

MEMORANDUM

Agenda Item No. 14(A)(3)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: September 1, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving as a governmental facility the development of certain new facilities for an integrated correctional campus located at 7000 Northwest 41st Street Miami-Dade County, Florida, in compliance with section 33-303 of the Code, subject to certain conditions

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Natalie Milian Orbis.


Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Date: September 1, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Governmental Facilities Hearing Application
G2021000001, Department of Corrections and Rehabilitation Project for
Integrated Correctional Campus at Turner Guilford Knight Correctional Center (TGK),
7000 NW 41st Street, Miami, FL 33166

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution providing governmental facilities approval pursuant to section 33-303 of the County Code for the proposed development project at Turner Guilford Knight Correctional Center (TGK) located at 7000 Northwest 41st Street, Miami-Dade County, Florida.

This governmental facilities item was prepared by the Department of Regulatory and Economic Resources (RER) Planning Division at the request of the Miami-Dade County Department of Corrections and Rehabilitation (MDCR).

Scope

Demolition of the existing Training and Treatment Center (TTC) has already occurred within the scope of prior approvals on the TGK site. In its place, MDCR proposes certain new facilities to include a Booking and Release Center, Courtrooms, Central Warehouse Facility, Parking Garage, MDCR Administration Building, and Dog Training Facility located at 7000 NW 41st Street. This project is in Miami-Dade County's Commission District 6, represented by Commissioner Natalie Milian Orbis. The proposed new facilities will integrate with the existing portions of the TGK site to create an integrated corrections campus, to include cooperation with the Animal Services Department (ASD) for the Dog Training Facility to provide an opportunity for juvenile defenders to work closely with dog handlers to train the dogs to be more adoptable and providing marketable skills for the young inmates.

This governmental facilities approval seeks approval of the redevelopment project in full.

Fiscal Impact/Funding Source

No budgetary request for County funding, or other County funding authorization, is included in this item. The proposed project is budgeted at \$230,303,000 with Project Number 3010762. It has been funded by BBC GOB Financing and Future Financing.

Track Record/Monitor

Gilberto Figueroa, Corrections Division Chief, MDCR, is the monitor of this project.

Background

This item requests approval through the governmental facility process provided in Section 33-303 of the Code.

LOCATION: 7000 Northwest 41st Street, Miami-Dade County, Florida (See Exhibit “B” for GIS Sketch)

COMMISSION DISTRICT: 6

COMMISSION DISTRICTS
IMPACTED: Countywide

FOLIO NUMBER(S): 30-3026-000-0020

SIZE: 17.95± acres

BACKGROUND: MDCR operates the largest jail system in the state of Florida, with an average daily population (ADP) of 4,600 inmates housed in four detention facilities: Metro West Detention Center (MWDC), TKG, Pre-Trial Detention Center (PTDC), and the Boot Camp Program (BCP). Additionally, MDCR’s TTC, built in 1951, was closed in 2016. The facilities, all built between 1951 and 1991, require significant improvements to address not only the aging infrastructure, but also to meet modern standards for inmate medical and mental health care, suicide prevention, and rehabilitative programs. MDCR developed a plan to address its infrastructure needs and replace its aging facilities. The Board of County Commissioners accepted the plan identified in the report, entitled Review of Miami-Dade County’s Need for a Replacement Detention Facility and Recommended Funding Model, Response to Resolution No. R-1295-18, outlining the replacement jail center design concept and funding model.

Based on this report, the Master Plan Replacement Jail Project was developed comprising two distinct phases on two separate sites. This project, identified as Site 1 (Exhibit A), will be developed on the TTC location which requires significant improvements to address not only the aging infrastructure, but also to meet modern standards for inmate medical and mental health care, suicide prevention, and rehabilitative programs. Site 1 provides for the design and construction of a new Central Intake and Release Center (IRC), administrative offices, warehouse space, and a parking garage, and will provide MDCR with a permanent Headquarters, warehouse space, and more functional intake and release area. The project also incorporates four courtrooms and office space for the judiciary and criminal justice partners in the Eleventh Judicial Circuit of Florida. The Site 2 project provides for the design and construction of a 2000-bed replacement jail for the PTDC adjacent to the MWDC and will be brought to the Board for approval at a later time.

ZONING: IU-2 (Industrial, Heavy Manufacturing)

JUSTIFICATION: The TTC was closed in 2016. MDCR has developed a new plan to address its infrastructure needs and replace its aging facilities and the Board accepted this plan, identified in a report, entitled, Review of Miami-Dade County's Need for a Replacement Detention Facility and Recommended Funding Model, Response to Resolution No. R-1295-18, outlining the replacement correctional center design concept and funding model.

This governmental facilities application seeks approval for the TTC redevelopment project in its entirety. Demolition of TTC has already been completed within the scope of prior approvals on the TGK site. In its place, the project contemplates construction of a new Booking & Release Center, Courtrooms, Central Warehouse Facility, Parking Garage, MDCR Administration Building, and Dog Training Facility to comprise an integrated correctional campus at TGK. On June 18, 2024, the Board adopted Resolution No. R-540-24, approving Design-Build Services for PIOD (f/k/a ISD) Project No. DB21-MDCR-01, waiving competitive bidding requirements of section 5.03(D) of the Home Rule Charter and section 255.20(1)(c)(10)(b)(II), Florida Statutes, to build this project.

Section 33-303(b) of the County Code provides an approval process for governmental facilities that the County owns or operates in the unincorporated area or incorporated area where the County retains jurisdiction. Approval of this governmental facilities item will facilitate implementation of the project.

PROJECT DESCRIPTION: The request from MDCR is to approve certain new facilities for an integrated correctional campus located at 7000 NW 41st Street, Miami-Dade County, Florida, pursuant to the governmental facility process in Section 33-303 of the Code

FUNDING: The proposed project is budgeted at \$230,303,000 with Project Number 3010762. It has been funded by GOB Financing and Future Financing.

SITE REVIEW: Miami-Dade County agencies (Exhibit "C") have reviewed this governmental facility application in accordance with Section 33-303 of the Code of Miami-Dade County with regards to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations, and each agency recommends approval. Certain conditions have been recommended by the Department of Regulatory and Economic Resources (RER) Planning Division, Platting and Traffic Division, and Office of Historic

Preservation; the Department of Transportation and Public Works (DTPW) Traffic Engineering Division; and the Department of Cultural Affairs as set forth in their respective memoranda. This governmental facilities approval is conditioned upon compliance with those conditions. The approval shall be in accordance with the general plans provided by MDCR, a copy of which is included herewith.

PUBLIC HEARING:

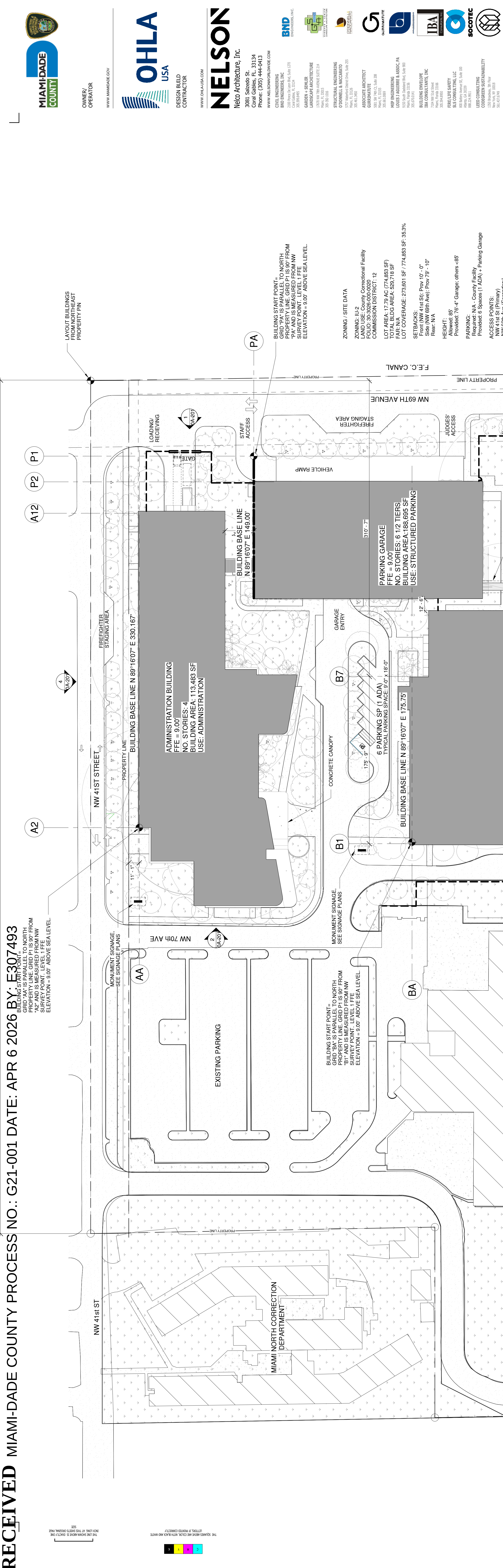
Pursuant to Section 33-303 of the Code of Miami-Dade County where approval under this section is sought for a governmental facility, a public hearing before the Board is required. The Board may only authorize the use, construction, and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area, and the nature of the impact of the facility on surrounding properties.

REVIEWER:

Sue Trone, Governmental Facilities Coordinator

DELEGATED AUTHORITY:

This resolution approves the proposed governmental facility pursuant to Section 33-303(b) of the Code. The Department of Regulatory and Economic Resources Director has been thereafter delegated the authority to approve non-substantial changes to the approved plans pursuant to Section 33-303(b)(6) of the Code.

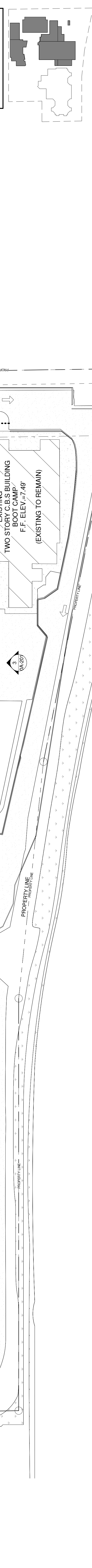


Design-Build Services for MDCR
Replacement Jail Site 1 - Training and Treatment Center
TCK, 7000 NW 41st St, Miami, FL 33166

DESCRIPTION	NO. STORIES	AREA (SF)
ADMINISTRATION	4	113,483
PARKING GARAGE	6 1/2 TIERS	188,895
BOOKING & RELEASE	1	18,338
VEHICLE SALLYPORT	1	9,314
WAREHOUSE / CUP	1	28,972
DOG TRAINING	1	1,042
JUDGES BRIDGE	1	1,926
TCK BRIDGE	1	926
TOTAL		529,718

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TCK BRIDGE	1	926
TOTAL		529,718

DOG TRAINING FACILITY
As part of the Boot Camp program, cadets train rescue dogs in basic behavior and commands in preparation for each dog's adoption. All dog training will occur outside. Areas include shared workstation and restroom areas for handlers, individual kennel and grooming cages (6 total), grooming facilities (16 total), and a dog wash area. The facility is a table-topper. During a storm event, the dogs will be cared for and sheltered by M.D. County Animal Services.



SITE IMPROVEMENTS
CONSTRUCTION DOCUMENTS

ARCHITECTURAL SITE PLAN - ROOF



Exhibit "B"

NW 42ND ST

IU-2

NW 41ST ST

BU-1A

NW 72ND AVE

IU-1

NW 69TH AVE

IU-2

NW 36TH ST

GU

IU-2

IU-1

BU-3

IU-2

GU

IU-2

IU-2

MIAMI-DADE COUNTY

HEARING MAP

Process Number

G2021000001

Section: 26 Township: 53 Range: 40

Applicant: Miami-Dade County Department
of Corrections and Rehabilitation

Zoning Board: C8

Commission District: 12

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend

 Subject Property Case

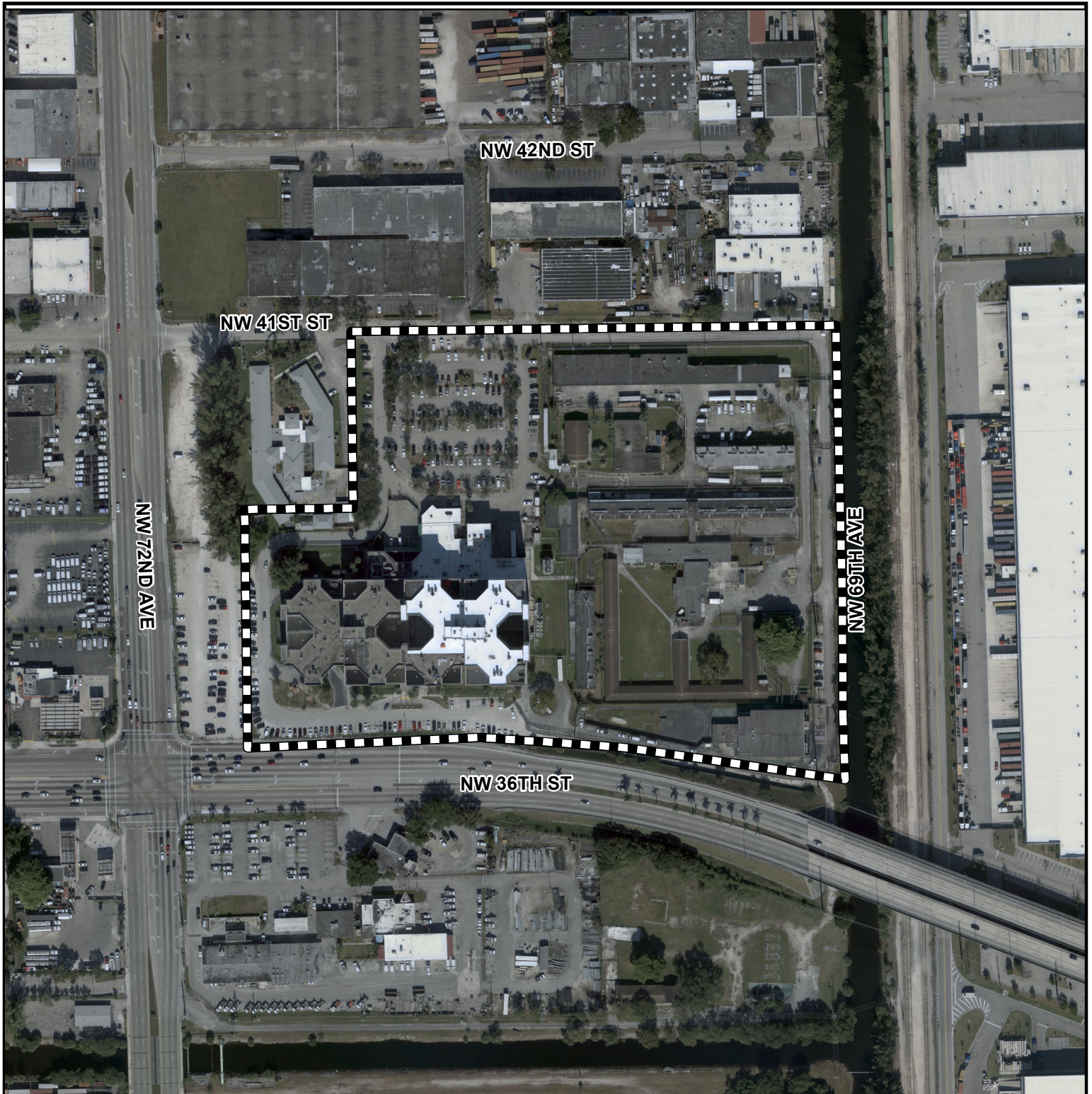
 Zoning



SKETCH CREATED ON: Friday, October 22, 2021

MDC008

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
G2021000001

Legend
 Subject Property



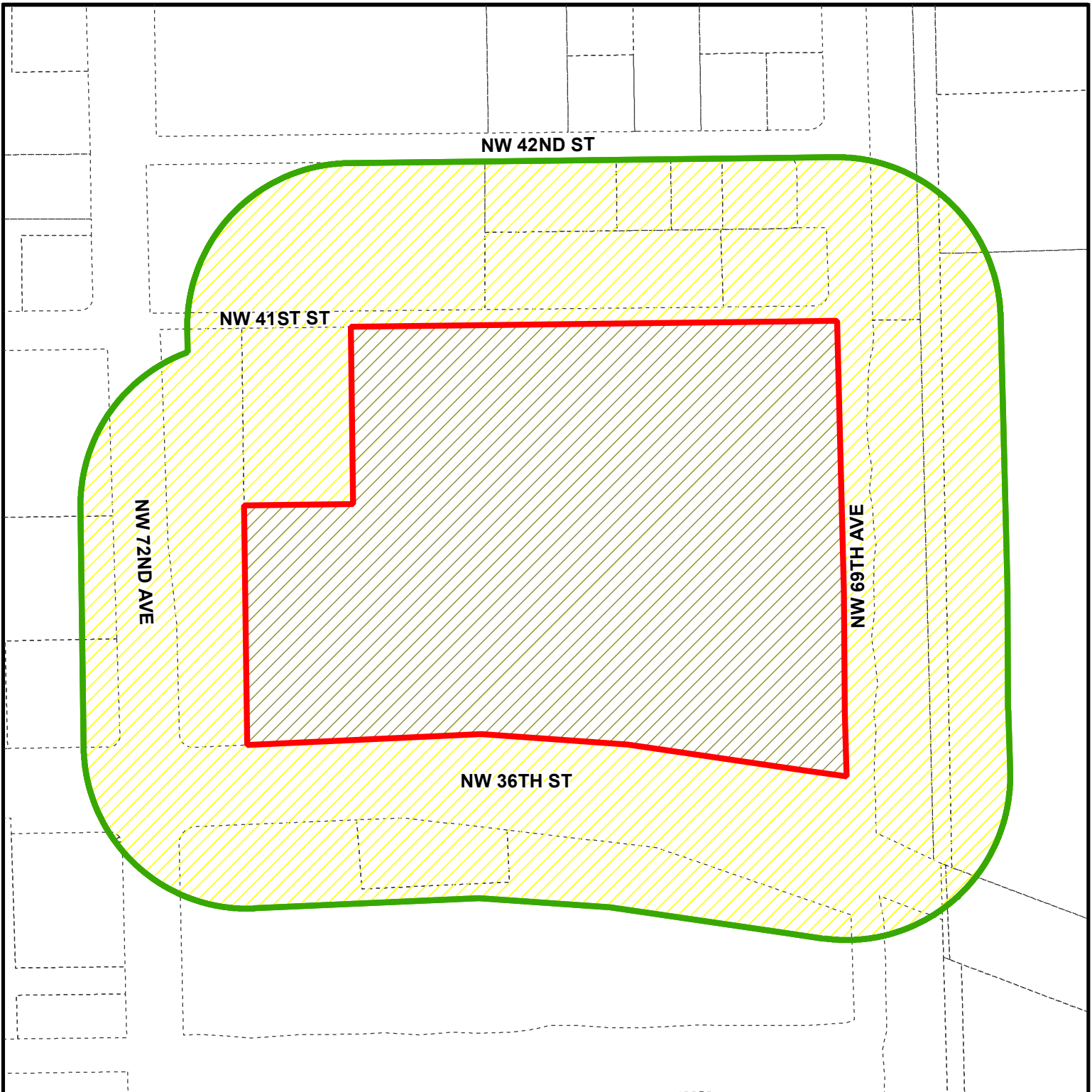
Section: 26 Township: 53 Range: 40
Applicant: Miami-Dade County Department of
Corrections and Rehabilitation
Zoning Board: C8
Commission District: 12
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, October 22, 2021

MDC009

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 26 Township: 53 Range: 40
 Applicant: Miami-Dade County Department of
 Corrections and Rehabilitation
 Zoning Board: C 8
 Commission District: 12
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
G2021000001
 RADIUS: 300

Legend

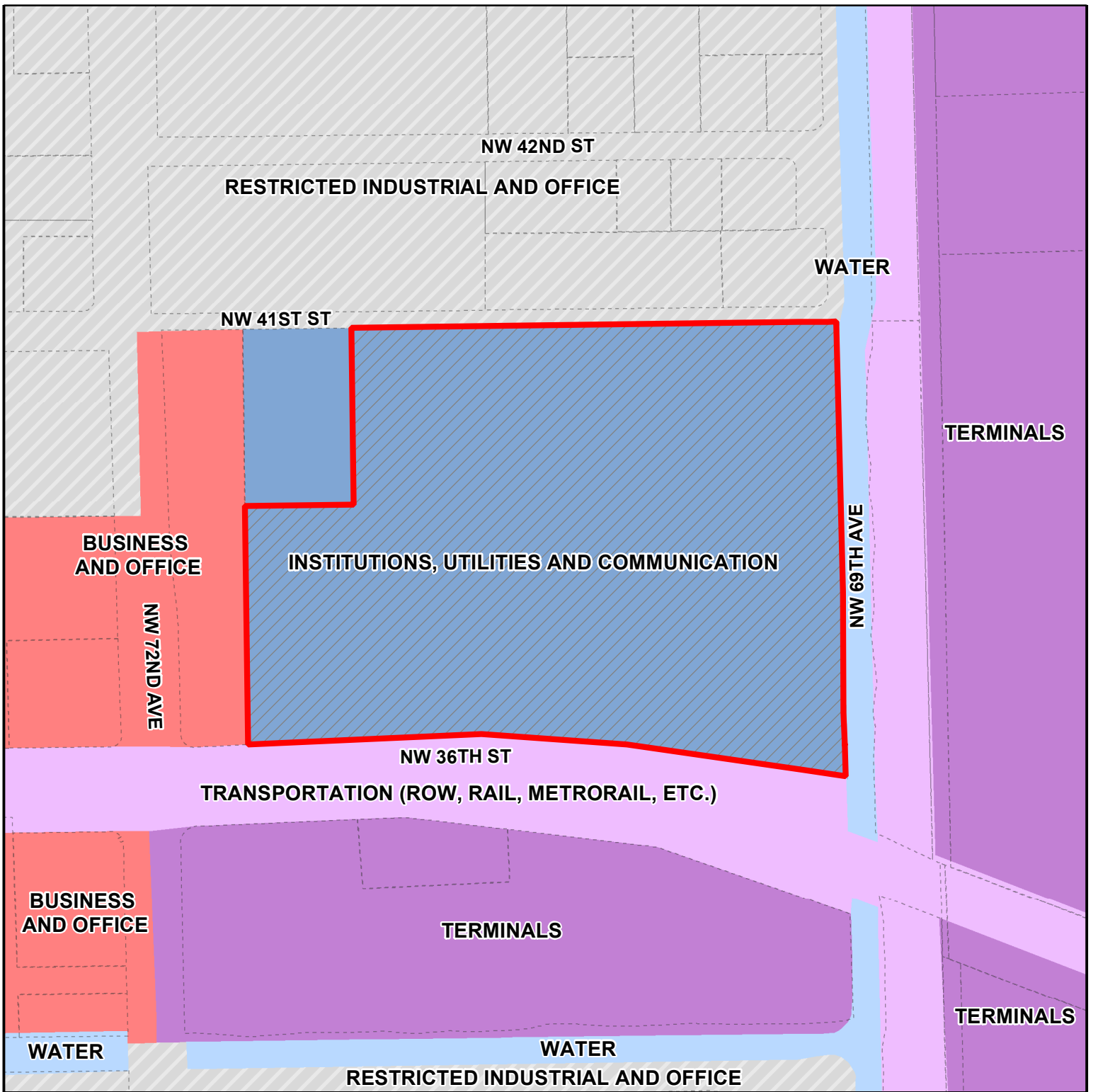
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, October 22, 2021

MDC010

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 26 Township: 53 Range: 40

Applicant: Miami-Dade County Department of Corrections and Rehabilitation

Zoning Board: C8

Commission District: 12

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Process Number

G2021000001

Legend



Subject Property Case



SKETCH CREATED ON: Friday, October 22, 2021

MDC011

REVISION	DATE	BY

Exhibit C

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

MIAMI-DADE COUNTY DEPARTMENT OF N/A
CORRECTIONS AND REHABILITATION MIAMI-DADE COUNTY, FLORIDA

APPLICANT**ADDRESS**

Pending

G2021000001

DATE**HEARING NUMBER****FOLIO:**

30-3026-000-0020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 6, 2026

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS:

Case 20240228524-R opened on 3/8/2024, for "Boiler Number: '108101' has a rejected inspection disposition." No notices have been issued. Case opened in error, no violation exists. Case is closed.

Case 20240228528-R opened on 3/8/2024, for "Boiler Number: '26332' has a rejected inspection disposition." No notices have been issued. Case opened in error, no violation exists. Case is closed.

Case 20240228530-R opened on 3/8/2024, for "Boiler Number: '3359056' has a rejected inspection disposition." No notices have been issued. Case opened in error, no violation exists. Case is closed.

Case 20250240089-R opened on 7/15/2025, for Boiler Number: '1504200' has a rejected inspection disposition. No notices were issued. Case is closed.

Case 20240228520-R opened on 3/8/2024, for Boiler Number: '130178' has a rejected inspection disposition. No notices were issued. Case is closed.

Case 20240228521-R opened on 3/8/2024, for Boiler Number: '209573' has a rejected inspection disposition. No violation observed. Case is closed.

Case 20240228522-R opened on 3/8/2024, for Boiler Number: '209574' has a rejected inspection disposition. No violation observed, inspection was approved prior. Case is closed.

Case 20240228523-R opened on 3/8/2024, for Boiler Number: '89349L' has a rejected inspection disposition. Case opened in error, no violation exists. Case is closed.

Case 20240228526-R opened on 3/8/2024, for Boiler Number: '130169' has a rejected inspection disposition. Case opened in error, no violation exists. Case is closed.

Case 20250240088-R opened on 7/15/2025, for Boiler Number: '464734' has a rejected inspection disposition. Case opened in error, no violation exists. Case is closed.

Case 20250240089-R opened on 7/15/2025, for Boiler Number: '1504200' has a rejected inspection disposition. Case opened in error, no violation exists. Case is closed.

Unsafe Structures Case F2023013121-U opened on 10/31/2023 for: Repair or Demolish - STRUC-A (BLDG-9) IS A 13,805-SQFT, 1-STORY CBS BUILDING MISSING ITS RECERTIFICATION --- REQUIRED REPORTS HAVE NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS REQUIRED. Notice of Violation (NOV) was issued and posted on 12/20/2024, recorded on 1/3/2025 under OR Book 34560 Page 442. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Board hearing on 6/11/2025. Board Decision recorded on 6/20/2025 under Or Book 34812 Page 588. Demolition permit obtained; enforcement costs were paid. Case is closed.

Unsafe Structures Case F2023013124-U opened on 10/31/2023 for: Repair or Demolish - STRUC-A (BLDG-06) IS A 5399 -SQFT, 1-STORY CBS BUILDING MISSING ITS 40-YEAR RECERTIFICATION --- REQUIRED REPORTS HAVE NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS REQUIRED. THIS STRUCTURE WAS PREVIOUSLY RECERTIFIED in 2014. Notice of Violation (NOV) was issued and posted on 12/20/2024, recorded on 1/3/2025 under OR Book 34560 Page 448. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Board hearing on 6/11/2025. Board Decision recorded on 6/20/2025 under Or Book 34812 Page 591. Demolition permit obtained; enforcement costs were paid. Case is closed.

Unsafe Structures Case F2023013125-U opened on 10/31/2023 for: Repair or Demolish - STRUC-A (BLDG-05) IS A 9719 -SQFT, 1-STORY CBS BUILDING MISSING ITS 40-YEAR RECERTIFICATION --- REQUIRED REPORTS HAVE NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS REQUIRED. THIS STRUCTURE WAS PREVIOUSLY RECERTIFIED in 2014. Notice of Violation (NOV) was issued and posted on 12/20/2024, recorded on 1/3/2025 under OR Book 34560 Page 454. Due to NOV non-

compliance the case was scheduled for an Unsafe Structures Board hearing on 6/11/2025. Board Decision recorded on 6/20/2025 under Or Book 34812 Page 597. Demolition permit obtained. **Enforcement costs were paid. Case is closed.**

Unsafe Structures Case F2023013126-U opened on 10/31/2023 for: Repair or Demolish - STRUC-A (BLDG-04) IS A 3200-SQFT, 1-STORY CBS BUILDING MISSING ITS 40-YEAR RECERTIFICATION --- REQUIRED REPORTS HAVE NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS REQUIRED. THIS STRUCTURE WAS PREVIOUSLY RECERTIFIED in 2013. Notice of Violation (NOV) was issued and posted on 12/20/2024, recorded on 1/3/2025 under OR Book 34560 Page 524. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Board hearing on 6/11/2025. Board Decision recorded on 6/20/2025 under Or Book 34812 Page 600. Demolition permit obtained; enforcement costs were paid. Case is closed.

Unsafe Structures Case F2023013127-U opened on 10/31/2023 for: Repair or Demolish - STRUC-A (BLDG-03) IS A 9719 -SQFT, 1-STORY CBS BUILDING MISSING ITS 40-YEAR RECERTIFICATION --- REQUIRED REPORTS HAVE NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS REQUIRED. THIS STRUCTURE WAS PREVIOUSLY RECERTIFIED in 2014. Notice of Violation (NOV) was issued and posted on 12/20/2024, recorded on 1/3/2025 under OR Book 34560 Page 530. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Board hearing on 6/11/2025. Board Decision recorded on 6/20/2025 under Or Book 34812 Page 594. Demolition permit obtained. **Enforcement costs were paid. Case is closed.**

Unsafe Structures Case F2023013128-U opened on 10/31/2023 for: Repair or Demolish - STRUC-A (BLDG-02) IS A 10379 -SQFT, 1-STORY CBS BUILDING MISSING ITS 40-YEAR RECERTIFICATION --- REQUIRED REPORTS HAVE NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS REQUIRED. THIS STRUCTURE HAS NOT BEEN PREVIOUSLY RECERTIFIED. Notice of Violation (NOV) was issued and posted on 12/20/2024, recorded on 1/3/2025 under OR Book 34560 Page 536. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Board hearing on 6/11/2025. Board Decision recorded on 6/20/2025 under Or Book 34812 Page 603. Demolition permit obtained. **Enforcement costs were paid. Case is closed.**

Unsafe Structures Case F2023013129-U opened on 10/31/2023 for: Repair or Demolish - STRUC-A (BLDG-01) IS A 3900-SQFT, 1-STORY CBS BUILDING MISSING ITS 40-YEAR RECERTIFICATION --- REQUIRED REPORTS HAVE NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS REQUIRED. THIS STRUCTURE WAS PREVIOUSLY RECERTIFIED in 2013. Notice of Violation (NOV) was issued and posted on 12/20/2024, recorded on 1/6/2025 under OR Book 34563 Page 721. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Board hearing on 6/11/2025. Board Decision recorded on 6/20/2025 under Or Book 34812 Page 606. Demolition permit obtained. **Enforcement costs were paid. Case is closed.**

Case CF2024000701-U opened on 2/1/2025. Pending initial inspection. No as of today cost at this time.

Case CF2024000732-U opened on 2/1/2025. Pending initial inspection. No as of today cost at this time.

Case CF2024000769-U opened on 2/1/2025. Pending initial inspection. No as of today cost at this time.

Case CF2024000801-U opened on 2/1/2025. Pending initial inspection. No as of today cost at this time.

Case CF2024000833-U opened on 2/1/2025. Pending initial inspection. No as of today cost at this time.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: August 6, 2026

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

From: Patricia Romeu, Chief
Department of Cultural Affairs – Art in Public Places 

Subject: Governmental Facility Review Memo - Department of Cultural Affairs (CUA), Art in Public Places (APP)

Application No.: G2021000001

Applicant: MDC Department of Corrections and Rehabilitation

Project Name: MDC Department of Corrections and Rehabilitation.

Folio No.: 30-3026-000-00020

Location: 7000 N.W. 41st Street on the eastern portion in unincorporated Miami Dade County.

Proposed development: Approximately 17.5 Acres of the existing TTC will be demolished, new Booking and Release Center (170K SQFT), Courtrooms (22K SQFT), Central Warehouse facility (212K SQFT), Parking Garage (500 spaces), and MDCR Administration Building (120K SQFT), along with the Turner Guilford Knight Center, an integrated correctional campus.

Review comments: The Art in Public Places Ordinance of the Miami-Dade County Code is a **requirement** of this project in accordance with Section 2-11.15 (2) (a), of the Miami- Dade County Code. The Miami-Dade County Department of Cultural Affairs has **no objections to this application provided that** the project complies with the Art in Public Places Ordinance.

Next steps: Project team must contact Art in Public Places for ordinance implementation, please contact Patricia Romeu, Program Chief with the Department of Cultural Affairs at patricia.romeu@miamidadegov or 305-375-5920.

For more information on the Art in Public Program please go to <https://miamidadepublicart.org>

Cc: Ashlee K. Thomas, Director, Department of Cultural Affairs
Graham Winnick, Assistant Director, Department of Cultural Affairs

Memorandum



Date: July 23, 2026

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources (RER)

From: Christine Velazquez, Division Chief -RER

Subject: GF2021000001-4th Review
Miami-Dade County Department of Corrections and Rehabilitation
7000 NW 41st Street
Modifications to existing correctional facility
(IU-1 & IU-2) (17.95 acres)
26-53-40

The Departments of RER and Environmental Resources Management (DERM) have reviewed the above-referenced application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal, and wellfield protection. Based on the information provided, this application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection area, respectively.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Upper/Lower Miami Springs and Preston Wellfield Complex. Pursuant to section 24-43(5) of the Code, hazardous wastes are prohibited within this Wellfield Complex.

Since the subject request involves a non-residential land use, the property has submitted a covenant running with the land in favor of Miami-Dade County as required by section 24-43(5)(d) of the Code, confirming that hazardous waste shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. Said covenant is recorded under Miami-Dade County Official Records: Book 35227 Page 4329.

The applicant has provided additional information about the proposed dog training building on the southeast corner of the property. The site plans submitted entitled "Site Improvements-GF Site Plan Review", stamped received by Miami Dade County on March 4, 2026, Sheet 0A-10,1, state that all dog training will occur outside and areas include shared workstation and restroom areas for the handlers, individual kennel cubicle cages (8 total), grooming facilities that include a sink, shower for canines, grooming table/dryer. Compliance with the requirements of section 24-43(5) of the Code and the above-mentioned covenant is required.

Conditions of approval: none

Potable Water Service and Wastewater Disposal

According to RER records, the existing correctional facility is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan showing new construction, the proposed development is within feasible distance to connect to the abutting public water main and abutting public sanitary sewer mains. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater

disposal. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review Section review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by the applicable storm event pursuant to the Code. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

Site grading and development plans shall 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.

In accordance with available records, this project is located at, near, or in the vicinity of a contaminated property. Therefore, the proposed scope of work requires prior approval from the RER Pollution Remediation Section (PRS).

As per section 24-48.1(1)(f) of the Code, a Class VI permit shall be required for the installation of a drainage system for any project that has known soil or groundwater contamination or that uses,

generates, handles, disposes of discharges, or stores hazardous material. RER records indicate that Permit application CLVI-20250125 for the proposed work is under review by the Water Control Section.

Further, the subject property is encumbered by a 130-foot-wide canal reservation within eastern side of the property or west of the centerline of the FEC Canal as per Miami-Dade County Official Record Book 2316, Page 448. The applicant shall dedicate canal right-of-way (CRW) and canal maintenance easement (CME) to Miami-Dade County for the purposes of water management and flood protection as per sections 28-13. (b) and 28-13. (c) of the Code. Tentative plat T-25376 for subdivision of the land shall show the proposed canal right-of-way and maintenance easement.

Please contact Carlos Calvache of the RER Water Control Section of at (305)372-6681 or via email dermwatercontrol@miamidade.gov for further assistance with the dedication process.

Pursuant to section 24-48.1(1)(c) of the Code , a Class III Permit shall be required for work in, on, upon, or contiguous to non-tidal lakes, canals, rivers and other water areas and waterfronts under the direct control of Miami-Dade County by virtue of ownership, dedication by plat, right-of-way easement, reservation, or right-of-way and access agreement or instrument. RER records indicate that CLIII-20250070 Permit application for the proposed work is under review by the Water Control Section.

Be advised that an Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) maybe 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. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. Additionally, Tree Permit #2500590 was issued by the RER-Natural Resources Section on December 05, 2025, for the subject property. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2500590, a new tree removal permit will be required. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

Environmentally Monitoring and Restoration Division

All construction plans (inclusive of drainage) and dewatering plans require the review and approval from the RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) as it relates to

environmental contamination issues. Be advised that the PRS, EMES and/or EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Air Quality Preservation

The proposed development would require the demolition of existing structures. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

“Demolition” is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, - Air Quality Management Division (AQMD), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 7, 2026

To: Eric Silva
Assistant Director
Department of Regulatory and Economic Resources

From: Miguel Soria, P.E. *Miguel Soria*
Assistant Director
Department of Transportation and Public Works

Subject: Application for Miami-Dade County Governmental Facilities
G2021000001 Miami-Dade County Department of Corrections and Rehabilitation
7000 NW 41 Street

The Miami-Dade County Department of Transportation and Public Works (DTPW), Highway Division, has reviewed the subject application and provides the following comments:

Highway Planning Section

- Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2022 Transportation Improvement Program (TIP).
- The 2045 Long Range Transportation Plan (LRTP) includes the following:
 - Project: NW 36 Street/NW 41 Street (SR 948/Doral Boulevard) and NW 72 Avenue (Milam Dairy Road)
 - Description: Grade separate East-West through lanes
 - Comments: Unfunded Projects (Page 7-55)
- Project: NW 36 Street/NW 41 Street (SR 948/Doral Boulevard) from SR 821 (HEFT) to NW 42 Avenue (LeJeune Road)
- Description: Redesign NW 36 Street/NW 41 Street as a super arterial express street
- Comments: Unfunded Projects (Page 7-55)
- NW 36 Street (SR 948) and NW 72 Avenue (SR 969) are part of the State Highway System. Contact the Florida Department of Transportation (FDOT), at (305) 470-5367, for information regarding FDOT permitting requirements.
- A DTPW permit will be required for this project. Contact the DTPW Permit Section, at (305) 375-2142, for information regarding County permitting requirements.

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

cc: Josiel Ferrer-Diaz, P.E.
Javier Heredia, P.E.
Rolando Jimenez, P.E.

Memorandum



Date: August 4, 2026

To: Lourdes Gomez, Director
Department of Regulatory and Economic Resources

From: Ammad Riaz, P. E.
Division Director Aviation Planning, Land-Use & Grants
Miami-Dade Aviation Department *A.R.*

Subject: Government Facilities Hearing Application GF 21-001
MDC Department of Corrections and Rehabilitation
MDAD DN-26-08-5104

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the Department of Corrections and Rehabilitation's request to allow for the modification of the existing correctional facility. The proposed development includes the demolition of the existing Training and Treatment Center to allow for a new Booking and Release Center, Central Warehouse, MDCR Administrative Building and Parking Garage for an integrated correctional campus along with the Turner Guilford Knight Center. The proposed project is located on 17.95 acres at 7000 NW 41 Street on the easter portion of Folio No. 30-3026-000-0020 in unincorporated Miami-Dade County.

Please be advised that the subject property is in close proximity to Miami International Airport and meets MDAD's review criteria for issuance of an Airspace / Land Use Letter of Determination (LOD). As such, the applicant is required to coordinate with MDAD for the LOD. MDAD will also need to review and issue determination(s) for any construction cranes reaching or exceeding 34 feet AGL on the site. Instructions for the airspace review process may be accessed by using the following link: http://www.miami-airport.com/planning_forms_maps.asp

In addition, please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any temporary or permanent structure on this site reaching or exceeding 34 feet Above Ground Level (AGL) must be filed by the construction contractor using Federal Aviation Administration (FAA) form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the contractor may "e-file" the information.

All uses on the property must comply with federal, state and local aviation regulations.

AR/rb

Memorandum



Date: April 20, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: G2021000001

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 4/17/2026. Approval is based on Dedicated Fire Site Plan sheet OC-049 uploaded on 1/8/2026.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: August 5, 2026

To: Lourdes Gomez
Department Director
Regulatory and Economic Resources

From: Marc A. Lafrance, MSCM, PMP, LEED AP BD+C, ENV SP, CGC
PMO Chief
People Internal Operations Department (PIOD)

Subject: Governmental Facilities GF21-001
7000 NW 41st Street, Miami-Dade County, Florida

People Internal Operations Department (PIOD) takes no exceptions to the further development of the above referenced Government Facility application and recommends consideration and integration of the following items:

1. R-1101-15 - EV Charging Stations (Sections 33-122.5 and 30-243 of the Code of Miami-Dade County) – Provide parking spaces specifically designed for charging of Electric Vehicles in accordance with the provisions of referenced ordinance.
2. R-63-16 – Designated Parking Program for Veterans – follow recommendations outlined in the report – Directive No. 152796.

Should you have any questions regarding this notification, please contact me at 305-375-4430.

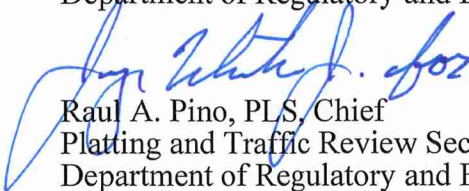
c: Raimundo Delgado, Director/PIOD
Project File.

Memorandum



Date: August 6, 2026

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

From:  Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: GF# 21-001
Name: Department of Corrections and Rehabilitation
Location: 7000 NW 41st Street
Section 26 Township 53 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and finds it acceptable with the following requirement.

1. 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.

The tentative plat for this project was initially submitted on February 10, 2026. It was deferred by the Plat Committee on February 20, 2026.

The resubmittal of the tentative plat was deferred once again by the Plat Committee on June 5, 2026.

The third resubmittal of the tentative plat was approved, with conditions, by the Plat Committee on July 31, 2026.

The review of the paving and drainage plans for approval is currently in process.

Memorandum



Date: August 6, 2026

To: Lourdes Gomez, AICP, Director
Regulatory and Economic Resources Department

From: Jerry Bell, AICP, Assistant Director for Planning
Regulatory and Economic Resources Department

Subject: Comprehensive Development Master Plan consistency review for the Governmental Facilities proposal by the Department of Corrections and Rehabilitation

Miami-Dade County Department of Corrections and Rehabilitation proposes the demolition of the Training and Treatment Center (TTC) at the Turner Guilford Knight Center for the development of an integrated correctional campus with a new booking and release center, courtrooms, central warehouse facility, administrative building, and dog training facility at 7000 NW 41st Street, Miami, Florida (Folio 30-3026-000-0020).

Background

<u>Existing Use:</u>	The Training and Treatment Center at the Turner Guilford Knight Corrections Center
<u>Proposed Use:</u>	A new Booking and Release Center, Courtrooms, Central Warehouse Facility, MDCR Administration Building, and Dog Training Facility, for an integrated correctional campus.
<u>CDMP Land Use Designation:</u>	Institutions, Utilities and Communications
<u>Abutting CDMP Land Use Plan Map Designation</u>	North: Restricted Industrial and Office South: Transportation (ROW, Rail, Metrorail, Etc.) East: Transportation (ROW, Rail, Metrorail, Etc.) West: Business and Office

The application site is located approximately 0.5 mile east of the eastern ramp to SR-826, on the northern side of NW 36th Street, between NW 72nd Avenue and NW 69th Avenue, and approximately 0.5 miles northwest of MIA International Airport. The property is approximately 17.95 acres in size. Proposed new structures include 121,219 square feet for the Administrative Building; 191,534 square feet for the Booking and Release Center ("BRC"); 22,222 square feet for the Warehouse, and; 1,042 square feet for the dog training facility. The total square footage of redevelopment is 328,855 square feet.

Area Land Use Pattern

The application site is designated **Institutions, Utilities, and Communications** on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) Map. North of the application site is property that is designated "Restricted Industrial and Office" on the LUP Map. To the west of the application site is property designated "Business and Office" and to the south and west is property designated "Transportation (ROW, Rail, Metrorail, Etc.)" along the rights-of-way surrounding the property. Beyond those rights-of-way are properties designated "Terminals"

on the LUP Map. Immediately east of the property within the “Terminals” land use designation is the Dressel’s Dairy Canal which runs parallel to NW 69th Avenue along the eastern boundary of the Property.

The existing land use in the surrounding area is industrial and heavy commercial in nature. Northwest 72nd Avenue along the western edge of the property has approximately 100 feet of right-of-way with six lanes of traffic and dedicated turn lanes. Land uses across the street (to the west) of the Subject Property include auto dealerships and a gas station. Northwest 36th Street runs along the southern edge of the property, and it includes approximately 150 feet of right-of-way that accommodate six lanes of traffic with a median and four turn lanes at the intersection with NW 72nd Avenue. The parcel to the south of the Subject Property houses the County Traffic Management Center. Northwest 69th Avenue abuts the subject property to the west. On the western edge of NW 69th Avenue is a canal; the road terminates with no connection to with NW 36th Street. Though there is no direct access to MIA International Airport, the property is located 0.5 miles northwest of airport runways. Across NW 41st Street, to the north of the Subject Property, are a variety of businesses, including retail, a bail bondsman, an auto repair shop, a large warehouse, and vacant land. The general fabric of the surrounding areas is heavy commercial-to-industrial.

CDMP Analysis & Conclusion

The proposed development is an addition to an existing jail—the Turner Guilford Knight Correctional Center (“TGK”)— which is a large, public facility that serves a regional need. TGK is part of the County’s correctional system, which is one of the largest in the United States. The CDMP Interpretive Text for “Institutions, Utilities and Communications” states that this land use designation is for major institutional uses of metropolitan significance, including hospitals, colleges/universities, and military installations. The full range of institutions, communications and utilities may be allowed under this land use category.

The proposed revised site plan for the development of an integrated correctional campus with a new booking and release center, central warehouse facility, dog training center, and administrative building with courtrooms has been evaluated for compatibility with surrounding land uses based on CDMP **Policies LU-4A and LU-4B**. These policies emphasize the importance of ensuring land use compatibility through thoughtful planning and design. The review for compatibility requires that new development be evaluated for potential impacts such as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, to ensure it fits well within its surroundings. Review of the proposed plans has found that the proposal is compatible with its surroundings and consistent with the CDMP.

The Planning Division recommends approval for the subject application subject to the following conditions:

CONDITIONS:

1. That the applicant submit to the Department of Regulatory and Economic Resources or its successor Department for its review and approval a landscaping plan which indicates

the type of plant material and size, prior to issuance of a building permit, and to be installed prior to issuance of a Certificate of Occupancy.

2. That in the approval of the application at the time of permitting, the site plan considered shall be basically in accordance with that submitted for the hearing entitled, "Architectural Site Plan – Roof", dated stamped received April 6, 2026.

Memorandum



Date: August 5, 2026

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief of Planning, Research and Grants
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS) *Alejandro Zizold*

Subject: G2021000001 – Miami-Dade County Department of Corrections & Rehabilitation
PROS V2 Review

Applicant Name: Miami-Dade County Department of Corrections and Rehabilitation.

Project Location: The applicant site is located on ±17.95 acres located at 7000 NW 41st Street, in unincorporated Miami-Dade County at the existing Training and Treatment Center (Folio: 30-3026-000-0020).

Proposed Development: The applicant requests a Government Facilities hearing for approval for modifications to the existing Training and Treatment Center (TTC). This includes the demolition of the TTC and the construction of a new booking & release center, courtrooms, central warehouse facility, parking garage, MDCR administration building and the Turner Guilford Knight Center, an integrated correctional campus. The applicant site is less than a mile away from the proposed Perimeter Trail, a path occupying the right-of way of Perimeter Road and the rights-of-way of the FEC and CSX railroads circling Miami International Airport.

Impact and Demand: This application does not have a residential development component. Therefore, the County's Level of Service 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 does PROS perform a concurrency review. Given the facility's proximity to the proposed Perimeter Trail, PROS recommends that the applicant provide bicycle parking in highly visible areas to encourage non-motorized mobility for visitors and employees of the corrections and rehabilitation campus.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B

The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-

Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 3, at carlos.lopez6@miamidade.gov.

AZ: rk cl

A handwritten signature in blue ink, appearing to read "Richard Lopez", is positioned to the right of the initials "AZ: rk cl".

G2021-01 MDC Dept of Corrections and Rehabilitation_PROS V2 Review

Final Audit Report

2026-08-05

Created:	2026-08-05 (Eastern Daylight Time)
By:	Carlos Lopez (carlos.lopez6@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbCqJsC-5vco2iFXc4sOHE-eRltr3v6Ca
Documents:	G2021-01 MDC Dept of Corrections and Rehabilitation_PROS V2 Review.pdf (2 pages)
Number of Documents:	1
Document page count:	2
Number of supporting files:	0
Supporting files page count:	0

"G2021-01 MDC Dept of Corrections and Rehabilitation_PROS V2 Review" History

-  Document created by Carlos Lopez (carlos.lopez6@miamidade.gov)
Documents: G2021-01 MDC Dept of Corrections and Rehabilitation_PROS V2 Review.pdf
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-  Document emailed to Rachael Kardys (rachael.kardys@miamidade.gov) for signature
2026-08-05 - 10:32:04 AM EDT
-  Email viewed by Rachael Kardys (rachael.kardys@miamidade.gov)
2026-08-05 - 10:40:22 AM EDT- IP address: 104.47.64.254
-  Agreement viewed by Rachael Kardys (rachael.kardys@miamidade.gov)
Documents: G2021-01 MDC Dept of Corrections and Rehabilitation_PROS V2 Review.pdf
2026-08-05 - 10:40:30 AM EDT- IP address: 168.149.133.217
-  Document e-signed by Rachael Kardys (rachael.kardys@miamidade.gov)
Documents: G2021-01 MDC Dept of Corrections and Rehabilitation_PROS V2 Review.pdf
Signature Date: 2026-08-05 - 10:42:23 AM EDT - Time Source: server- IP address: 168.149.133.217 - Signature Appearance Selected: IMAGE
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2026-08-05 - 10:42:26 AM EDT

 Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)

2026-08-05 - 11:02:55 AM EDT- IP address: 104.47.65.254

 Agreement viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)

Documents: G2021-01 MDC Dept of Corrections and Rehabilitation_PROS V2 Review.pdf

2026-08-05 - 11:02:59 AM EDT- IP address: 199.247.42.216

 Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)

Documents: G2021-01 MDC Dept of Corrections and Rehabilitation_PROS V2 Review.pdf

Signature Date: 2026-08-05 - 11:03:29 AM EDT - Time Source: server- IP address: 199.247.42.216 - Signature Appearance Selected: TYPE

 Agreement completed.

2026-08-05 - 11:03:29 AM EDT

Memorandum



Date: Friday, August 7, 2026

Subject: Review Type: G2021000001

Applicant Name: MDC Department of Corrections and Rehabilitation

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:

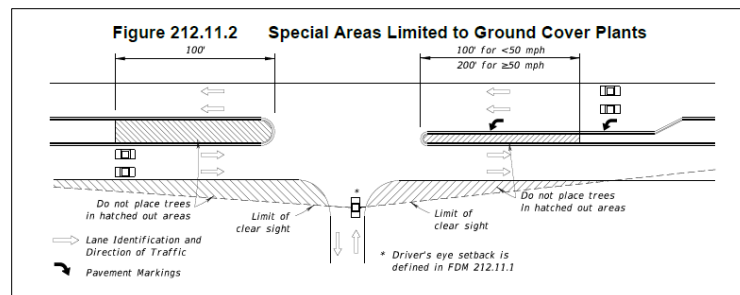
PROJECT LOCATION:

The project is located at 7000 NW 41st Street in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. The proposed development seeks to redevelop the Miami-Dade County Department of Corrections and Rehabilitation campus. The Project includes the development, design, and construction of a new Booking and Release Center (BRC), courtrooms, a Central Warehouse Facility, an Administration Building, and a Parking Garage for the Miami-Dade County Corrections and Rehabilitation Department. The proposed redevelopment is anticipated to be completed and operational by 2030. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. The applicant is required to install a traffic signal at the intersection of SR 969/NW 72nd Avenue and NW 41st Street. Please note that as per correspondence from FDOT a Construction Agreement must be submitted for further review and approval of the proposed roadway and signalization improvements.
3. The development is required to construct an exclusive westbound left-turn lane at the intersection of SR 969/NW 72nd Avenue and NW 41st Street.
4. Please ensure that, according to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as shown in the figure below.



If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

Memorandum



DATE: July 24, 2026

TO: Gilberto Blanco, Supervisor – LEED AP
Development Services Division
Department of Regulatory and Economic Resources (RER)

FROM: Brandon Fennell
Principal Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. G2021000001
Miami-Dade County Department of Corrections and Rehabilitation (MDCR)
DTPW Project No. OSP168

Project Description

The applicant, Miami-Dade County Department of Corrections and Rehabilitation (MDCR), requests a review of Government Facilities on a property totaling +/- 17.95 acres. The project proposes the demolition of the existing Training and Treatment Center (TTC) construction is planned to be completed in 2026. The applicant seeks to construct a new Booking & Release Center, Courtrooms, Central Warehouse facility, parking garage, and MDCR Administration Building to comprise along with the Turner Guilford Knight Center, an integrated correctional campus.

I. PROJECT LOCATION:

The Property is located at 7000 NW 41st Street, Miami, FL 33136, Miami-Dade County, Florida

COMMENTS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

The subject property is served by Metrobus Routes 36, 73 and 132 (Tri-Rail Doral Shuttle). Metrobus Route 73 can be accessed at a bus stop located directly adjacent to the subject property along NW 72nd Avenue (Milam Dairy Road). Metrobus Routes 36 and 132 can be accessed a bus stop on NW 36th Street and NW 72nd Avenue.

	Service Headways (in minutes)						
Route	Weekday						Type of Service
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
36	15	15	30	n/a	30	20	L/F
73	40	40	40	n/a	40	60	L/F
132	60	60	n/a	n/a	n/a	n/a	L/F

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail or Tri-Rail

DTPW encourages the applicant to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into the campus design to enable safe pedestrian access to adjacent transit stops and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. **Therefore, DTPW has no objections to this application.**

c: Lisa Colmenares, DAICP, Chief Planning Officer, DTPW
Paolo Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW

Memorandum



Date: August 3, 2026

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department *Maria Valdes*

Subject: (UPDATED) Application Comments - MDC Department of Corrections & Rehabilitation - Application No. G2021000001

The Water and Sewer Department has reviewed the proposed development for the subject Public Hearing Process. WASD has no objection to this Public Hearing Process, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Public Hearing Process.

Application Name: MDC Department of Correction & Rehabilitation

Location: The proposed project is located on approximately 17.95 Acres at 7000 N.W. 41st Street on the eastern portion of Folio No. 30-3026-000-0020, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to build a jail facility with the following uses, as confirmed by Mr. Ben Melendez from PP Architects, letter dated January 16, 2026:

Proposed Use	Unit	Quantity	Flow Rate	Water GPD
Administrative Building	SF	113,483	5 gpd/100 sq.ft	5,674.15
Warehouse/CUP	SF	28,972	2 gpd/100 sq.ft	579.44
Dog Training	SF	1,042	15 gpd/100 sq.ft	156.3
Booking and Release Center building (185,358 SF) with person holding capacity	Person	192	150 gpd/Person	28,800
Total Demand				35,210

The proposed development will be replacing the existing Training and Treatment Center (TTC).

The estimated total water demand for the proposed project will be 35,210 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. Currently, there is adequate treatment and water supply capacity at the Water Treatment Plant, consistent with Policy WS-

2 A (1) of the CDMP. There is water infrastructure in the vicinity of the facility to provide water service for the future development.

There is an active Water Supply Certification (WSC) for the proposed development. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>.

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP.

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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. Currently, there is adequate sewer treatment and disposal capacity at the Wastewater Treatment Plant, consistent with Policy WS-2 A (2) of the CDMP. There is sanitary sewer infrastructure in the vicinity of the facility to provide sanitary sewer service to the future development. Currently, the downstream pump stations receiving the flow for the proposed development are in OK. Moratorium status.

Connection to the sanitary sewer system is 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. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

✓

Memorandum



Date: July 29, 2026

To: Jerry Bell, Assistant Director for Planning Division
Regulatory and Economic Resources Department

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Government Facilities Review G2021-000001 Miami-Dade County Corrections

The Office of Historic Preservation (OHP) has reviewed the above-referenced application and provides the following updated comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural, and archaeological significance.

As stated in the memo dated July 23, 2025, and updated memo dated January 12, 2026, OHP required, as a condition of approval, that the applicant complete and submit a Florida Master Site File (FMSF) Historical Structure Form prior to any intervention or demolition of the 1953 and 1973 historic structures associated with folio number 30-3026-000-0020.

OHP has received the required documentation and confirms compliance. Given this, OHP has no further conditions.

For questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov

Memorandum



Date: August 14, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

Subject: Request to Process Late Departmental Agenda Item

I am respectfully requesting that the resolution listed below be placed on the September 1, 2026 Board of County Commissioners (BCC) meeting agenda.

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE DEVELOPMENT OF CERTAIN NEW FACILITIES FOR AN INTEGRATED CORRECTIONAL CAMPUS LOCATED AT 7000 NORTHWEST 41ST STREET MIAMI-DADE COUNTY, FLORIDA, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY, SUBJECT TO CERTAIN CONDITIONS

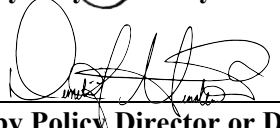
The Miami-Dade Department of Corrections and Rehabilitation (MDCR) is proposing an integrated correctional campus within existing portions of the Turner Guilford Knight Correctional Facility (TGK) site as the Training and Treatment Center (TTC) at the TGK (built in 1951) no longer meets Miami-Dade County's operational, safety, or programmatic needs. The TTC has been demolished under prior approvals, and MDCR is proposing new facilities at 7000 NW 41st Street which include a Booking and Release Center, Courtrooms, a Central Warehouse, a Parking Garage, an MDCR Administration Building, and a Dog Training Facility. This redevelopment will modernize outdated infrastructure, expand functional capacity, support humane treatment of inmates, reduce suicide risk, improve staff working conditions, and strengthen community security. The Board previously approved design-build services through Resolution No. R-540-24 on June 18, 2024. Approval of this item is required for the project to proceed.

Therefore, please process the item notwithstanding that the 3-day or 4-day rule may be applicable to it. I am aware that these items are subject to approval for placement on an agenda by the Board Chairman, and review by the Office of the County Attorney.



Approved by Mayor or Mayor's Designee
Signature

Roy Coley
Print Name



Approved by Policy Director or Designee
Signature

Demetria Henderson
Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov

MDC040



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: September 1, 2026

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(3)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(3)
9-1-26

RESOLUTION NO. _____

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE DEVELOPMENT OF CERTAIN NEW FACILITIES FOR AN INTEGRATED CORRECTIONAL CAMPUS LOCATED AT 7000 NORTHWEST 41ST STREET MIAMI-DADE COUNTY, FLORIDA, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY, SUBJECT TO CERTAIN CONDITIONS

WHEREAS, notice has been provided, and this Board has conducted a public hearing in compliance with provisions of section 33-303 of the Code of Miami-Dade County, Florida (Code); and

WHEREAS, pursuant to the governmental facility process in section 33-303 of the Code, the Department of Corrections and Rehabilitation (MDCR) is seeking approval for a redevelopment project inclusive of the construction of a new Booking and Release Center, Courtrooms, a Central Warehouse Facility, a Parking Garage, an MDCR Administration Building, and a Dog Training Facility; and

WHEREAS, demolition of the existing Training and Treatment Center (TTC) on the project site, located at 7000 Northwest 41st Street Miami-Dade County, Florida, has already occurred within the scope of prior approvals; and

WHEREAS, this governmental facilities application seeks approval of the TTC redevelopment project, as described above, in its entirety; and

WHEREAS, the justification for this governmental facilities approval is further set forth and explained in the attached Mayor's memorandum, which has been prepared by the County's professional staff and which is incorporated herein by reference; and

WHEREAS, this Board desires to accomplish the purposes outlined in the attached Mayor's memorandum and to take action on this governmental facilities application,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are hereby incorporated into this resolution and are approved.

Section 2. Having conducted a public hearing and having considered, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, and the nature of the impact on the surrounding property, this Board hereby finds that the TTC redevelopment project in its entirety, inclusive of the construction of a proposed Booking and Release Center, Courtrooms, Central Warehouse Facility, Parking Garage, MDCR Administration Building, and Dog Training Facility located at 7000 Northwest 41st Street Miami-Dade County, Florida, is in the best interest of the public and, pursuant to section 33-303 of the Code of Miami-Dade County, approves such project in substantial accordance with the submitted plan and subject to the conditions set forth in the departmental memoranda attached to the Mayor's memorandum, which are hereby incorporated herein by reference.

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

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of September, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



James Eddie Kirtley
Cristina M. Rabionet