Stuart dstu@dgsdesign.com		

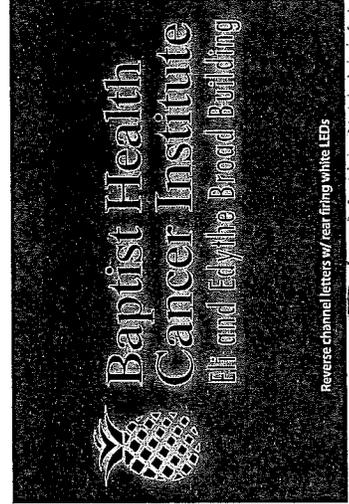
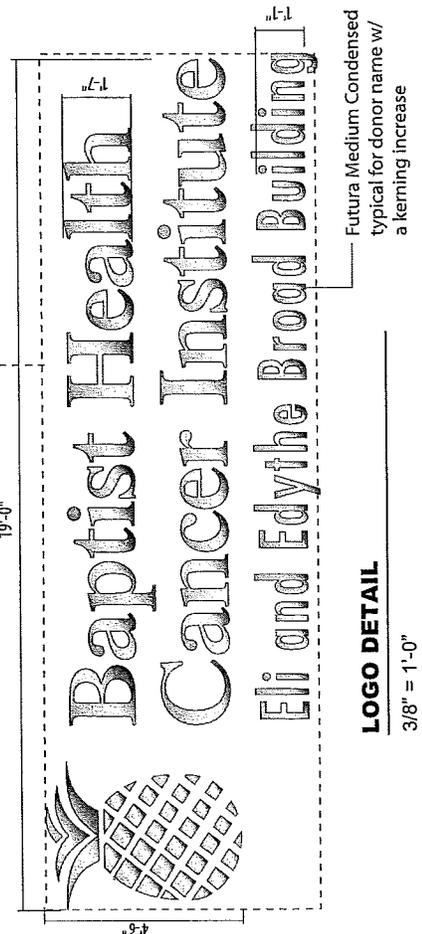


**NORTH ELEVATION**  
1/16" = 1'-0"

NOTE: Wiring penetrations MUST be laid out and embedded within the exterior wall panel at the pre-cast plant. Fabricator to make full size jig and coordinate with pre-cast plant

**REVERSE CHANNEL LETTER SECTION**

Scale: nts



**NIGHT ILLUMINATION**  
nts

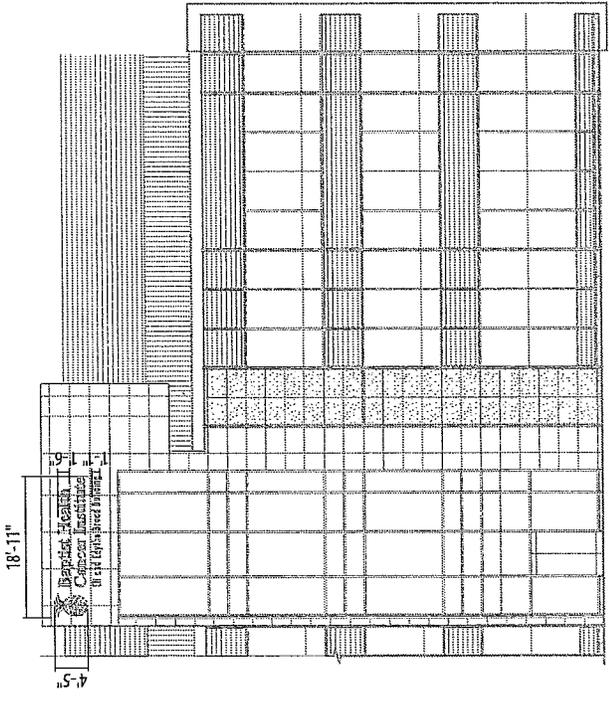
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project <b>Baptist Hospital</b> BAPTIST HEALTH Main Campus: Signage Master Plan	issue / revisions 4.31.13 djs 5.28.13 djs 5.30.13 djs 6.17.13 cfa 6.21.13 cfa 1.28.14. cfa	description North Elevation of North Wing Building ID <b>81</b>
	tgaesign 4650 South US 1 Suite 401 Coral Gables, Florida 33146 www.tgaesign.com P: 305.666.2260 F: 305.666.2269	
scale varies	varies	

MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

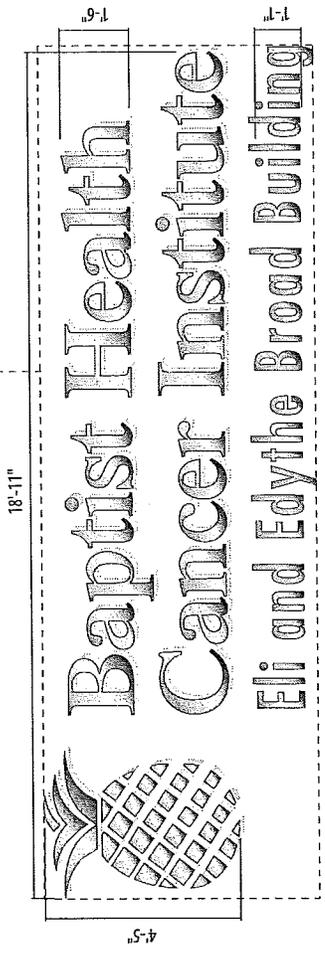
BY \_\_\_\_\_

Architect to verify access behind wall surface. If access is limited, a raceway (aluminum pan, 3" (Ø)) shall be provided on this elevation to hide wiring.

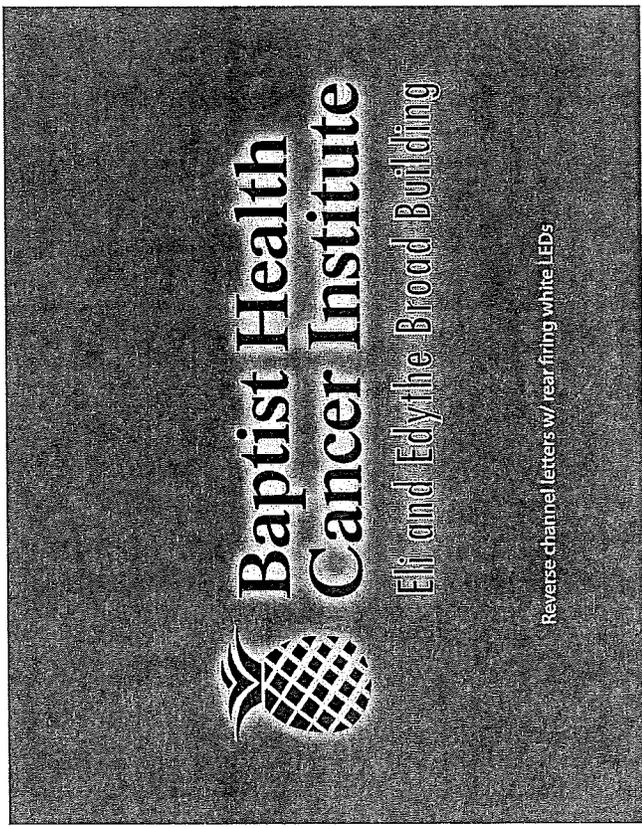


**ELEVATION**  
1/16" = 1'-0"

--- 119 s.f. text area



**LOGO DETAIL**  
3/8" = 1'-0"



**NIGHT ILLUMINATION**

nts

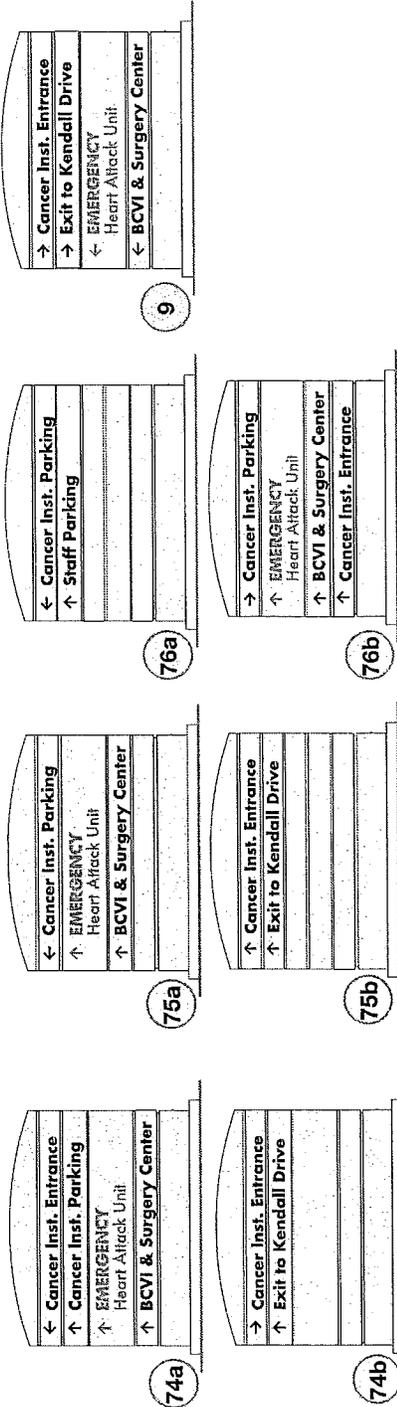
project <b>Baptist Hospital</b> BAPTIST HEALTH Main Campus: Signage Master Plan	issue / revisions 5.30.13 djs 6.19.13 cra 6.21.13 cra 1.28.14 cra	description <b>East Elevation of Research Building ID 80</b>
	tgadesign 10000 W. Green Blvd., Suite 400 Coral Gables, Florida 33146 www.tgadesign.com P: 305.599.2556 F: 305.599.2589	
scale varies	sheet <b>11</b>	

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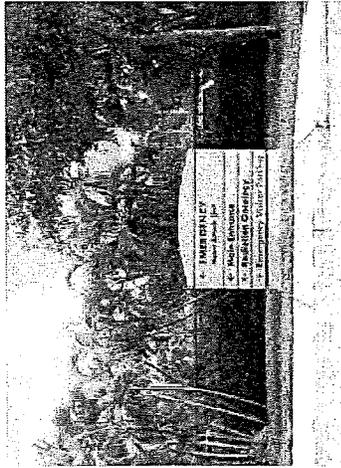


Illuminated Sign Panel

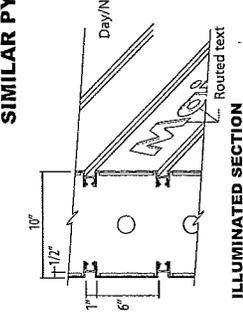


ALTERNATE LAYOUTS

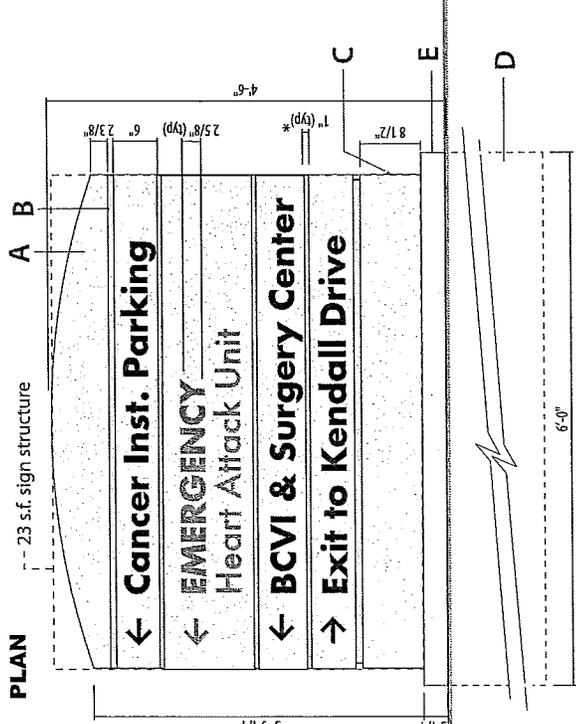
NOTE: Sign 9 is refurbished and rotated 90°



SIMILAR PYLON



- A - Sign structure made from 1/8" (T) painted aluminum painted to match existing signs. Refer to Message Schedule for text.
- B - Horizontal message slats (panels) w/ routed text. Reveals set back 1/2" (D). Text is Casycri! Black and White or equivalent, and is illuminated with high output fluorescent tubing evenly spaced behind text for strong, even illumination. No hot or cold spots. All inner forms of letters to be fastened with concealed non-oxidizing nuts and bolts.
- C - Flush mounted disconnect switch with transformer hidden inside of sign box. NO EXTERNAL MOUNTING OF TRANSFORMER BOX. Sign contractor responsible for short distance electrical hookups. Client responsible for all 110V-20A electrical runs.
- D - Footings as required to meet ALL codes. Sign fabricator responsible for all engineering of signs/bases and obtaining of permits.
- E - Signs set on appropriated structural concrete bases to facilitate landscape maintenance.



ELEVATION - TYPICAL LAYOUT

3/4" = 1'-0"

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 DEVELOPMENTAL IMPACT COMMITTEE

BY

<b>Project</b> <b>BAPTIST HOSPITAL</b> 4349 Pines Dr. 12th Fl. Suite 401 Coral Gables, Florida 33148 www.baptist.com	<b>Issue / revisions</b> 3.19.13 6.19.13 CCA 6.21.13 CCA 1.28.14 CCA
	<b>description</b> Exterior Signs - New Pylon
<b>Scale</b> 3/4" = 1'-0"	<b>sheet</b> 72 74 75 76 12

Scope: Remove two (2) "Radiation Oncology" panels and replace with two (2) "Baptist Cancer Institute" panels



Illuminated Sign Panel

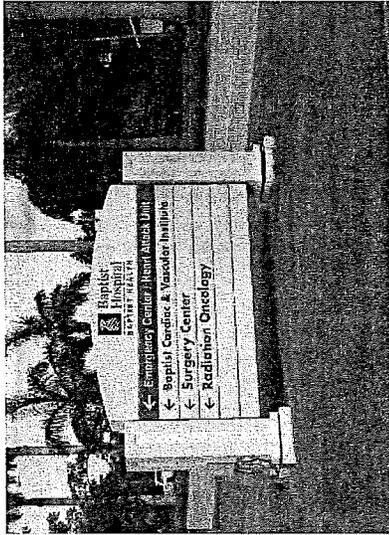
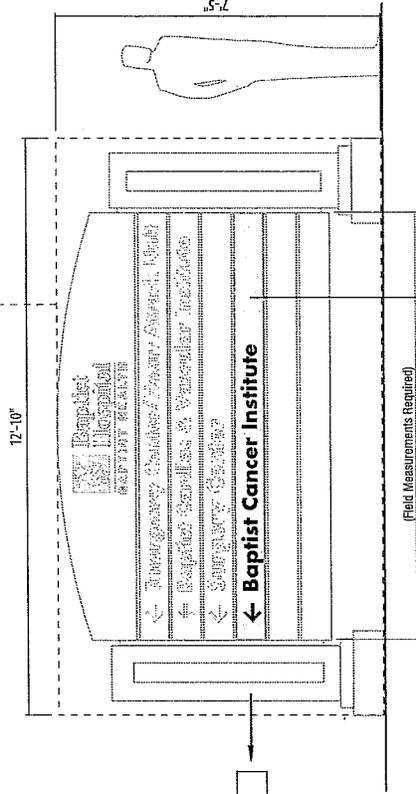


PHOTO - EXISTING PYLON (East Face)

95 s.f. sign structure



REMOVE THIS PANEL ON BOTH SIDES AND DISCARD

← Radiation Oncology

REPLACE EXISTING PANEL ON BOTH SIDES WITH THIS PANEL.  
Panel size is approximately 8'-4" x 9'-5" (W).

Match existing panel color, text size and illuminated qualities.

FIELD VERIFICATION IS MANDATORY

**ELEVATION - EXISTING PYLON**

3/8" = 1'-0"

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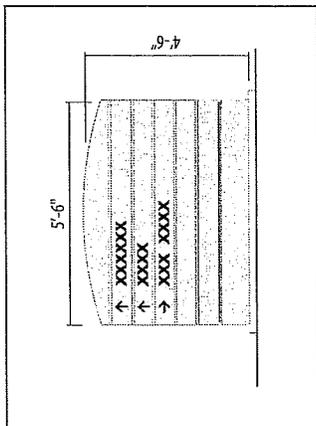
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MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

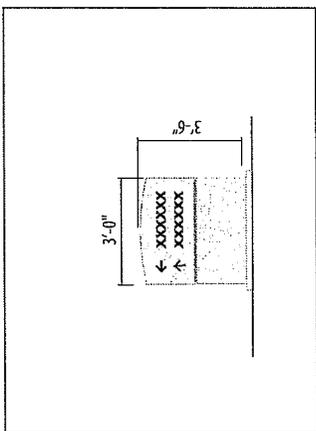
BY \_\_\_\_\_

project <b>Baptist Hospital</b> BAPTIST HEALTH Health Campus: Signage Master Plan	Issue / revisions 3.19.13 djs 6.21.13 CFA 1.28.13 CFA	description <b>Exterior Signs -</b> <b>Existing Pylon:</b> N. Kendall Dr.	sheet <b>13</b>
	www.typedesign.com 3775 Poynton Dr. Miami Beach, FL 33149 Office: 401 Central: 305.561.3314 www.baptisthospital.com P: 305.561.3314 F: 305.561.2520		

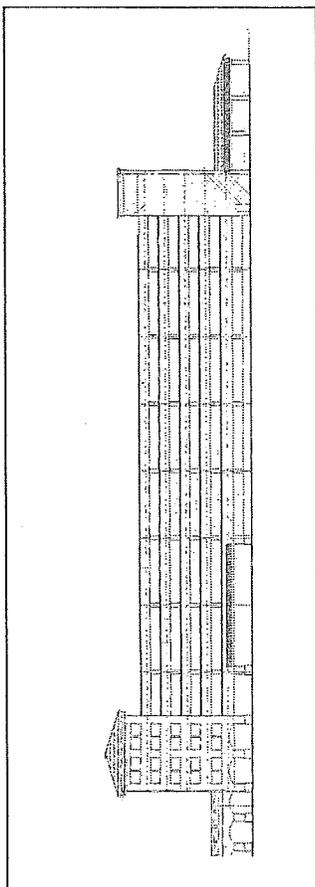
Sign Locations #72 - 82  
Refer to Proposed Cancer Institute sign drawings.



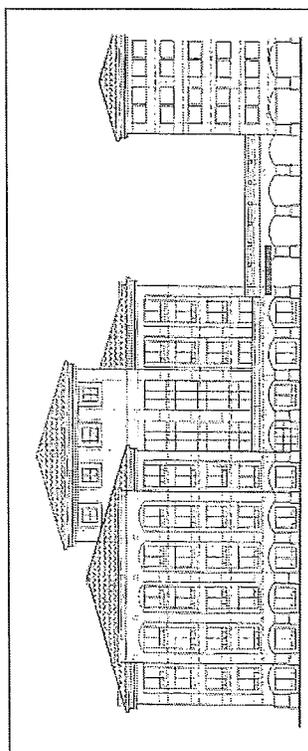
Sign Locations #83, #84 and #95  
5'-6" wide x 4'-6" high; messages to be determined.  
24.75 s.f.



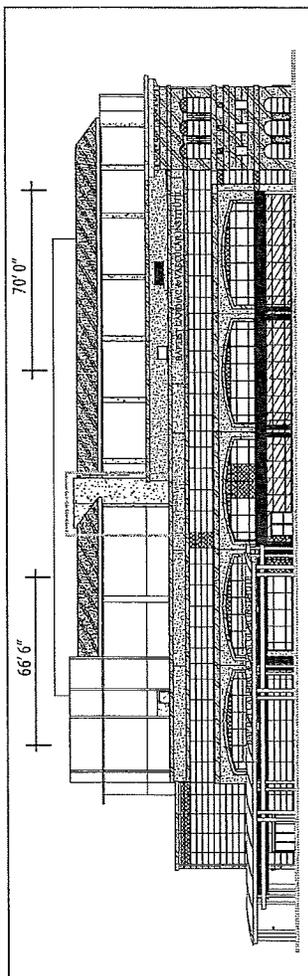
Sign Location #85  
3'-0" wide x 3'-6" high; messages to be determined.  
10.5 s.f.



Sign Locations #86 and #87  
"Do Not Enter" and "Parking Information" signs; design to be determined. Assume 6'-6" wide x 17'-5" high, both locations. 17.5 s.f. for each location. (35 s.f. total)



Sign Location #88  
Building identity for future MAB; design to be determined. Assume 10" text, 11'-0" wide.  
10 s.f. sign face



Sign Locations #89 and #90  
Building identity for BCVI expansion; design to be determined. Assume 2'-0" high text; length as noted.  
For Location #89 - 133 s.f. sign area  
For Location #90 - 140 s.f. sign area

**tgadesign**  
6465 NW 14th St, Suite 401, Coral Gables, Florida 33146  
305.669.3556 | www.tgadesign.com  
contact: david\_starr@tgadesign.com

**Baptist Hospital**  
BAPTIST HEALTH  
Main Campus: Signage Master Plan

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Master Plan: 11.12.13 cra  
Future Signs: 2.01.04.13 cra  
3.11.12.13 cra

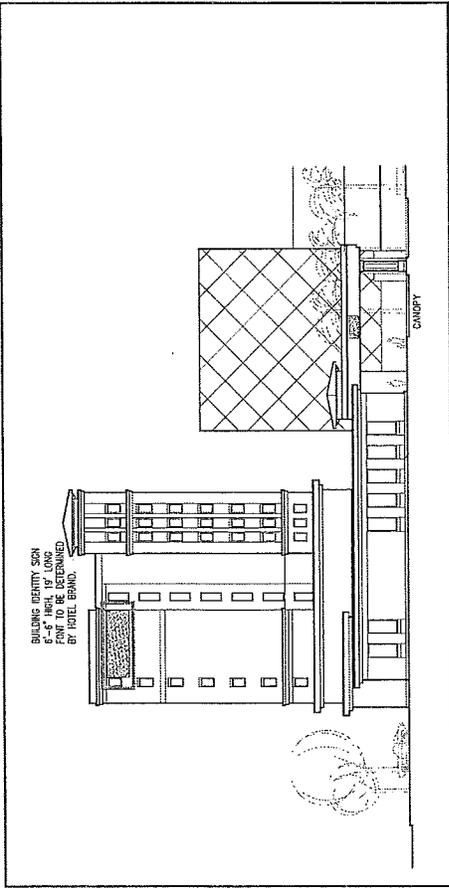
description: issues & revisions:

MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

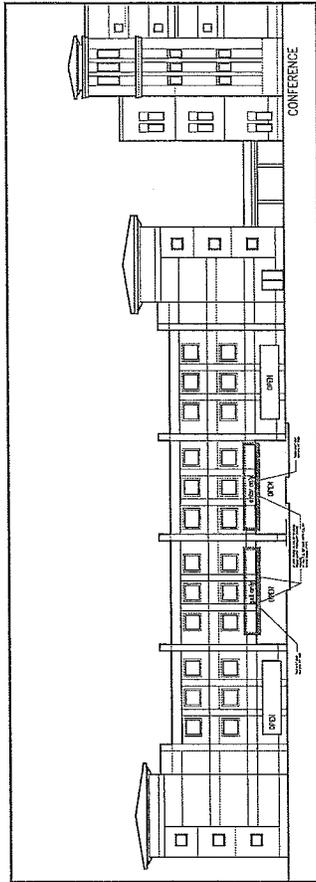
BY \_\_\_\_\_

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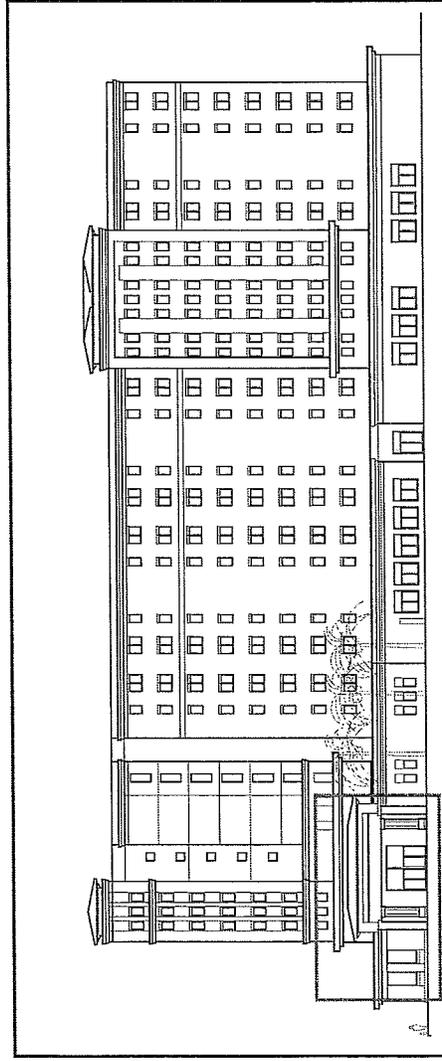
sheet:



Sign Location #93  
 Hotel Identification Sign (Hotel Logo)  
 6'-6" high, 19' 0" long 124 s.f. sign area



Sign Locations #91 and #92  
 14" high messages: "Exit Only" and "Enter Only"  
 8'-0" (W) x 14" (H) 9.5 s.f. sign area



Sign Location #94  
 Hotel Identification Sign (Hotel Logo)  
 Size to be determined

**tgadesign**  
 T&G DESIGN SIGNAGE, INC.  
 6645 OCEAN DR. 10TH FLOOR, SUITE 401 CORAL GABLES, FLORIDA 33146  
 305.562.2355 www.tgadesign.com

**Baptist Hospital**  
 BAPTIST HEALTH  
 Main Campus: Signage Master Plan

contact: daniela\_turner@tgadesign.com

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- 1. 11.01.13 cra
- 2. 11.14.13 cra
- 3. 1.28.14 cra

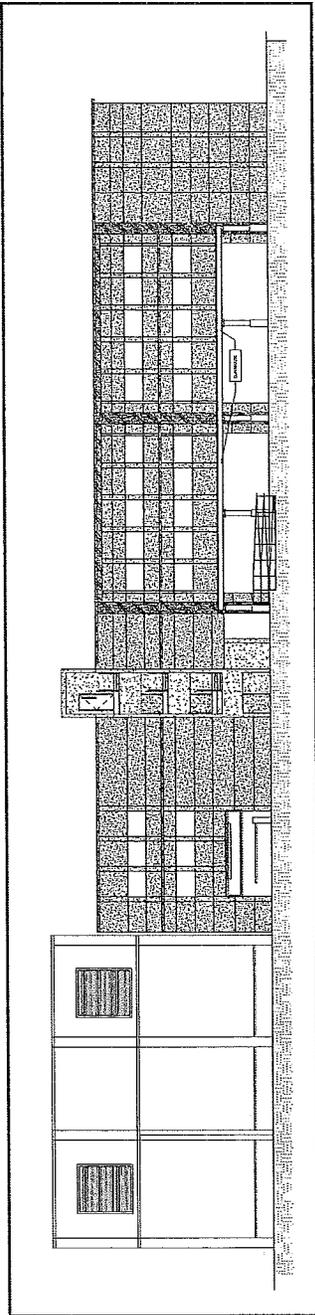
issues & revisions:

Master Plan -  
 Future Signs

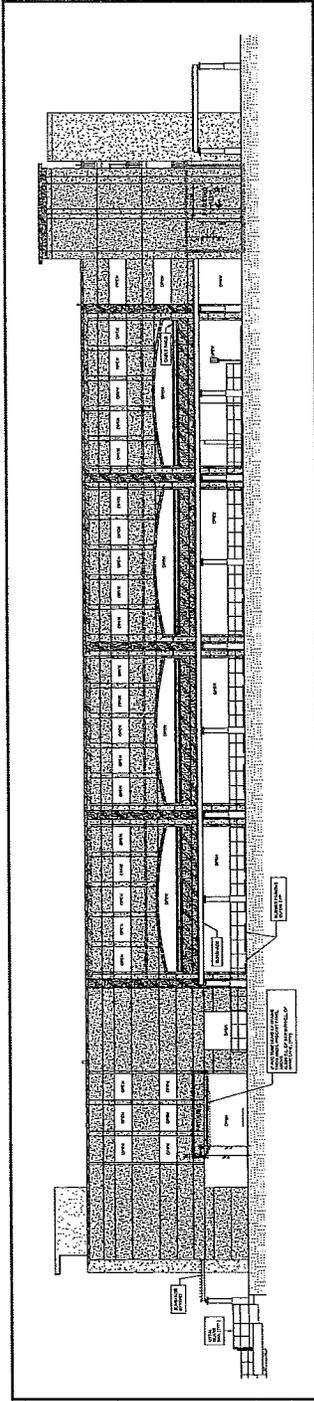
description:

18

sheet:



Sign Location #96  
14" high message: "Exit Only" 9 s.f. text area



Sign Locations #97 and #100  
14" high message: "Parking" (#97) and "Parking Turn Left" (#100) letters/arrow pin-mounted to building; assume 11 1/2" high "Arrow".  
Location #97 - 12 s.f. text area  
Location #100 - 8 s.f. text area

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TAM GYALVASSY DESIGN, INC.  
6649 PINECREST BLVD, SUITE 401 CORAL GABLES, FLORIDA 33146  
305.670.2595 www.tgadesign.com

**Baptist Hospital**  
BAPTIST HEALTH  
Main Campus: Signage Master Plan

Master Plan -  
Future Signs

description:

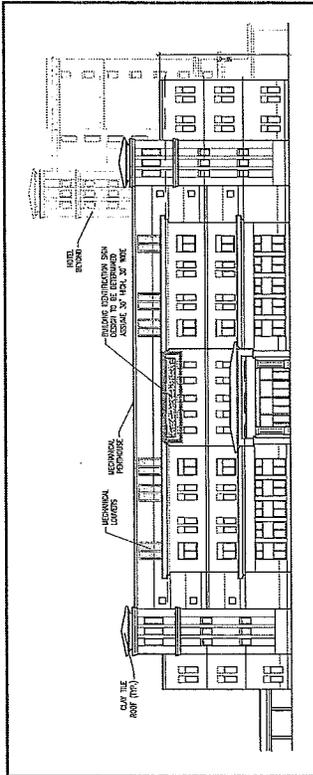
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2. 11.14.13 cra
3. 1.28.14 cra

issues & revisions:

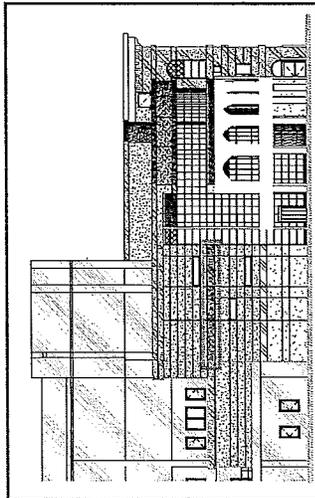
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sheet:

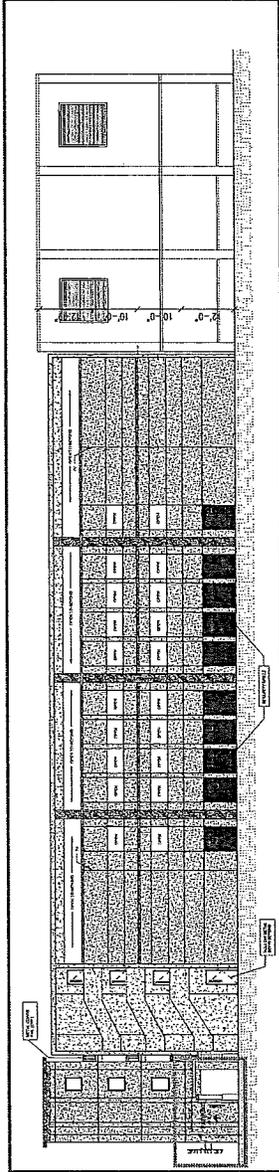
101



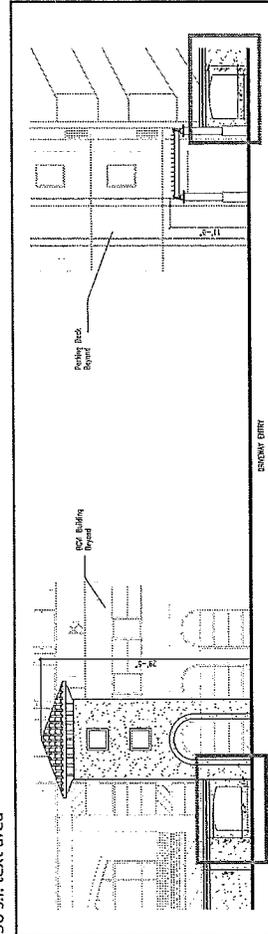
**Sign Location #98**  
 Conference Center ID Sign; assume 30" high letters by 30'0" long.  
 75 s.f. text area



**Sign Location #99**  
 Building ID Sign for BCVI expansion. Assume 1'1" text, 33'0" wide.  
 36 s.f. text area



**Sign Location #101**  
 "Parking Ahead" letters/arrow pin-mounted to building; assume 11 1/2" high "Parking" with 1'8" high "Arrow".  
 25 s.f. text area



**Sign Locations #102 and #103**  
 6'0" wide x 4'0" high sign panels are integral to the entrance wall.  
 24 s.f. text area for each location

**tgadesign**  
 4640 BRICKSIDE DRIVE, SUITE 401, CORAL GABLES, FLORIDA 33146  
 305.669.2598 www.tgadesign.com  
 contact: david\_swan@tgadesign.com

**Baptist Hospital**  
 BAPTIST HEALTH  
 Main Campus: Signage Master Plan

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- 1. 11.14.13 cra 3.
- 2. 1.28.14 cra

Master Plan -  
 Future Signs

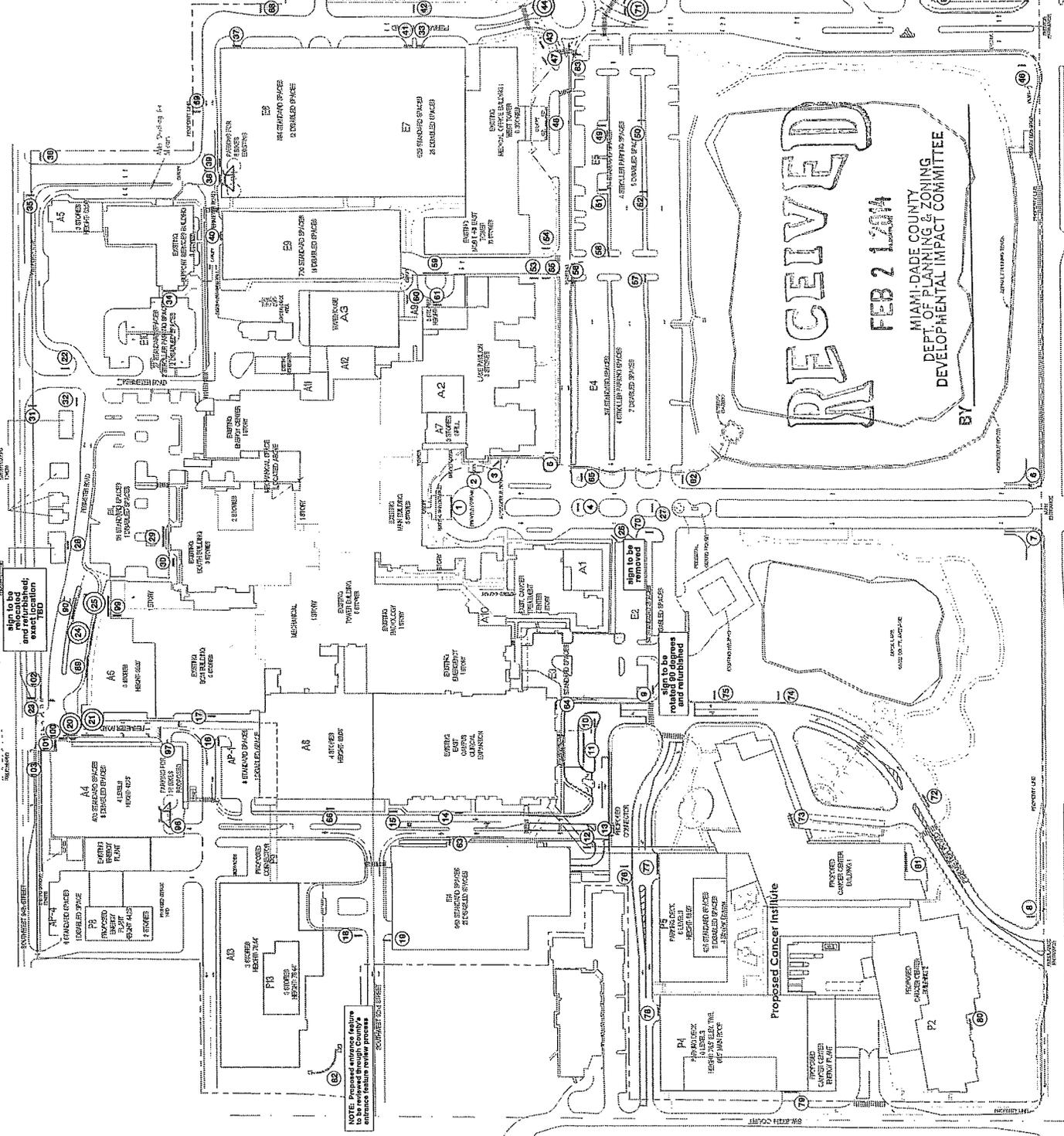
issues & revisions:

description:

**20**

Sheet:

<b>PROJECT</b> <b>3</b> <b>Revised</b> Multi-County Signs Master Plan DATE: 7/11/2014	
<b>Sign Categories:</b> 1 Existing Ground-mounted Signs 2 Existing Identification Signs 3 Existing Directional/Informational Signs 4 Existing Building Identification Wall Signs 5 Proposed New Signs 6 Existing Wall Signs to be Removed 7 Existing Ground Signs to be Removed 8 Not Included in Sign Council	<b>Sign Quantities:</b> 1 8 2 41 3 15 4 23 5 11 6 4 7 3 8 n/a
<b>Master Sign Location Plan</b> n/a n/a	



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 DEVELOPMENTAL IMPACT COMMITTEE

NOTE: Proposed entrance features to be removed through County's entrance feature removal program.

DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Baptist Hospital of Miami, Inc., a Florida not for profit corporation

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Albert L. Boulanger, CEO	N/A
Randall H. Lee, V.P. and COO	N/A
Board Members listed in attached Exhibit "C"	N/A

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 73-106  
 DEC 02 2013  
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 MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.  
 BY: TH  
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**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

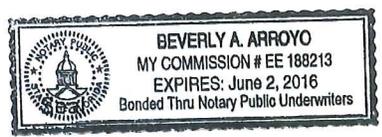
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Albert L. Boulenger*  
 Albert L. Boulenger, CEO

Sworn to and subscribed before me this 4 day of March, 2013. Affiant is personally known to me or has produced Personally known as identification.

*Beverly Arroyo*  
 (Notary Public)

My commission expires: 06-02-2016



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit "C"

Baptist Hospital of Miami, Inc., a Florida not-for-profit corporation

Board Members 2012 - 2013

Calvin Babcock, Chairman

Orlando L. Bajos

Elizabeth Diaz de Villegas

Michael D. Fili, M.D.

Charles M. Hood, III

Rev. Dr. Gary Johnson

S. Lawrence Kahn, III

Manuel Lasaga

Maria Camila Leiva

Charlie Martinez

Paul D. May

Joseph P. McCain, DMD

Rev. Tom Thompson

Rev. Dr. William W. White

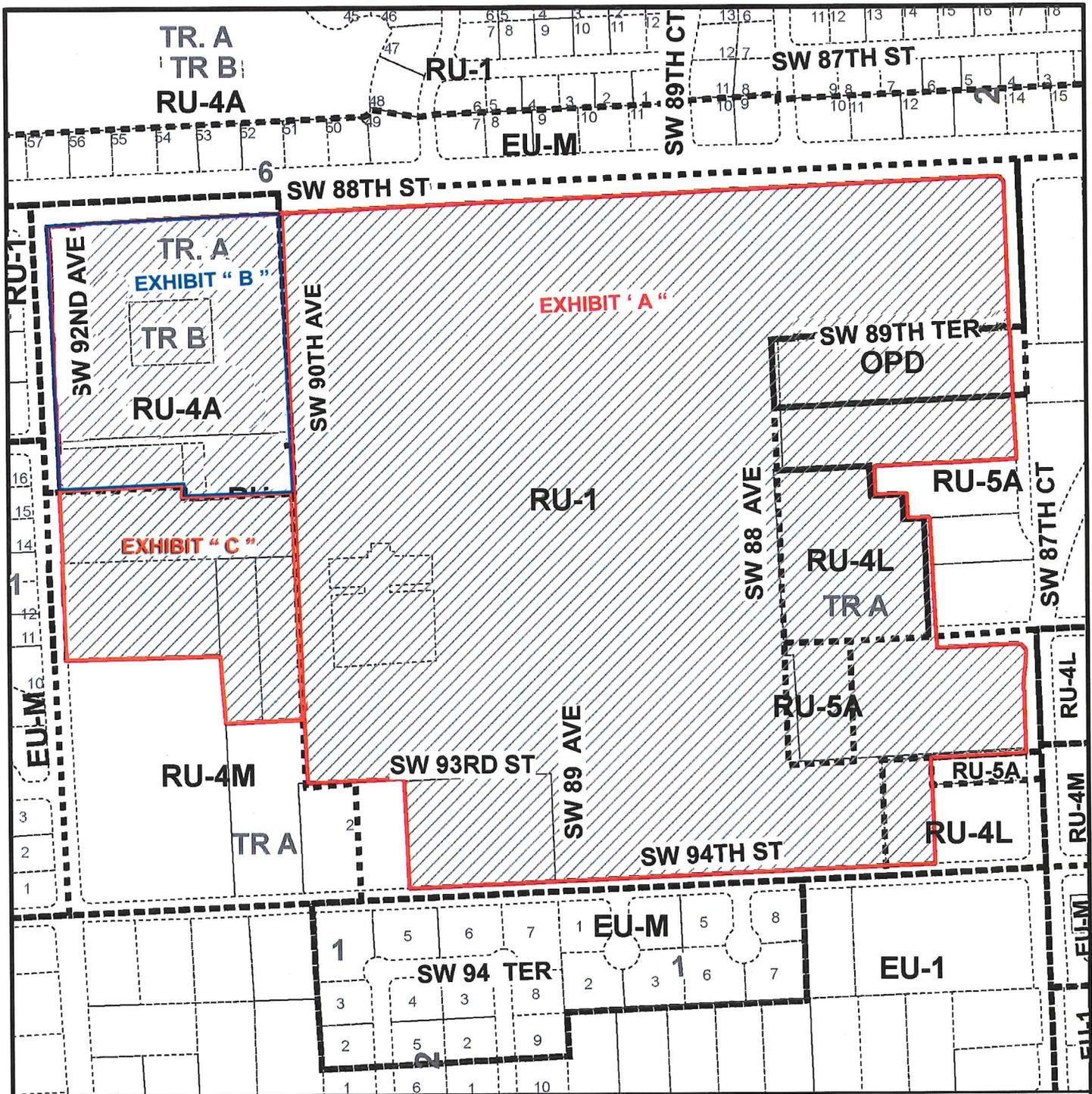
William W. Wilson, III.

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213-106  
DEC 17 2013

ZONING HEARINGS SECTION  
MIAMI DADE PLANNING AND ZONING DEPT.

BY

XH  
renumbered



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2013000106**



Section: 04 Township: 55 Range: 40  
 Applicant: BAPTIST HOSPITAL OF MIAMI, INC.  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON:

REVISION	DATE	BY
		107



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2012**

Process Number  
**Z2013000106**



Section: 04 Township: 55 Range: 40  
 Applicant: BAPTIST HOSPITAL OF MIAMI, INC.  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

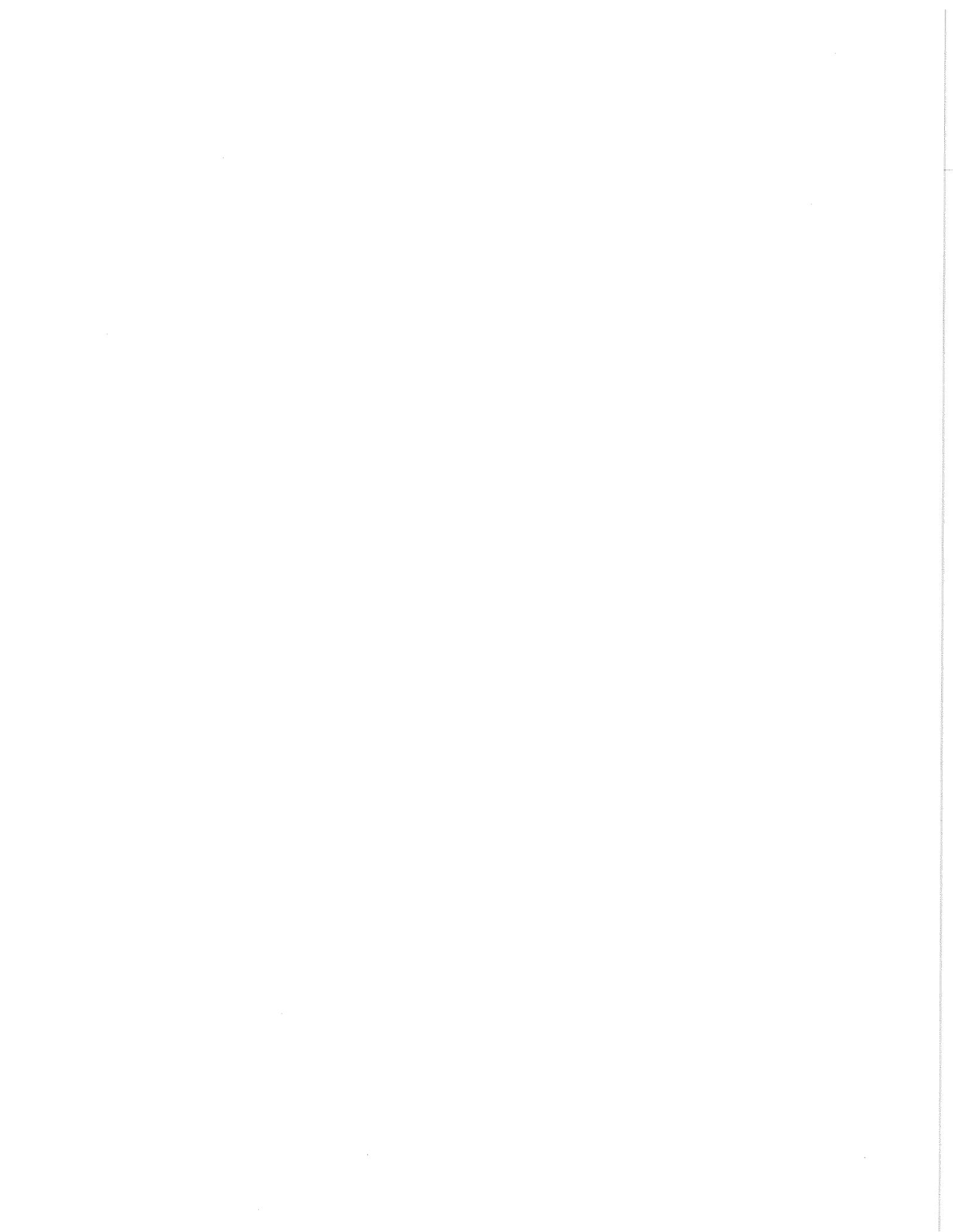
 Subject Property

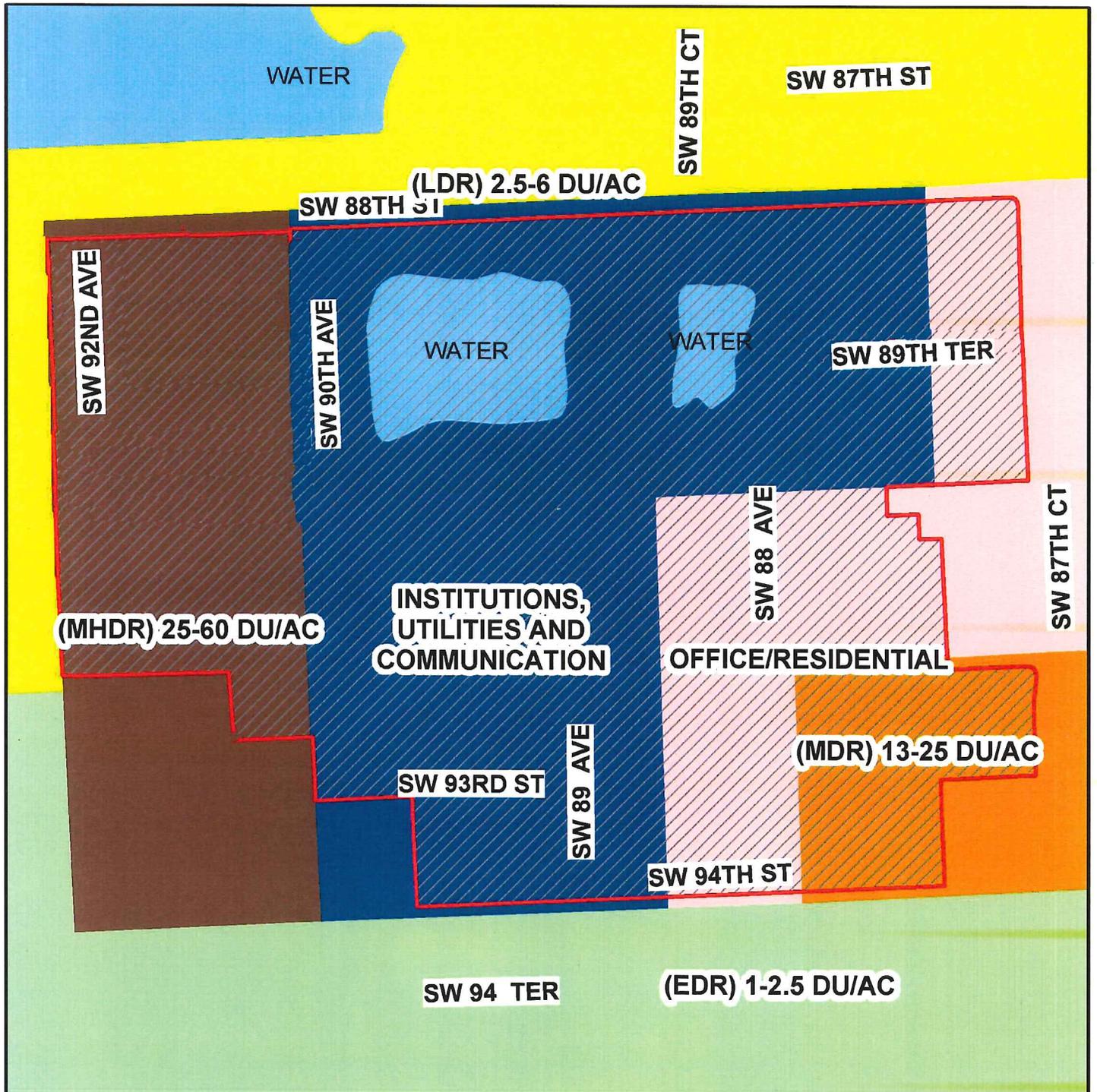


SKETCH CREATED ON:

REVISION	DATE	BY
		108







**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2013000106**



Section: 04 Township: 55 Range: 40  
 Applicant: BAPTIST HOSPITAL OF MIAMI, INC.  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Monday, March 18, 2013

REVISION	DATE	BY