

MEMORANDUM

Agenda Item No. 5(F)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: January 20, 2021

FROM: Geri Bonzon-Keenan
Successor County Attorney

SUBJECT: Resolution approving as a governmental facility the proposed additional sign program for the Jackson West Medical Center of the Jackson Health System, generally located at the northwest corner of NW 25 Street and the Palmetto Expressway (S.R. 826), in compliance with section 33-303 of the Code of Miami-Dade County

Resolution No. R-11-21

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Chairman Jose "Pepe" Diaz.



Geri Bonzon-Keenan
Successor County Attorney

GBK/smm

Date: January 20, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Governmental Facilities Hearing Application GF 20-06- Public Health Trust of Miami-Dade
County – Jackson Health System – Additional Sign Program for Jackson West Medical Center

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the proposed Additional Sign Program for the Jackson Health System’s new Jackson West Medical Center (Jackson West) in compliance with Section 33-303 of the Code of Miami-Dade County.

This Governmental Facility item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Public Health Trust of Miami-Dade County (PHT).

Scope

The Public Health Trust of Miami-Dade County seeks approval of a proposed additional sign program for its new Jackson West Medical Center located at 2801 NW 79th Avenue, north of NW 25th Street and west of the Palmetto Expressway in Commission District 12, which is represented by Chairman Jose “Pepe” Diaz.

Fiscal Impact/Funding Source

The project will be funded by the Jackson Miracle-Bond program, the foundation of the capital plan, which includes work at all existing Jackson campuses and the creation of new facilities across Miami- Dade County. This resolution, however, is for a regulatory approval and does not, in of itself, have a fiscal impact.

Track Record/Monitor

Carlos A. Migoya, CEO of the Public Health Trust.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Code. The Public Health Trust of Miami-Dade County/Jackson Health System (JHS) is developing the Jackson West Medical Center on a property generally located on the northwestern corner of NW 25th Street and the Palmetto Expressway (S.R. 826) in the City of Doral. The Jackson West Medical Center development approval and permitting process were carried out by the City of Doral. However, as per section 154.13, Florida Statutes, the property is now under the County’s exclusive jurisdiction. Accordingly, this application is being reviewed pursuant to the County’s Government Facilities process. As is the case for any major hospital campus, JHS has developed a formal, comprehensive sign program to assist patients and visitors to and within the campus. The program includes Class A (directional) and Class B (point-of-sales) signs. The majority of the proposed signs were found to be in compliance with the County’s sign code and have now proceeded to the permitting process. The balance of the signs constitute the “Additional Sign Program” that is the subject of this application. County staff has reviewed said sign program and finds it consistent with and in keeping with the character of the surrounding area and that of other similar facilities.

COMMISSION DISTRICT: 12

COMMISSION DISTRICTS
IMPACTED: Countywide

FOLIO NUMBER(S): The subject property consists of folios numbers 35-3027-037-0010 and 35-3027-037-0030 - (See Exhibit A to attached Site Review Committee recommendation for Legal Description).

SIZE: 27.27 acres (subject property).

BACKGROUND: The new Jackson West Medical Center in Doral (Jackson West) encompasses approximately 235,000 square feet distributed in a six-story hospital building and a three-story medical office building (MOB) geared to serve the residents of the western portion of the County. As it is the case for any major hospital campuses, JHS has developed a formal, comprehensive sign program to assist patients and visitors to Jackson West. Some of the proposed signs in the comprehensive sign program are provided for/allowed by the County’s current sign code, others require the approval of this Government Facilities (GF) application; hence, the additional sign program under consideration.

ZONING: The Jackson West property is located in the City of Doral and zoned Corridor Commercial District (CC) according to the City’s zoning map. However, as per section 154.13, Florida Statutes, the property is under the County’s exclusive jurisdiction, reason while the Government Facilities process is being followed.

JUSTIFICATION: The proposed additional sign program consists of detached directional signs and one Class B, point of sales, sign. The additional signs will primarily assist those accessing/egressing Jackson West from NW 29th Street and NW 79th Avenue.

Approximately 70 percent of the signs in Jackson West’s comprehensive sign program conform with the current County’s sign code and have or are currently finalizing the permitting process; the remaining 30 percent of the signs do not conform or are in excess of the allowed number of signs. For instance, Jackson West has two main entrances one off NW 25th Street and another off NW 79th Avenue. The current code provides for the NW 25th Street entrance sign given the property’s frontage along said street. However, that is not the case of the proposed entrance sign along NW 79th Avenue as the Jackson West property lacks the required frontage needed to justify the proposed size of said sign. Thus, the latter along with a series of directional signs to be located within 75 feet of the NW 29th Street right-of-way, on the north side of the hospital, constitute the additional sign program that is the subject of this GF application.

Although this application is being made through the Government Facilities process, which is distinct from zoning, County staff nevertheless considered zoning applications for similar directional signs and point of sales signs in connection with a hospital campus, and found that, for instance, more intense signage requests have been granted for Baptist Hospital in 2018 via Resolution No. CZAB12-9-18.

PROJECT DESCRIPTION: Additional signage for the Jackson West Medical Center.

DEVELOPMENT: The Jackson West Medical Center in Doral is expected to be substantially completed in February of 2021 and the first patient visits are expected to be scheduled for March 2021. At the time of reporting, the County’s permitting center is reviewing the permit applications for the signs conforming to the current code. Upon approval of this application, staff would proceed to review and process the additional signs.

FUNDING: As previously stated, the project will be funded by the Jackson Miracle-Bond program, the foundation of the capital plan, which includes work at all existing Jackson campuses and the creation of new facilities across Miami- Dade County.

SITE REVIEW COMMITTEE: The Site Review Committee’s task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed this project on September 24, 2020 and recommends approval.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a governmental facility in the unincorporated areas of Miami-Dade County, 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. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER: Carl Harrison, Governmental Facilities Coordinator

DELEGATED AUTHORITY: This resolution approves the proposed Public Health Trust of Miami-Dade County’s Jackson Health System Additional Sign Program for the Jackson West Medical Campus in Doral pursuant to Section 33-303(b)(6) of the Miami-Dade County Code. The Department of Regulatory and Economic Resources (RER) Director is thereafter delegated the authority to approve non-substantial changes to the approved plans.



Jimmy Morales
Chief Operations Officer

Exhibit "A"

Legal Description

PARCEL/FOLIO NO.: 35-3027-037-0010

Tract A, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL/FOLIO NO.: 35-3027-037-0030

Tract C, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida, LESS the following two parcels:

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 187.31 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 5.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 5.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.

AND

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 339.19 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 2.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 2.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.

Memorandum



Date: October 12, 2020

To: Honorable Daniella Levine Cava
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application -
GF 20-06 Public Health Trust of Miami-Dade County – Jackson Health System -
Additional Sign Program for Jackson West Medical Center

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the proposed, "Additional Sign Program" for the Jackson Health System's new Jackson West Medical Center (Jackson West) in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Jackson Health System (JHS). The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed the application September 24, 2020 and **recommends approval**.

STAFF REPORTS

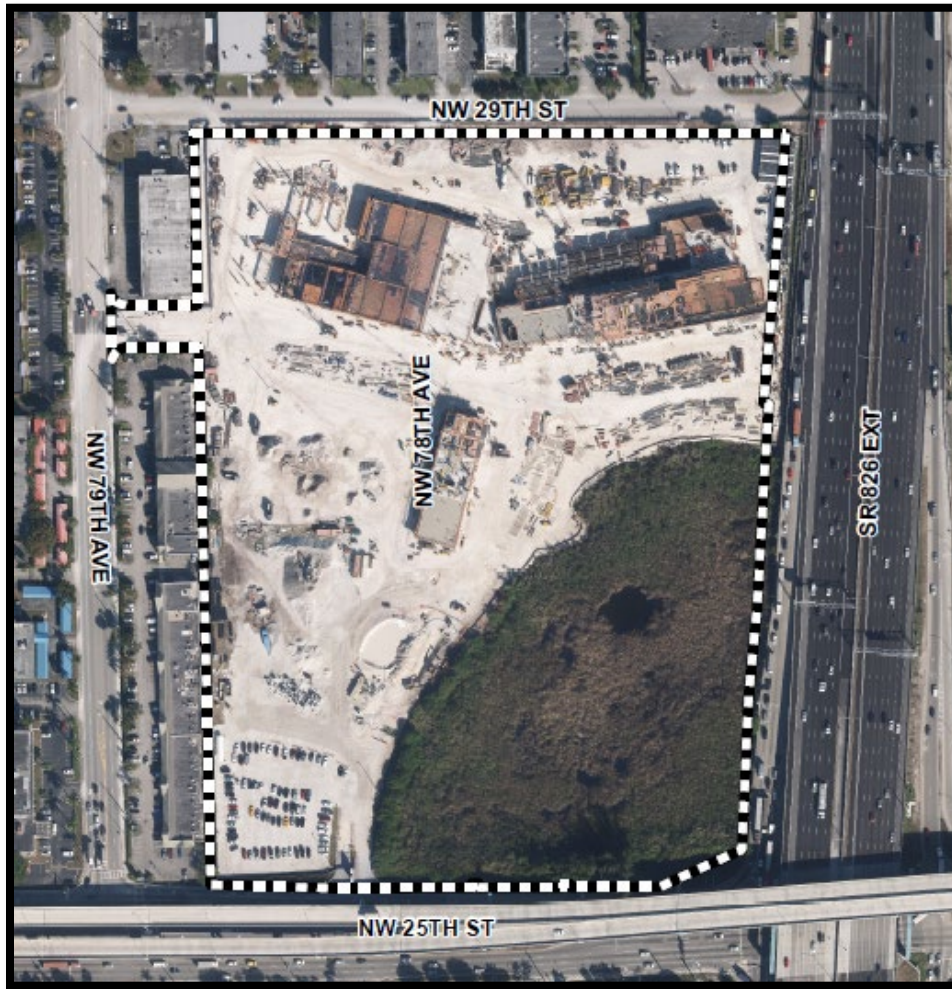
Department of Regulatory and Economic Resources

Development Services Division:

Background: The new Jackson West Medical Center in Doral (Jackson West) encompasses approximately 235,000 square feet distributed in a six-story hospital building and a three-story medical office building (MOB) geared to serve the residents of the western portion of the County. Jackson West is generally bound by the Palmetto Expressway/S.R. 826 to the east, NW 25th Street to the south, NW 79th Avenue to the west and NW 29th Street to the north – see Figure 1 below. As indicated in the table below, the property is located within the City of Doral and in the industrial area also known as Airport West. Although located within the City of Doral, the property is now under the County's exclusive jurisdiction as per section 154.13, Florida Statutes. Accordingly, this application is being reviewed pursuant to the County's Government Facilities process. The table below summarizes the zoning, land use, and existing uses at and surrounding the subject property.

Zoning and Existing Use		Land Use Designation
Subject Property	City of Doral; Jackson West Medical facility	Business and Office and Industrial and Office
North	City of Doral; industrial uses	Low- Density Residential, (2.5 – 6, dua) Business and Office
South	City of Doral; retail	Business and Office
East	GU: SR 826 Expressway	Transportation
West	City of Doral; industrial uses	Industrial and Office

Figure 1



Project Description: The Jackson Health System (JHS) is seeking additional signs for the Jackson West Medical Center. As it is the case for any major hospital campuses, JHS has developed a formal, comprehensive sign program to assist patients and visitors to Jackson West. Some of the proposed signs in the comprehensive sign program are provided for/allowed by the County's current sign code, others require the approval of this Government Facilities (GF) application; hence, the Additional Sign Program under consideration.

The Additional Sign Program consists of the following signs:

- One Class B (point-of-sales), monument sign of approximately 175 square feet located at the NW 79th Avenue entrance of Jackson West; and
- Five directional (wayfinding) monument signs of approximately 22 square feet (each) generally located at the Jackson West entrances along NW 29th Street.

The Jackson West property, currently under construction, would have two main entrances, one along NW 25th Street and the other along NW 79th Avenue. As shown in Figure 1, the NW 79th Avenue entrance is constrained to a small portion of the property given the two developed outparcels. Said constrained portion of the property is not wide enough to allow for the proposed dimensions of the Class B sign indicated above. Staff notes that a similar sign along NW 25th Street has already been permitted given the width of the property along that street. Staff notes that as also shown in Figure 1, absent the outparcels, Jackson West would have had enough street frontage to provide for the proposed sign.

On the other hand, the five proposed directional signs are located at the Jackson West entrances and driveways along NW 29th Street. Given the proximity of the hospital building and garage to said street, these signs, which are consistent with other similar signs in the property, encroach into the required setback and exceed the maximum allowed size. Section 33-111 of the Code states that directional signs shall setback at least 75 feet from a public right-of-way and not exceed 18 square feet in size. The five proposed directional signs in the Additional Sign Program are located within the 75-foot setback and are approximately 22 square feet in size, slightly over the maximum allowed size. Staff notes that the entrances along NW 29th Street are primarily dedicated to provide access to the emergency department and the Jackson West's back of the house.

Accordingly, given the magnitude of the property, the nature of the use, and surrounding land uses, staff finds that the proposed Additional Sign Program is in keeping with the character of the surrounding area, is consistent with other signs in the area and sign programs of similar facilities, and therefore, recommends **approval** of the Government Facilities application.

Metropolitan Planning Division:

Jackson Health System is seeking approval to provide additional signage at Jackson West Medical Center to properly direct patients and visitors throughout the campus located at 2801 NW 79 Avenue in the City of Doral (Folio Numbers 35-3027-037-0010 and 35-3027-037-0030). The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

Background:

Jackson Health System is opening a new hospital campus in Doral. The hospital facilities will encompass approximately 235,000 square feet distributed within a six-story hospital building and a three-story medical office building (MOB) to serve the residents in the western portion of Miami-Dade County. Jackson Health System has developed a formal sign program to assist patients and visitors. Some of the proposed signs are covered or provided for by the County's current sign code, while others require Government Facilities review.

CDMP Analysis/Recommendations:

In accordance with Section 154.13, Florida Statutes, any designated facility owned or operated by a public health trust and located within the boundaries of a municipality is under the exclusive jurisdiction of the county creating the public health trust and is not within the jurisdiction of the municipality.

The Planning Division, based upon a review of the information provided, finds the proposed signage described in the application by Jackson Health System to be consistent with the Goals, Objectives, and Policies of the CDMP.

Office of Resilience:

The Office of Resilience (OOR) is committed to supporting and assisting with the resilience of fellow County departments. As part of this support, the Office has conducted a review of this application and has no objections.

For this application, relevant County policies for this project included in this review are:

- Sustainable Buildings Program
- Sea-level rise

Together these measures will help to maximize the value of the asset and its resilience and sustainability thus saving your department and the County money and invaluable resources in the long term.

Contacts

It is important that project designers, architects, and consultants contact the Office of Resilience before project design starts to obtain the most current guidance related to the County's requirements. Please contact the individuals below based on the guidance and requirements needed.

Contact Patricia Gomez, Resilience Program Manager Mitigation (Patricia.Gomez@miamidade.gov) before project design starts if you need the most current guidance related to the County's requirements of the Sustainable Buildings Program mentioned above, LEED and Envision project registration, EnergyCAP, EV-ready and solar requirements, and building performance in general. Please contact Katherine Hagemann (Katherine.Hagemann@miamidade.gov) with questions related to sea level rise.

Analysis & Recommendations

All County buildings, including those proposed in the Public Health Trust of Miami Dade County's G2020000006 application, must comply with the requirements of the County's Sustainable Buildings Program which consist of Sections 9-71 through 9-75 of the Code together with Implementing Order IO 8-8. [Implementing Order \(IO\) 8-8](#) requires a minimum rating of LEED Silver for new construction projects. These standards ensure an integrated approach to design, construction, and operations. The Sustainable Buildings Program is not prescriptive, understanding that each project is unique and there are many paths to achieving the required certification level. In considering the specific scope of this application for an addition of signage to the Jackson West Medical Center, OOR has determined that this particular renovation is not subject to the Sustainable Buildings Program. However, if the scope of the project expands beyond the proposed artwork installation, it may be subject to the Sustainable Buildings Program. Please contact OOR if there are any anticipated changes to the scope of work for this application.

Sea Level Rise

In compliance with [Resolution No. R-451-14](#) and [Ordinance No. 14-79](#), all County infrastructure projects that come before the Board of County Commissioners must consider sea level rise in their planning, design, and construction. This project is not expected to be affected by sea level rise.

Conclusion

The Office of Resilience has no objections to this project.

Platting and Traffic Review Section:

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

1. Ensure pedestrian sight clearance triangles are free of any obstruction.
2. SW 8 Street is maintained by the Florida Department of Transportation (FDOT). Any driveway connections and/or changes along the right of way requires review and approval by FDOT.

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat

Environmental Resources Management Division (DERM):

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 the Code. With respect to

other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Wetlands

Although the subject properties are not located within a designated wetland basin, folio number 35-3027-037-0030 contains wetlands as defined by Chapter 24-5 of the Code. The subject properties are part of a DERM Class IV Permit CLIV-20170025 issued to Miami-Dade County Public Health Trust for impacts to 7.54 acres of wetlands; specifically maintenance and removal of exotic and nuisance plant species within the wetlands. The total project size is 27.27 acres of which 19.73 acres are uplands. Any additional work in wetlands will require a new DERM Class IV permit or a modification to the existing Class IV permit CLIV -20170025.

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.

Conditions of Approval: None

Trees

A review of the subject properties indicates the presence of tree resources; however, DERM issued Tree Permit #10584 on April 24, 2020 for the removal of specimen and non-specimen size trees. The permittee is required to adhere to all requirements and conditions of the tree permit.

If any additional trees subject to the tree preservation and protection provisions of the Code are proposed to be removed or relocated beyond what is covered in Tree Permit #10584, a new tree removal permit will be required.

In addition, the property also contains wetlands. Any trees resources within wetland areas will be regulated and permitted through a DERM Class IV Wetlands Permit.

Please contact Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

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 property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Conditions of Approval: None

Environmental Monitoring and Restoration Division

DERM has records of current contamination issues under DERM file HWR-815 (Jackson Health). Any construction, development, drainage, and dewatering at the subject site will also require DERM review and approval as it relates to environmental contamination issues.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way.

Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing. If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Conditions of Approval: None

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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 Christine Velazquez at (305) 372-6764.

Water and Sewer Department

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Miami-Dade County/Public Health Trust

Location: The proposed project is located on approximately 27.27 Acres, at 2801 NW 79th Avenue, with Folios No. 35-3027-037-0010 and 35-3027-037-0030, in unincorporated Miami-Dade County.

Proposed Development: To provide additional signage at Jackson West Medical Center to properly direct patients and visitors throughout the campus.

Water: The proposed application site is located within the WASD's water service area. The water supply will be provided by the Hialeah-Preston Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

The property is connected to water. Please note that there is a proposed 12-inch water main extension within the site within a 12-feet utility easement. *As such, permanent structures are not permitted within utility easements and trees or palms should not be planted within 5 feet of any WASD facility.*

Sewer The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

The property is connected to sewer. The subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. MDWASD will collect this special connection

charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov or Benita Ramirez at (786) 552-8121 or Benita.Ramirez@miamidade.gov.

Department of Transportation and Public Works

Highway Division: 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 2021 Transportation Improvement Program (TIP), nor in the 2045 Long Range Transportation Plan (LRTP).
- Contact the City of Doral Public Works Department (305-593-6740) and the City of Doral Building Department (305-593-6700) for information regarding City permitting requirements.
- Also, a DTPW permit will be required for this project. Contact DTPW Permit Section (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.

Transit Division

Project Description

The applicant, Public Health Trust of Miami-Dade County, FL, seeks a Government Facility Review on a property totaling +/- 27.27 acres located at 2801 NW 79th Avenue, Doral, FL 33122. The subject property is land use is Business and Office and Industrial and Office. The property is currently under construction. This applicant seeks to build a new Jackson Health System hospital campus. The new facility will contain a six-story hospital building and a three-story medical office building to serve the residents on the western portion of the county. The county has obtained by Florida Statue, jurisdiction of all Public Health Trust properties including the subject property. The subject property is in the City of Doral in Miami-Dade County, Florida, and is located within the Urban Development Boundary. The subject property is located less than 215 feet from the nearest bus stop along NW 25th Street at 79th Avenue which is served by Metrobus Route 238. However, there are no sidewalks near the property to connect to the opposite side of the existing sidewalk network at present. The property is also served by the City of Doral Trolley.

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, 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.**

Fire Rescue Department

According to the Application dated stamp received September 10, 2020, Jackson Health System is seeking to provide additional signage at Jackson West Medical Center in order to properly direct patients and visitors throughout the campus located at 2801 NW 79th Avenue, Doral, FL 33122.

The Miami-Dade Fire Rescue Department has **no objections** to the application and requests that signs be installed in accordance with the applicable sign code regulations and in a manner whereby the signs do not impact or interfere with the circulation of emergency response vehicles.

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

Aviation Department

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed Jackson Health System's request to provide additional signage at the Jackson West Medical Center in order to properly direct patients and visitors throughout the campus located at 2801 NW 79th Avenue, Doral, Florida.

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 46 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. MDAD will also need to review and issue determinations for any structure(s) reaching or exceeding 46 feet AGL on the site. For additional information, MDAD's airport zoning resources are available on its webpage which may be accessed by using the following link: http://www.miami-airport.com/planning_forms_maps.asp

Based upon our review of the information provided to us, MDAD does not object to the proposed request provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning.

Parks, Recreation and Open Spaces Department

Applicant Name: Jackson Health System.

Project Location: The project is located on Miami-Dade County-owned property (Folio Nos.: 35-3027- 037-0010 and 35-3027-037-0030) at 7800 NW 29th Street, Doral, FL 33122. The site consists of ±27.27 acres.

Proposed Development: The applicant seeks approval of additional signage for the new Jackson Health System hospital campus in Doral. Jackson Health System has developed a formal sign program to assist patients and visitors to the campus.

Impact and Demand: This application does not have a residential development component and the site is located within the jurisdiction of the City of Doral. Therefore, the County's Level of Service Standards do not apply.

Recommendations: 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.

Based on our findings described herein, **PROS has no objection to this application.**

Should you need additional information or clarification on this matter, Carlos Lopez, Park Planner 2, by email at carlos.lopez6@miamidade.gov

Internal Services Department

According to the Application dated stamp received September 10, 2020, Jackson Health System is seeking to provide additional signage at Jackson West Medical Center in order to properly direct patients and visitors throughout the campus located at 2801 NW 79th Avenue, Doral, FL 33122.

The Miami-Dade County Internal Services Department (ISD) takes no exceptions to the further development of the above referenced application and has no additional comments.

Should you have any questions regarding this notification, please contact Frank Suarez at 305-375-1112 or fsuarez@miamidade.gov.

Department of Cultural Affairs

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from the Jackson Health System (JHS) for the signage at Jackson West Medical Center in regard to the applicability of the Art in Public Places (APP) requirement, reference GF 20-06 – Folio NO. 35-3027-0370010 and 35-3027-037-0030 and offers the following comments in accordance with Section 1/ Section 2-11.15 (2) (a), of the Miami-Dade County Code:

The Art in Public Places Ordinance of the Miami-Dade County Code **is a requirement** of this project.

In regard to Art in Public Places, 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. Project team must contact Art in Public Places for ordinance implementation.

For project implementation, please contact Patricia Romeu from the Department of Cultural Affairs at patricia.romeu@miamidade.gov or 305-375-5920.

APPLICATION GF20-06

PUBLIC HEALTH TRUST OF MIAMI-DADE JACKSON HEALTH SYSTEM - ADDITIONAL
SIGN PROGRAM FOR JACKSON WEST MEDICAL CENTER PROJECT



Alice Bravo, P.E., Director
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Department of Regulatory and Economic
Resources

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Miami-Dade Fire Rescue Department

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Department

Michael Spring, Director
Cultural Affairs Department

Tara C. Smith, Director
Internal Services Department

 Digitally signed by
Tara C. Smith
Date: 2020.12.11
17:30:09 -05'00'

Jerry H. Bell, Assistant Director
Planning Division of the Department
of Regulatory and Economic Resources

Maria I. Nardi, Director
Miami-Dade County
Parks, Recreation and Open Spaces
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APPLICATION GF20-06

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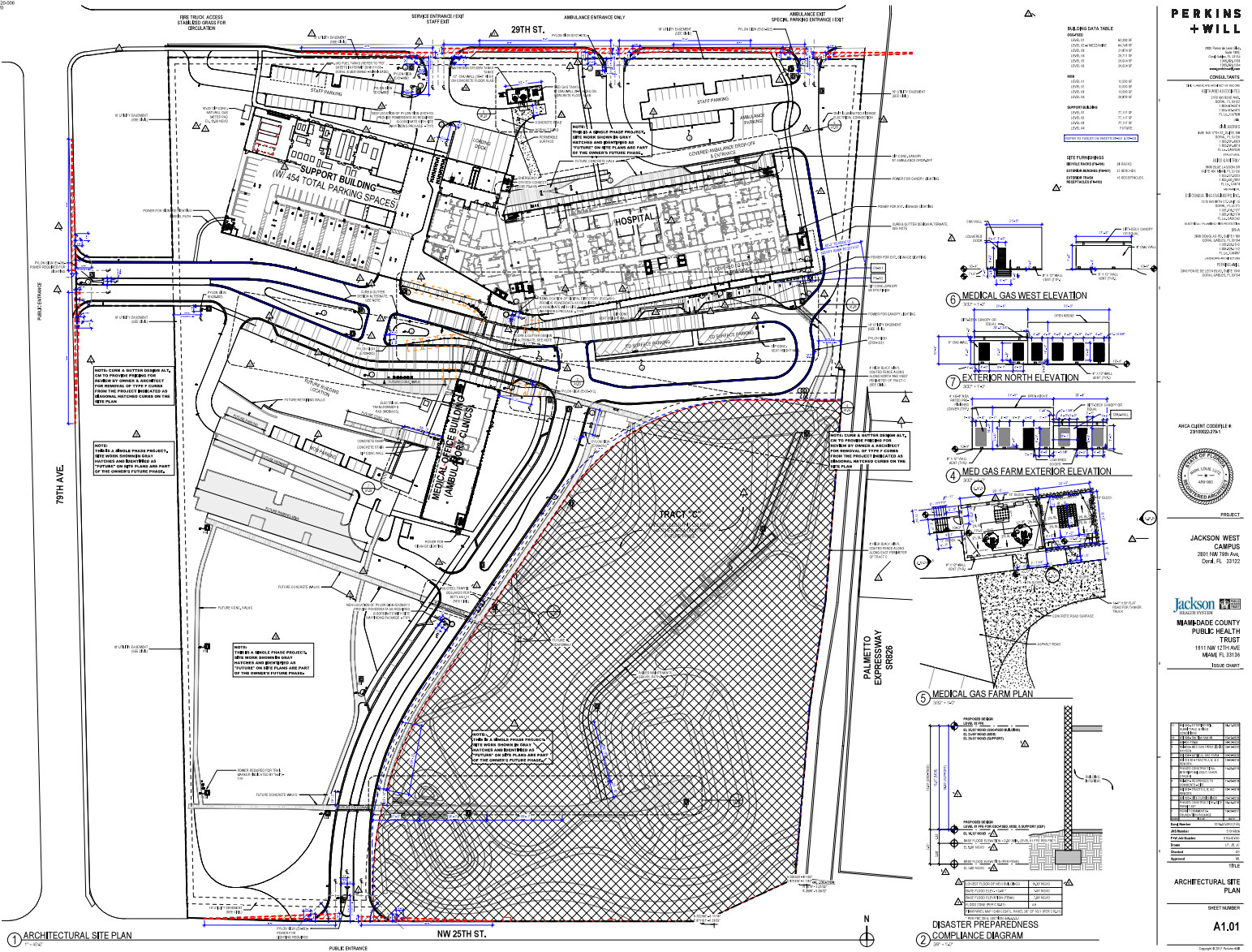
Michael Spring, Director
Cultural Affairs Department

Tara C. Smith, Director
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COUNTY CLERK
BY GONZA



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300 N. LAKE STREET, SUITE 200
CHICAGO, IL 60601
TEL: 312.420.1000
WWW.PWILL.COM

JACKSON WEST CAMPUS
1811 NW 12TH AVE
MIAMI, FL 33135

JACKSON
HARRIS COUNTY
PUBLIC HEALTH
TRUST

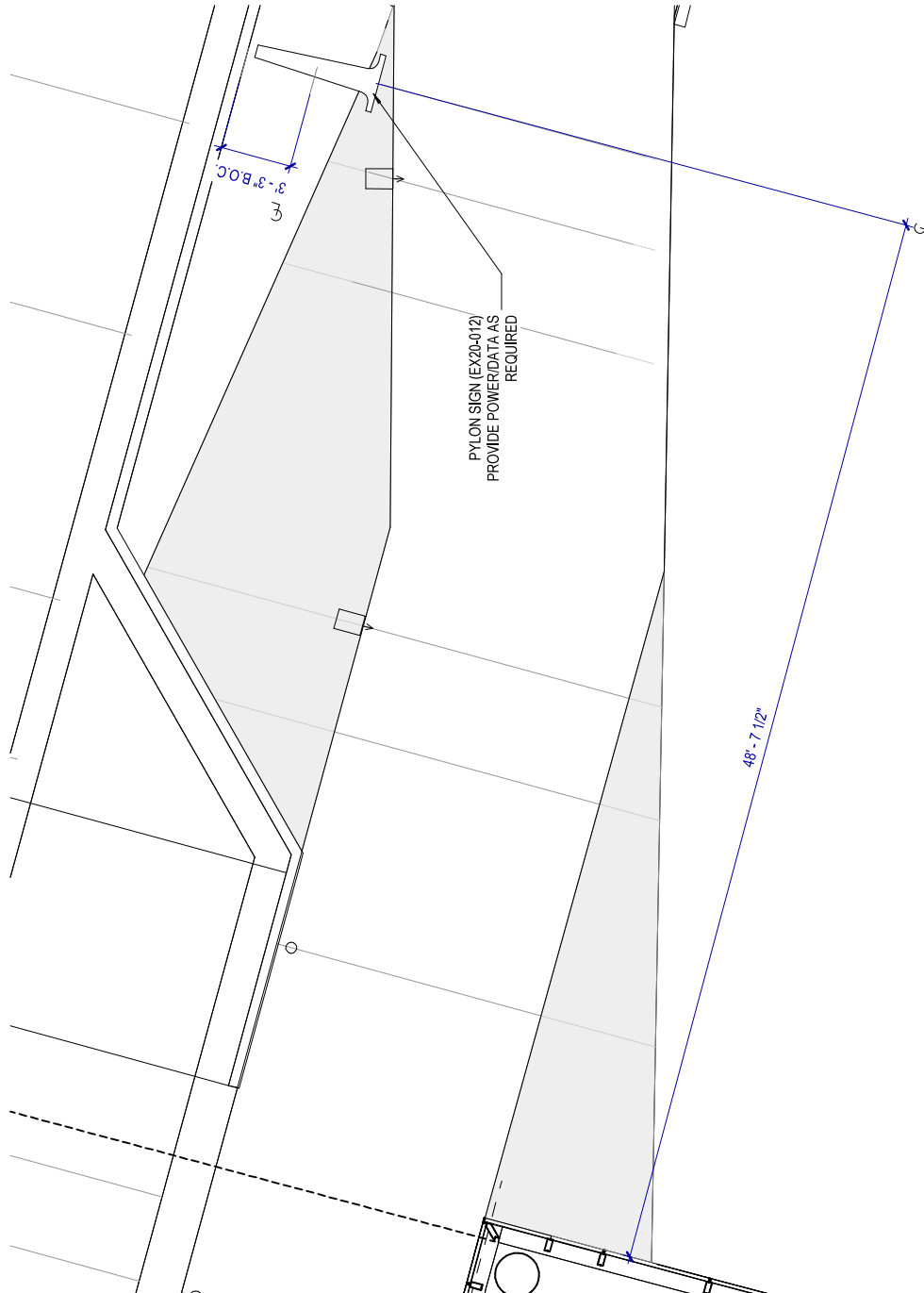
ARCHITECTURAL SITE PLAN
SHEET NUMBER
A1.01

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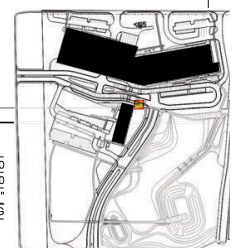
EXHIBIT B



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JACKSON WEST CAMPUS
SITE SIGNAGE ENLARGED PLAN
EX20-012 26

Date	10/13/20
Job No.	610443.000
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Drawn	CG
Title	



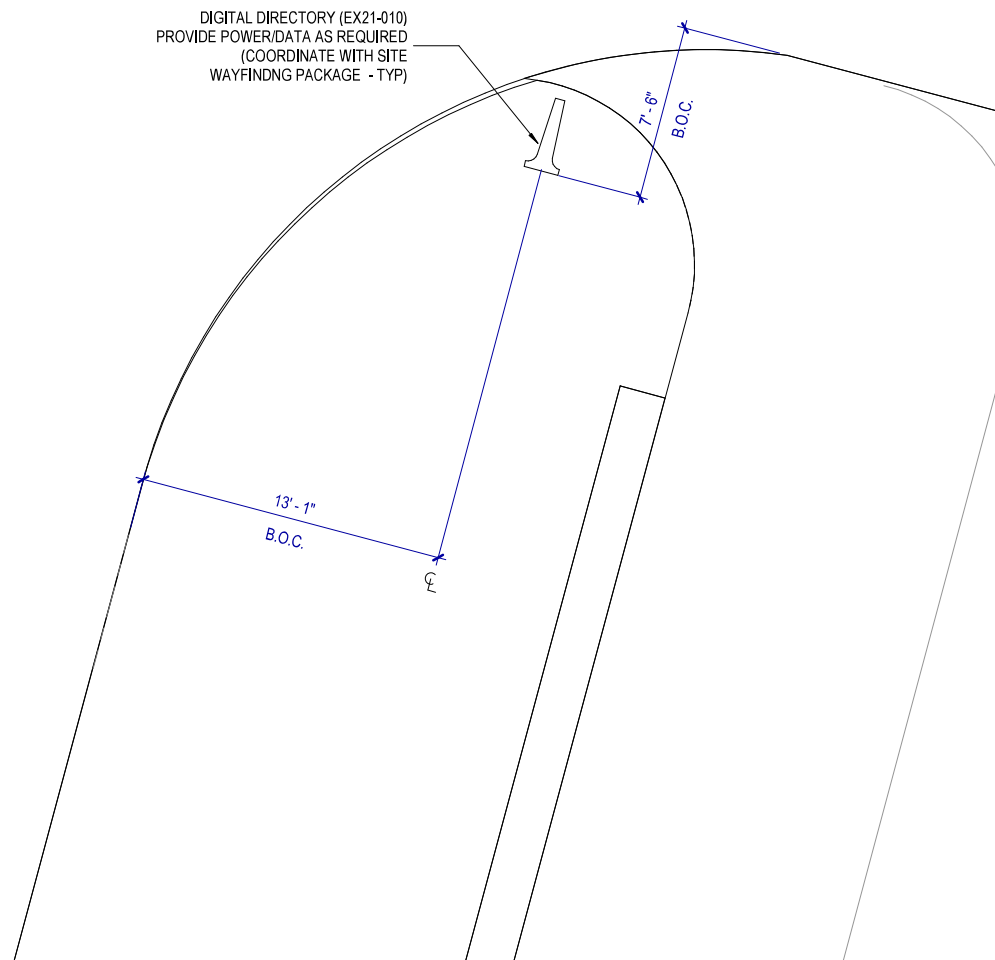
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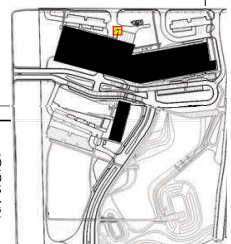


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JACKSON WEST CAMPUS
SITE SIGNAGE ENLARGED PLAN
EX21-010

27

Date 10/13/20
Job No. 610443.000
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Drawn CG
Title



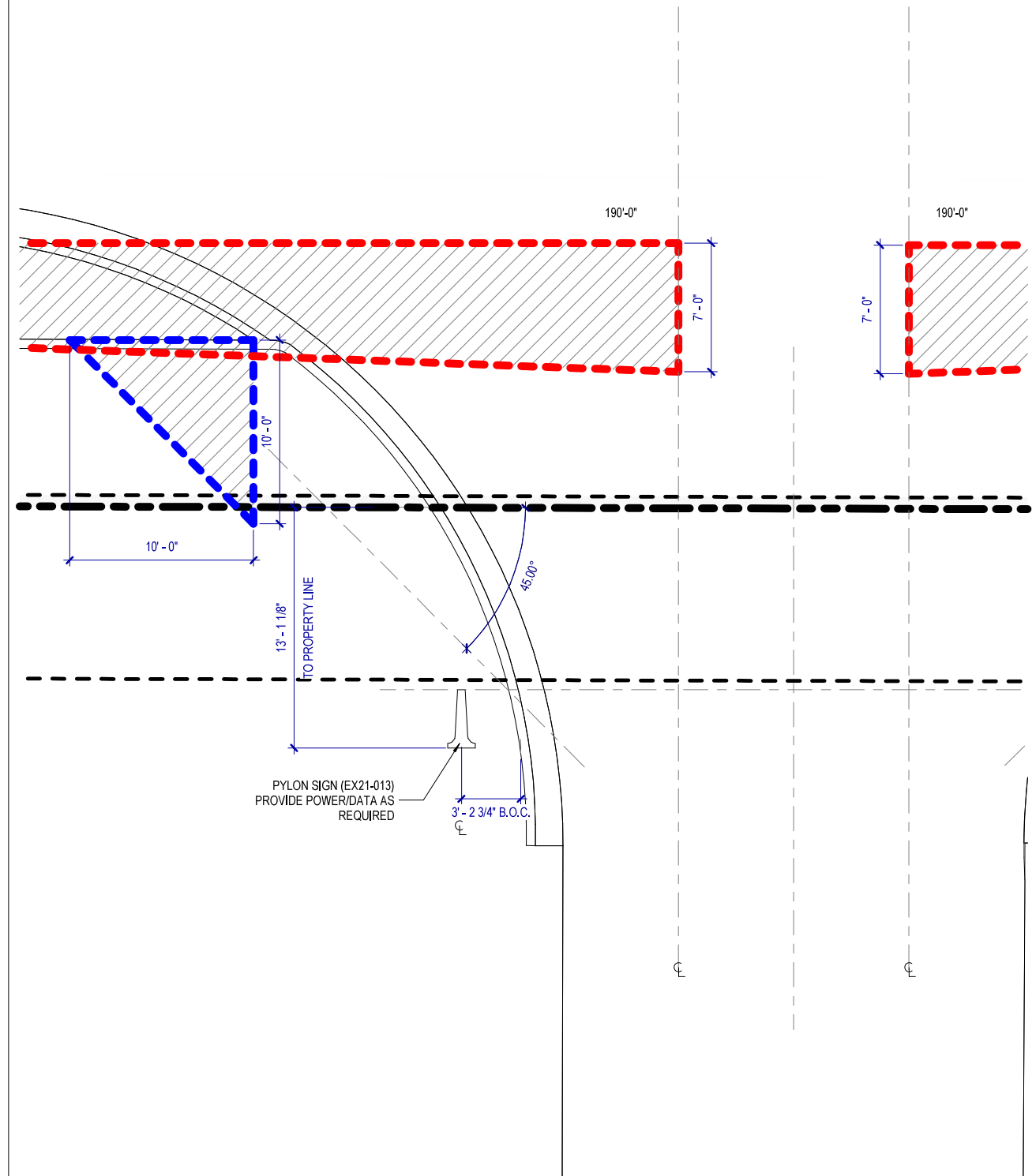
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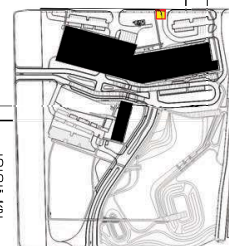
EXHIBIT B



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JACKSON WEST CAMPUS
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EX21-013 28

Date 10/27/20
Job No. 610443.000
Scale 3/16" = 1'-0"
Drawn CG
Title



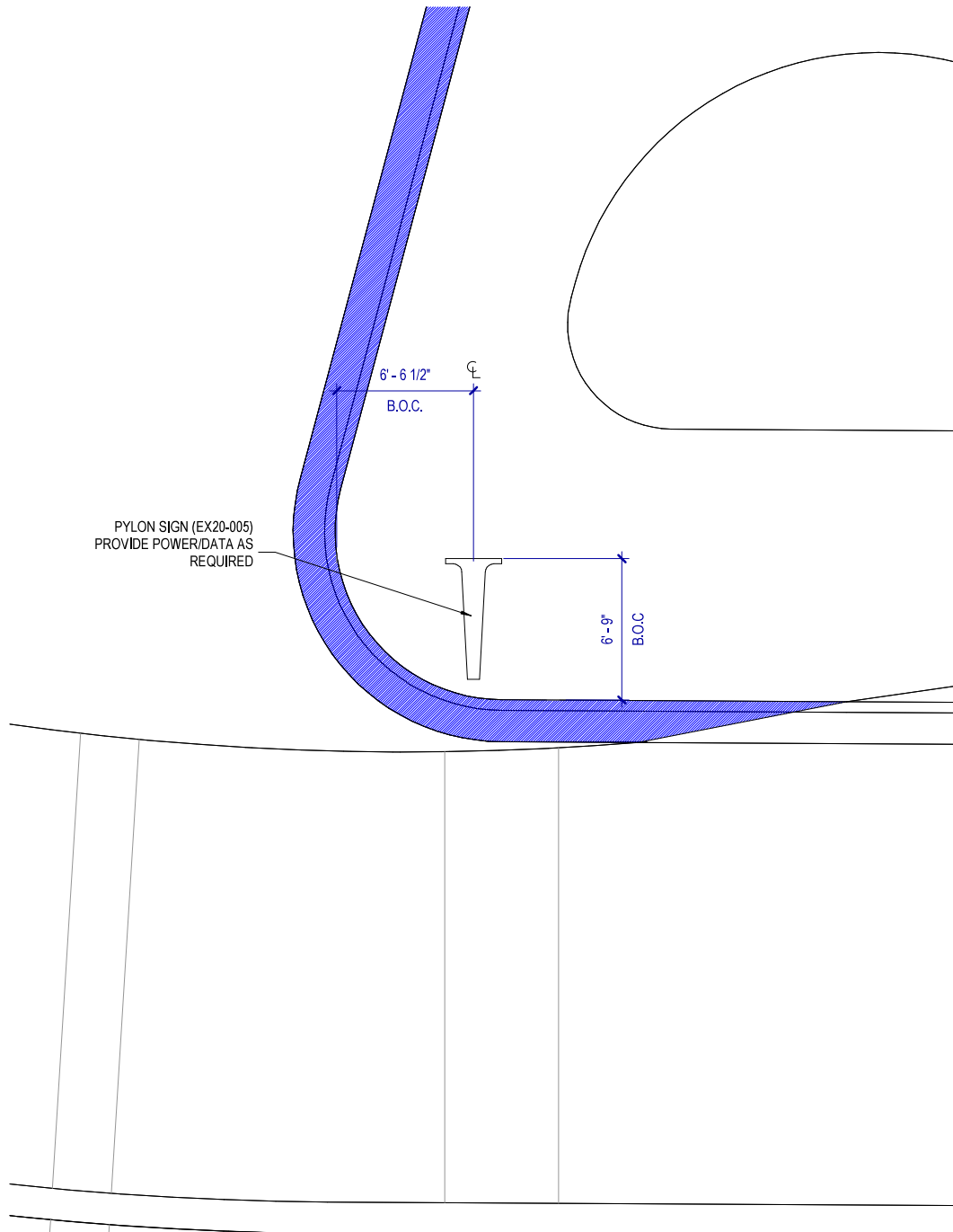
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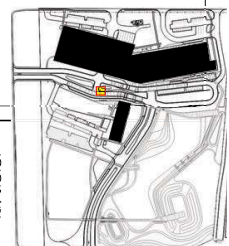
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SITE SIGNAGE ENLARGED PLAN
EX20-005 29

Date 10/13/20
Job No. 610443.000
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EXHIBIT B

PYLON SIGN (EX20-014)
PROVIDE POWER/DATA AS
REQUIRED

B.O.C.

37'-0"

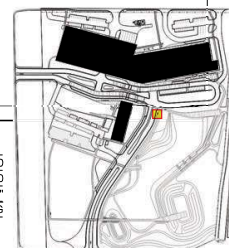
1'-10"

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JACKSON WEST CAMPUS
SITE SIGNAGE ENLARGED PLAN
EX20-014

30

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Job No.	610443.000
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Drawn	CG
Title	



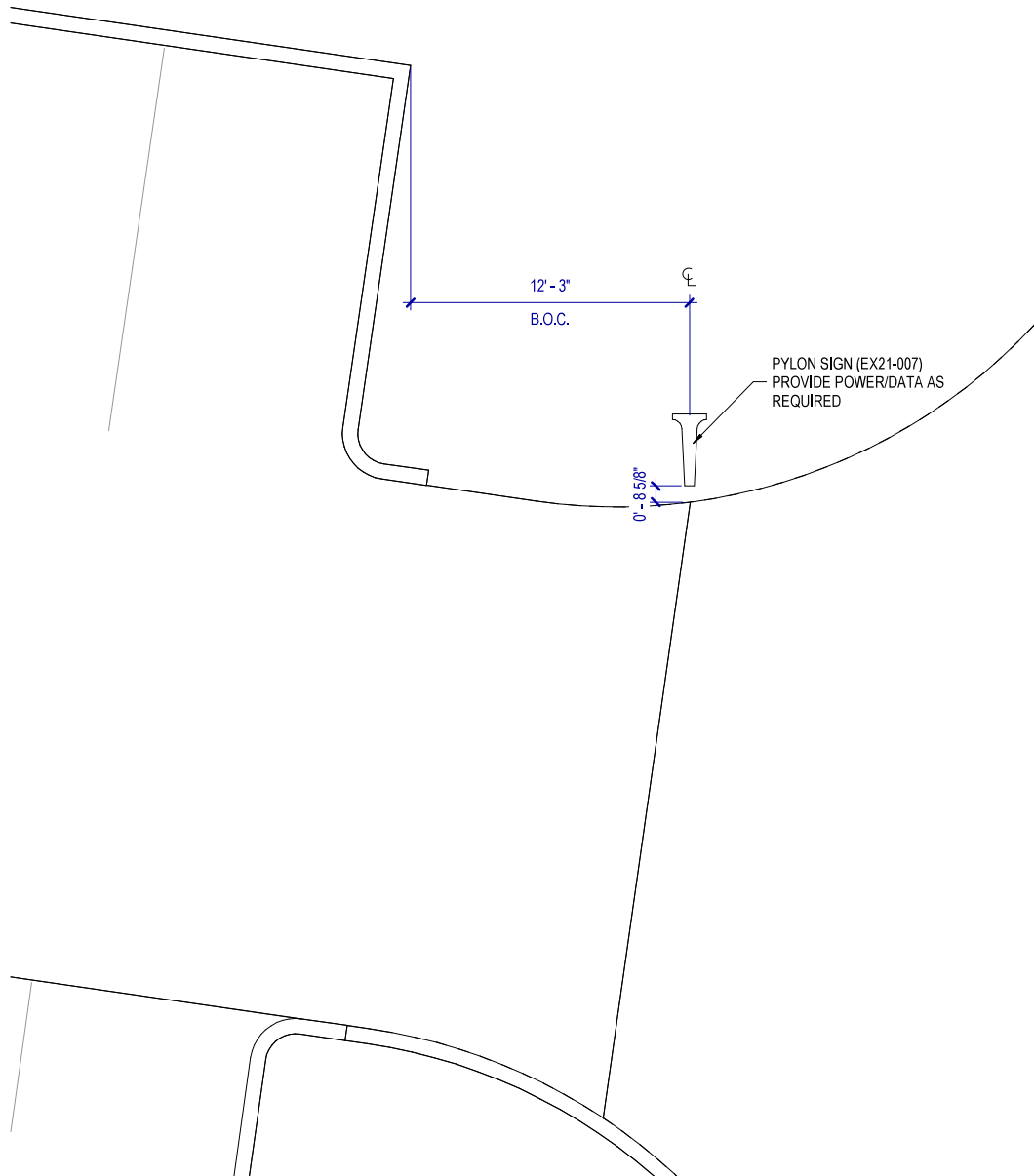
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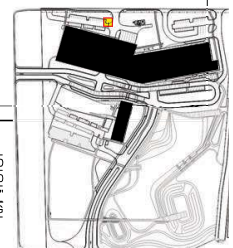


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EX21-007

31

Date 10/13/20
Job No. 610443.000
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Drawn CG
Title



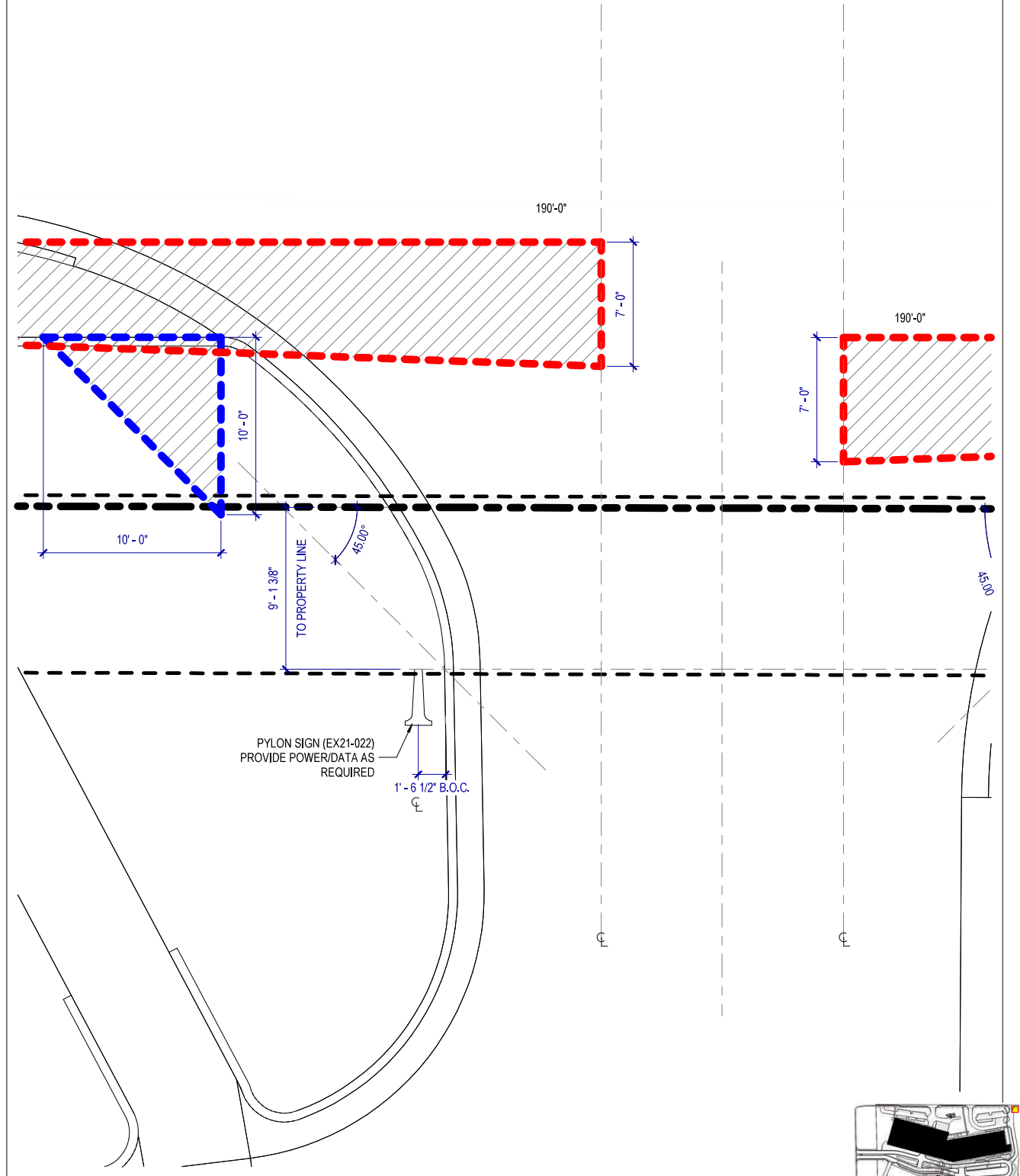
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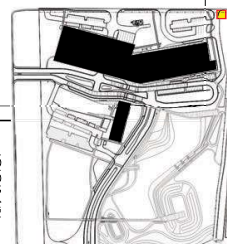


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SITE SIGNAGE ENLARGED PLAN
EX21-022

32

Date 10/27/20
Job No. 610443.000
Scale 3/16" = 1'-0"
Drawn CG
Title



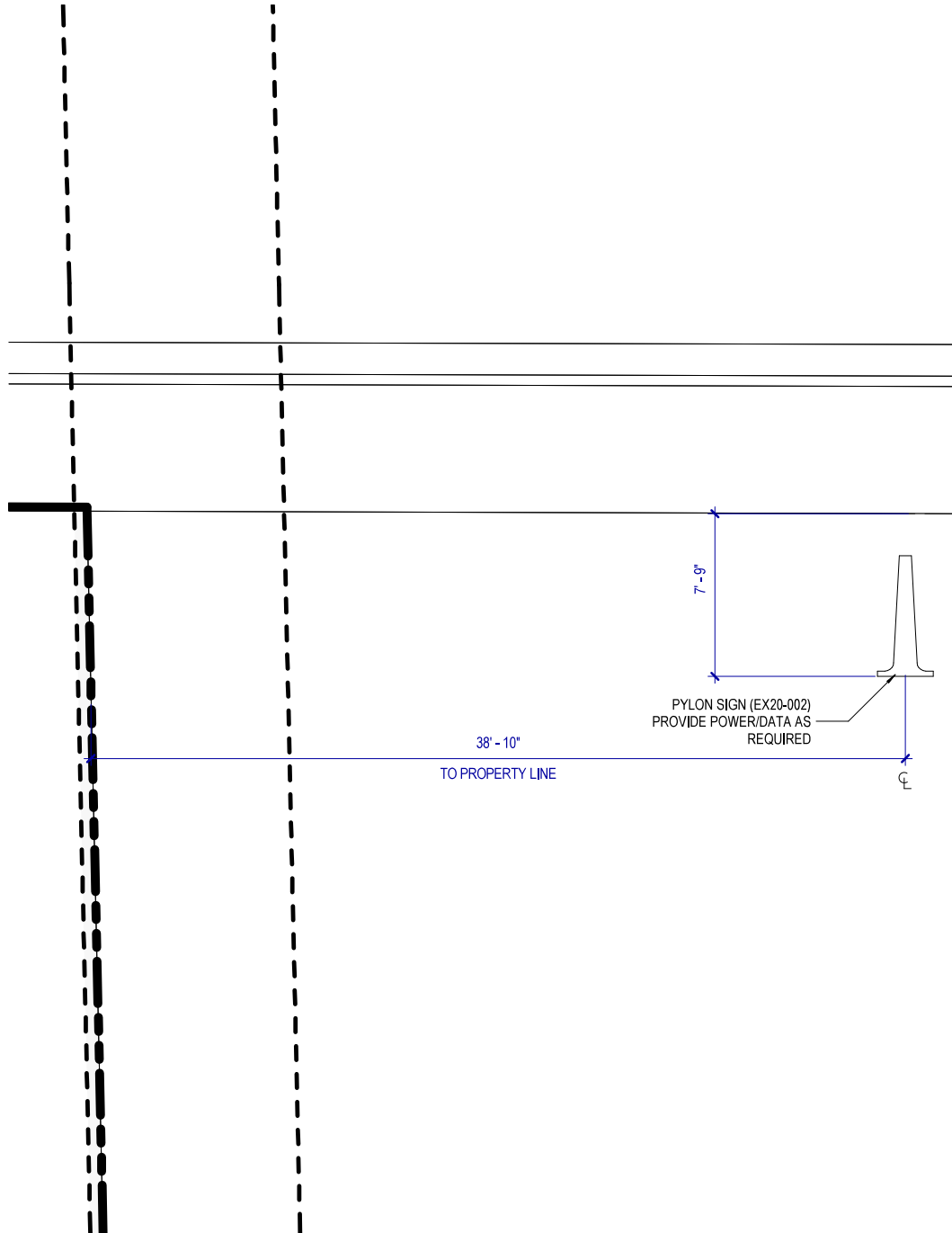
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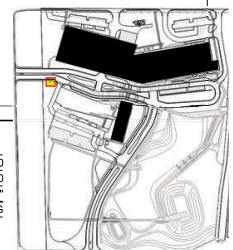
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SITE SIGNAGE ENLARGED PLAN
EX20-002 33

Date	10/13/20
Job No.	610443.000
Scale	3/16" = 1'-0"
Drawn	CG
Title	



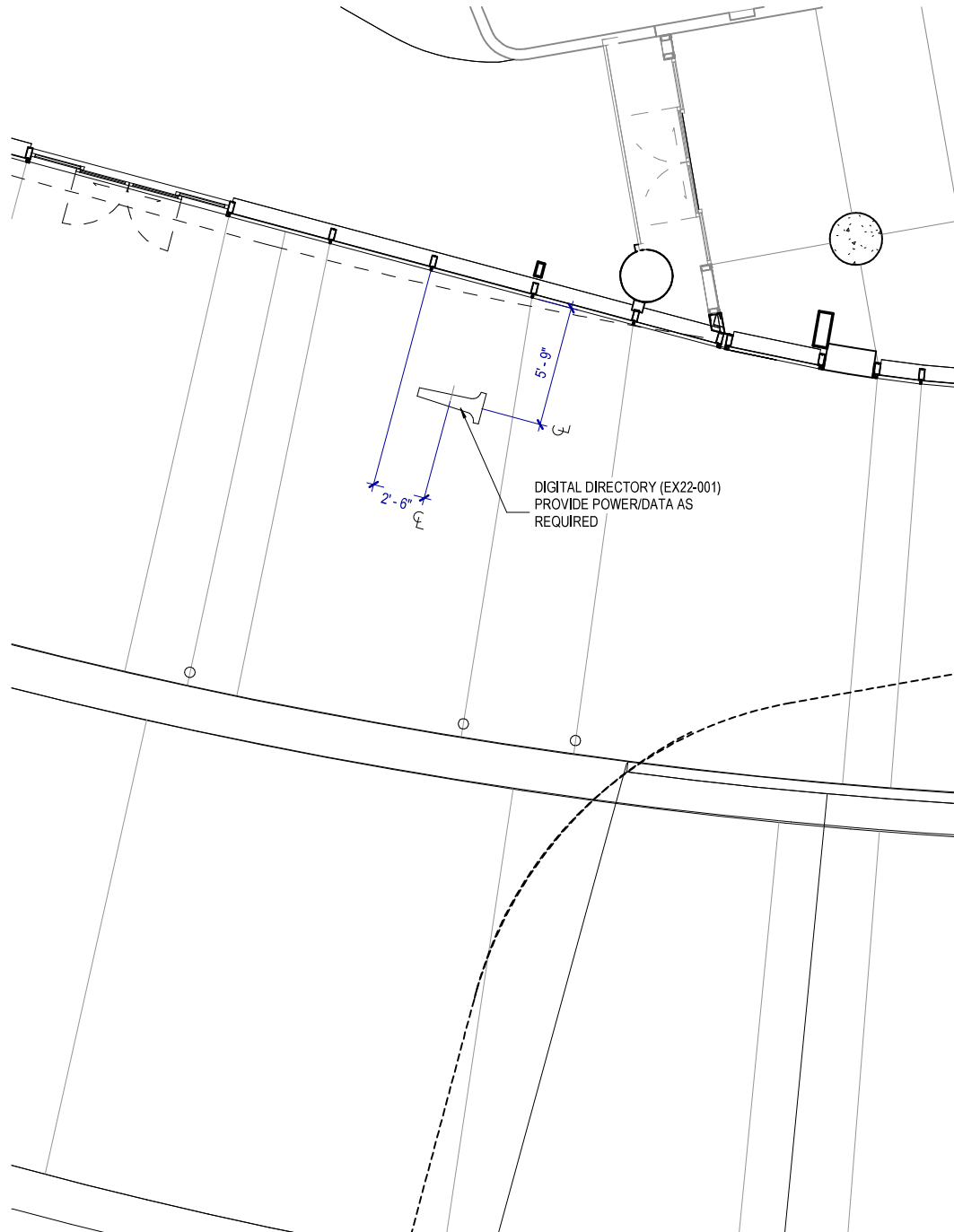
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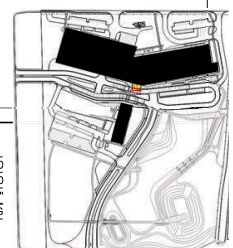


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SITE SIGNAGE ENLARGED PLAN
EX22-001

34

Date 10/13/20
Job No. 610443.000
Scale 3/16" = 1'-0"
Drawn CG
Title



REFERENCE A1.01

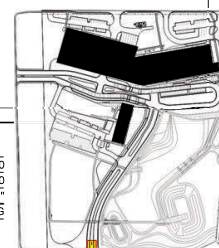
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SITE SIGNAGE ENLARGED PLAN
EX-06 35

Date	10/27/20
Job No.	810443.000
Scale	3/16" = 1'-0"
Drawn	CG
Title	



REFERENCE A1.01

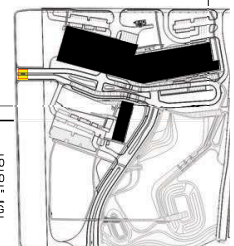
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SITE SIGNAGE ENLARGED PLAN
EX-05 36

Date	10/27/20
Job No.	810443,000
Scale	3/16" = 1'-0"
Drawn	CG
Title	



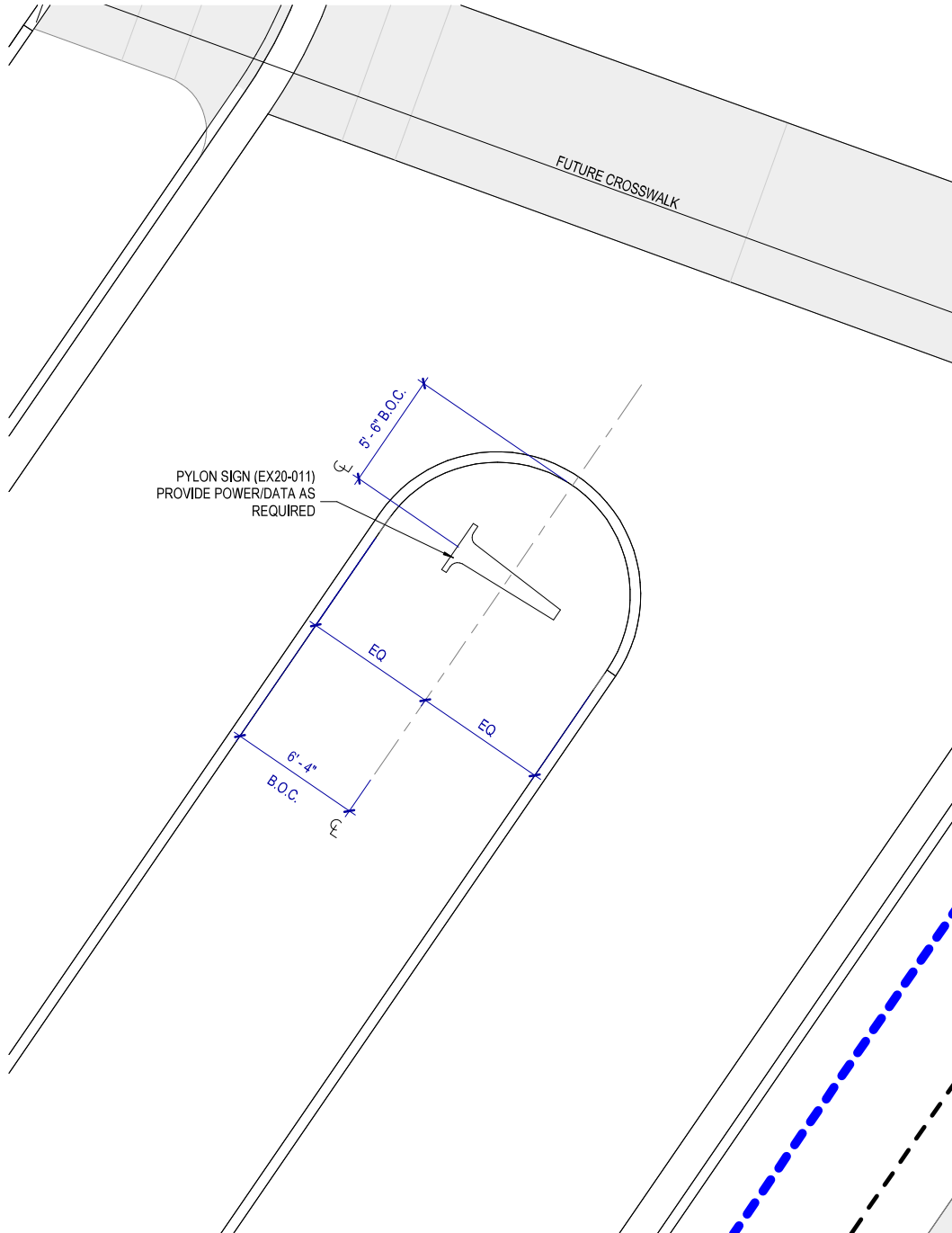
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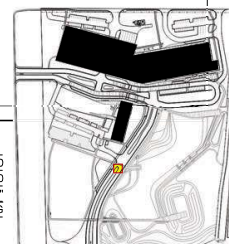


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JACKSON WEST CAMPUS
SITE SIGNAGE ENLARGED PLAN
EX20-011

37

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Job No.	610443.000
Scale	3/16" = 1'-0"
Drawn	CG
Title	



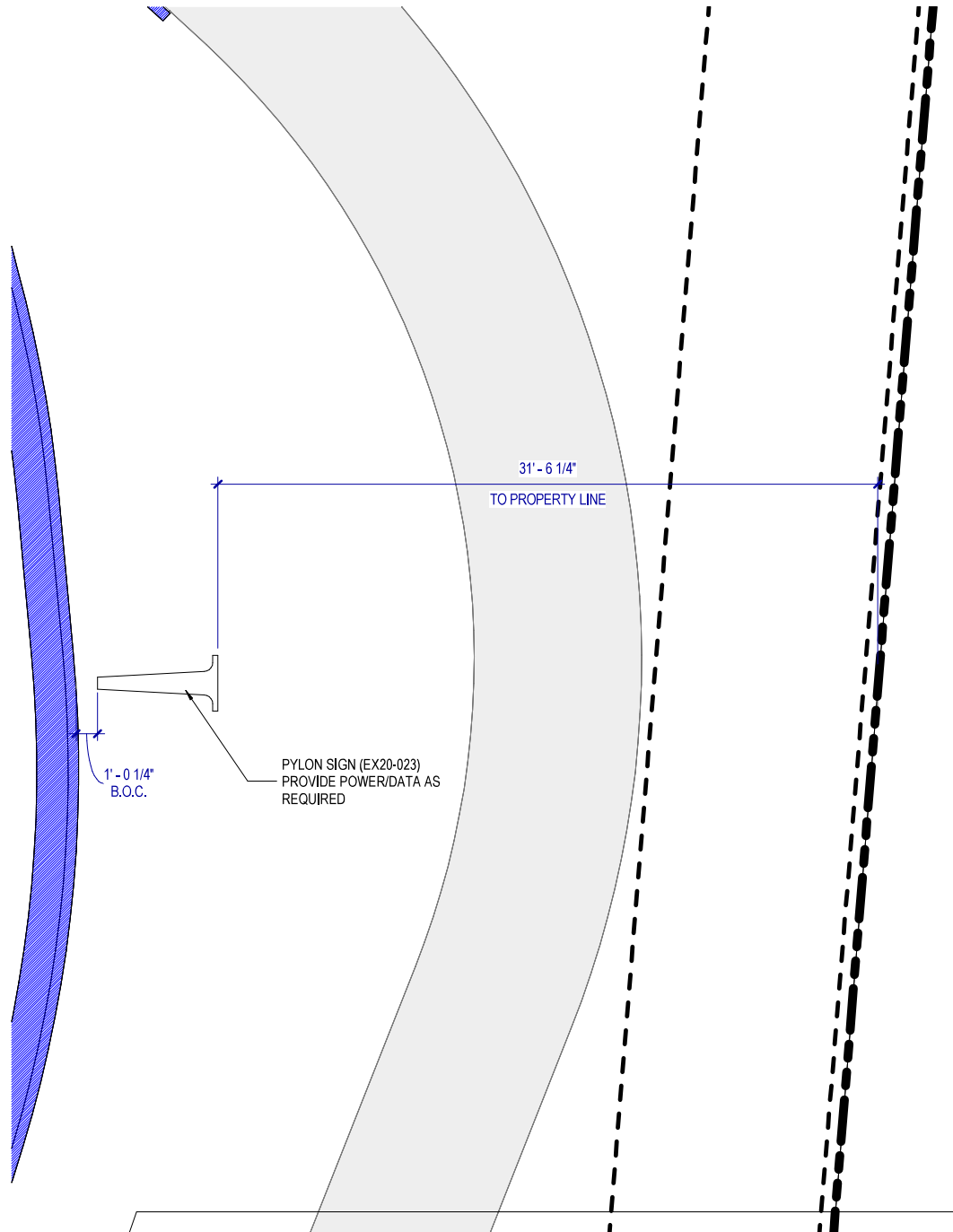
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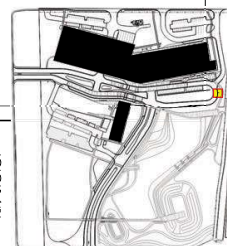
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SITE SIGNAGE ENLARGED PLAN
EX20-023 38

Date	10/13/20
Job No.	610443.000
Scale	3/16" = 1'-0"
Drawn	CG
Title	



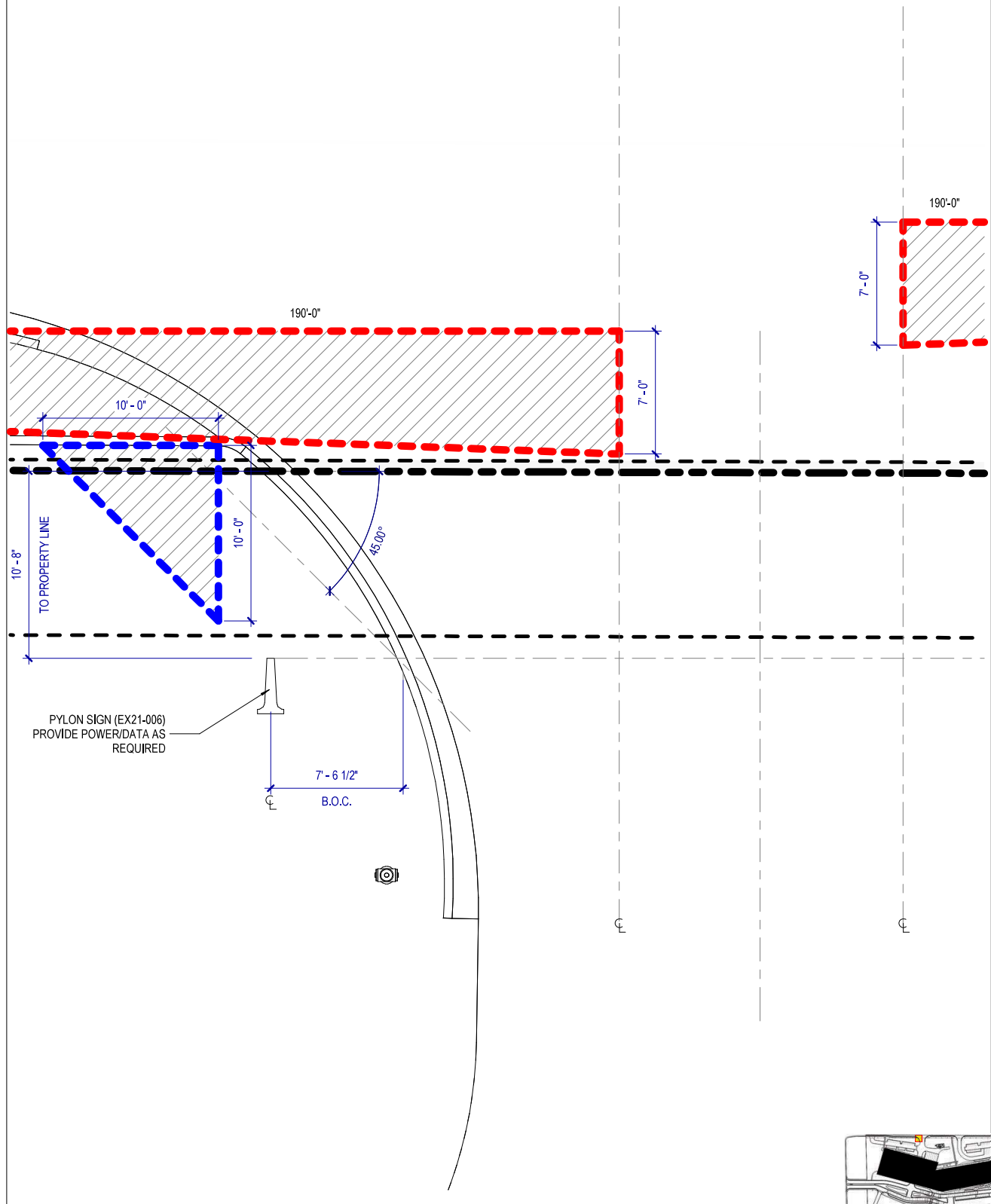
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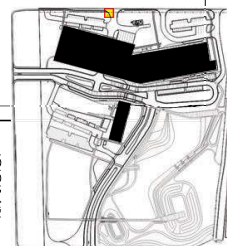
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SITE SIGNAGE ENLARGED PLAN
EX21-006 39

Date 10/27/20
Job No. 610443.000
Scale 3/16" = 1'-0"
Drawn CG
Title



REFERENCE A1.01

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EXHIBIT B

Production Notes

- 1) 1/8" Fabricated rolled aluminum cabinet (internal structure as required) (hidden internal fasteners for seamless appearance).
- 2) "EMERGENCY" .080" Fabricated rolled aluminum with internal LED illumination.

"JACKSON WEST MEDICAL CENTER" to be routed acrylic push-thru

JACKSON WEST to have 3M Translucent vinyl film overlay on letter face

MEDICAL CENTER to be black perforated day/night vinyl film overlay

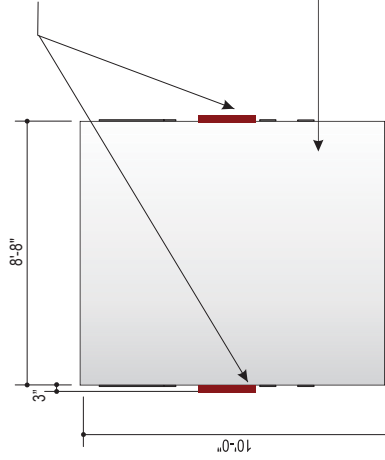
EMERGENCY Mask and sprayed over white Polycarbonate

JOSE MILTON HOSPITAL to be routed with push-thru acrylic text. Each letter to have 3M Day/Night vinyl film

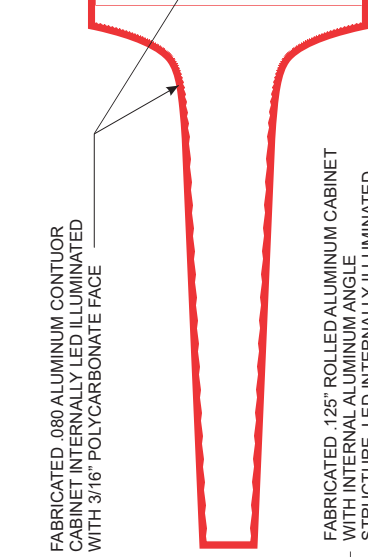
MEDICAL PAVILION to be routed with push-thru acrylic text. Each letter to have 3M Day/Night vinyl film

SIDE B

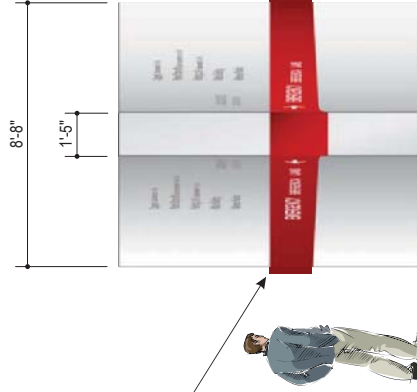
Scale: 1/4" = 1'-0"



EX-05 West Entrance



EX-05 West Entrance



EX-05 West Entrance

- 1) 1/8" Fabricated rolled aluminum cabinet (internal structure as required)
Hidden internal fasteners for seamless appearance.
- 2) "EMERGENCY" .080" Fabricated rolled aluminum with internal LED illumination.
"JACKSON WEST MEDICAL CENTER" to be routed acrylic push-thru
JACKSON WEST to have 3M Translucent vinyl film overlay on letter face
MEDICAL CENTER to be black perforated day/night vinyl film overlay
EMERGENCY Mask and sprayed over white Polycarbonate

JOSE MILTON HOSPITAL to be routed with push-thru acrylic text. Each letter to have 3M Day/Night vinyl film

MEDICAL PAVILION to be routed with push-thru acrylic text. Each letter to have 3M Day/Night vinyl film

12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

JHS West Medical Campus

7800 NW 29th
Doral, FL 33122

Account Manager /
Tom Kitchell

3

01	07/23/2
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04

E212525

ALL ELECTRICAL COMPONENTS TO BE WIRING @ ELEC. SIONS AND APPROVED FOR PER 2011 NRC REGS. AND HANDED AS PER NRC REGS. FOR INSTALLATION OF THE WIRING GRILL BE DONE AS PER TRO-4064 AND DESIGNATED TO U-44. ALL WIRING TO BE ORIGINALLY AND BONDED PER NRC REGS. 2100.12 AND 2100.12.

AN ELECTRICAL DIB SHOULD BE PROVIDED FOR NRC REGS. 2100.12.

ALL WIRING INSTALLATION WILL BE LOW VOLTAGE UNDER U-44 AND APPROVED AS PER NRC REGS. 2100.12 AND APPROVED AS PER 2011 NRC REGS. 2100.12.

PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN 100 FEET OF SIGN ALL PRIMARY WIRING WILL BE WITHIN 100 FEET OF SIGN ALL PRIMARY

☐ Approved

Approved: _____

Creative
thereo

This Drawing and all reproductions thereof are the property of **Creative Sign Designs** and may not be reproduced, published, changed or used in any way without written consent.

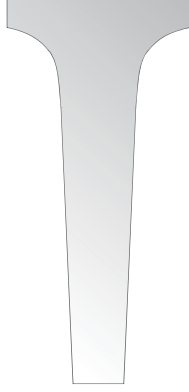
•

3 of 8

[illegible]

EXHIBIT B

PROCESS NO: G20-006

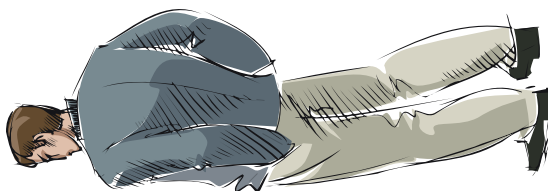
BY: GONGOL
Sign Type EX-1 TypicalBY: GONGOL
Sign Type EX-1 Typical

Production Notes

- 1) 1/8" Fabricated rolled aluminum cabinet (internal structure as required)
- Hidden internal fasteners for seamless appearance.
- 2) All copy to be first surface applied, exterior grade film
- 3) Final copy, proof, and color calibration to be provided by client
- 4) Final copy, messaging and translation, TBD by client

Color Specifications

- | | |
|----|---|
| 00 | 3M CONTROLTAC WITH DIGITAL
PRINTED IMAGING |
| 01 | 3M 3630 SERIES FILM 33 RED /
PMS 1797 C |
| 02 | 3M 7125 SERIES FILM DARK
GRAY 41 |
| 03 | MATTHEWS BRUSHED SILVER |



Scale: 1" = 1'-0"

EX-21 Wayfinding Monument

Qty 5

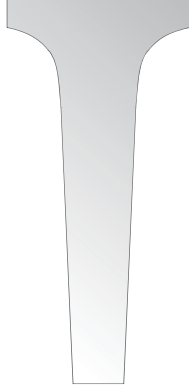
[illegible]

General Designs in accordance with the requirements of the *Fa-Blog Code del Edilizio* (2017) for use within a outside the High Velocity Hurricane Zone (HVHZ). This engineering certificate only the structural integrity of those systems, components, and/or other contents or explicitly specified herein. Electrical items, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. Structural design meets requirements of KCI-18-14, ASCE 408-16, and ASCE 410-16.

43

EXHIBIT B

DATE: SEP 10 2020
\$gnTypeEx21 Typical
BAYCONGOL



Scale: 1" = 1'-0"

- 1) 1/8" Fabricated rolled aluminum cabinet (Internal structure as required)
Hidden internal fasteners for seamless appearance.
- 2) All copy to be first surface applied, exterior grade film
- 4) Final copy, messaging and translation. TBD by client

03 MATTHEWS BRUSHED SILVER

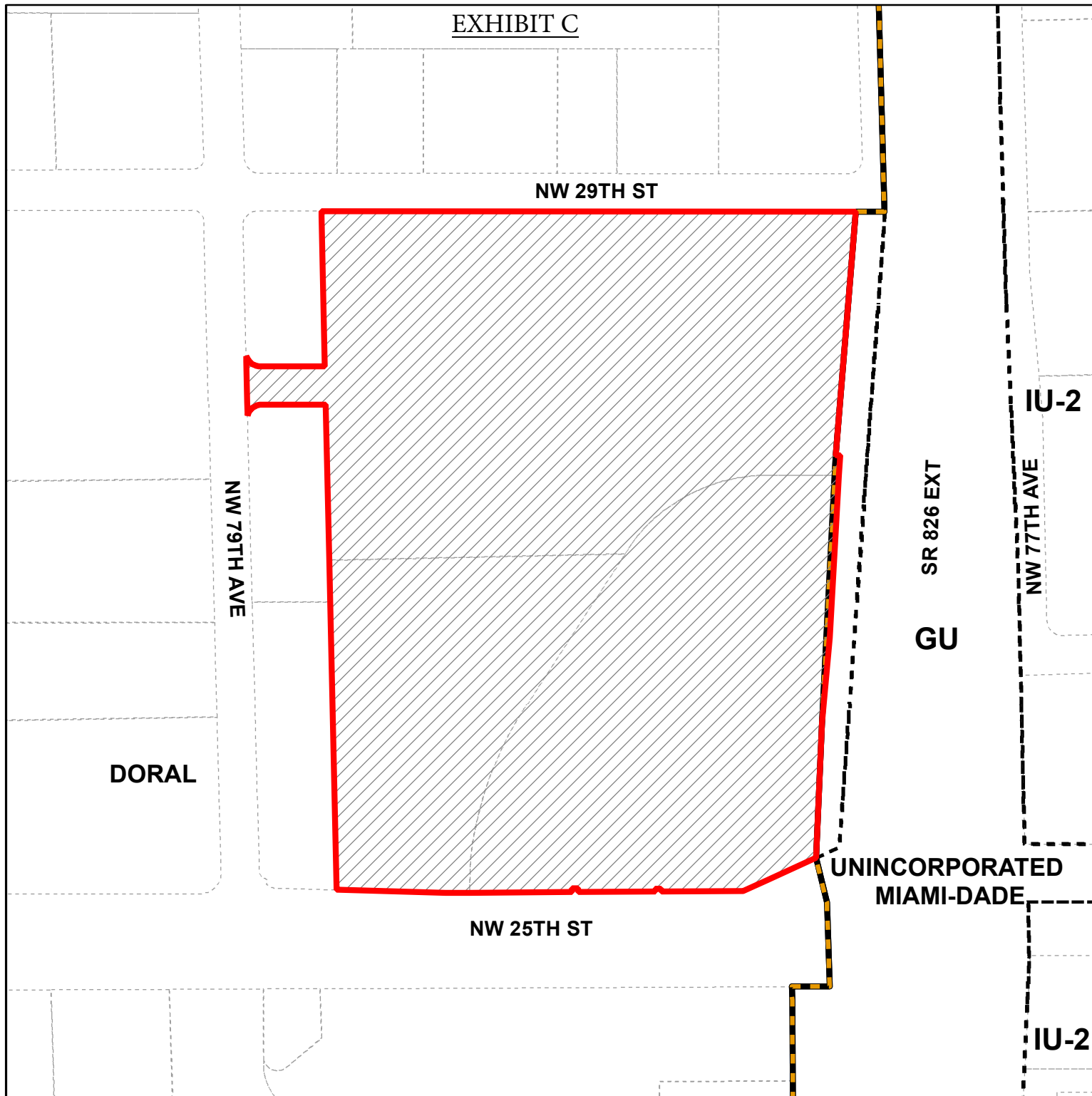
EX-21 Wayfinding Monument

7

[illegible]

45

EXHIBIT C



MIAMI-DADE COUNTY
HEARING MAP

Process Number
G2020000006

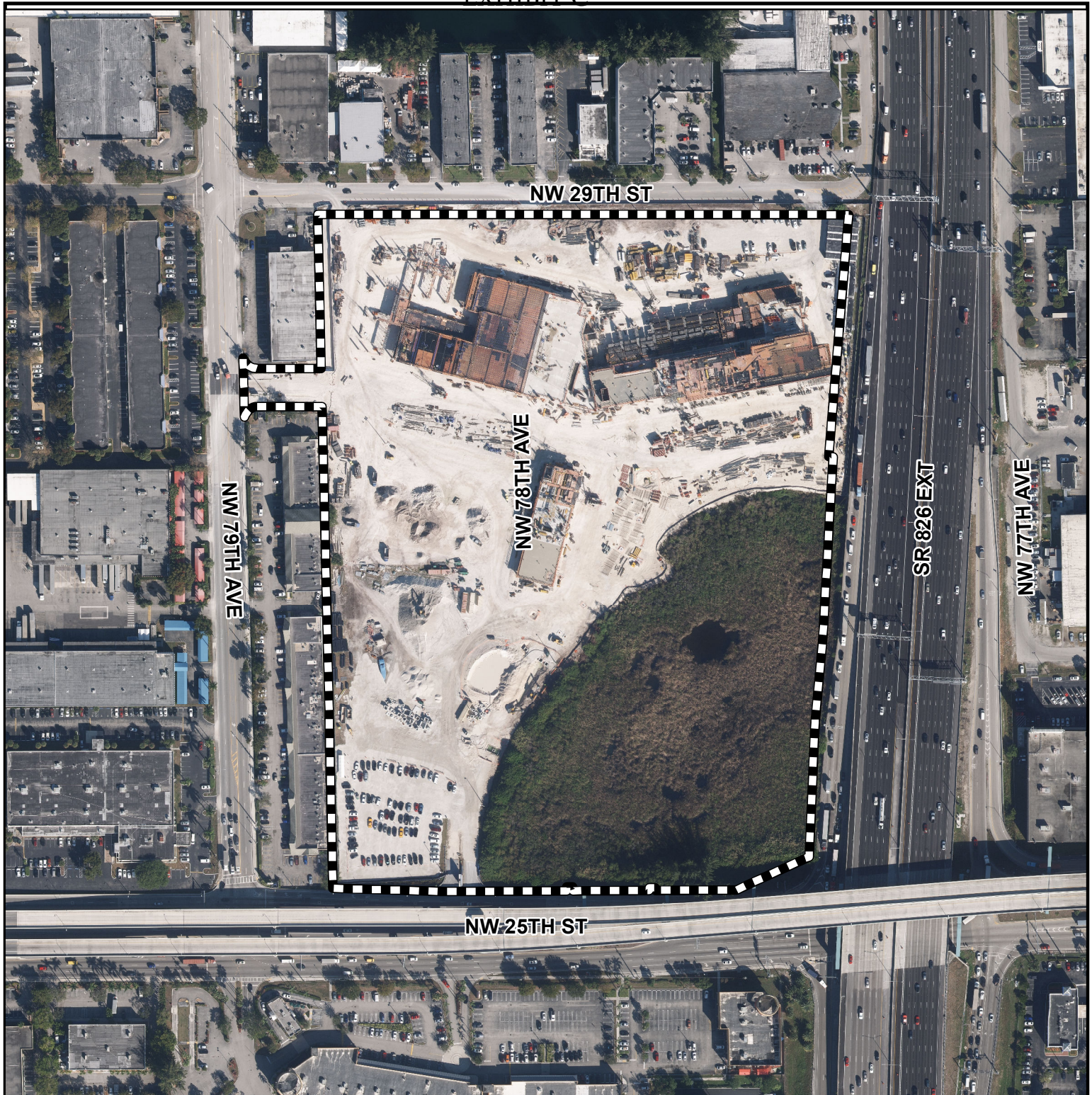
Section: 27 Township: 53 Range: 40
Applicant: Miami-Dade County/Public Health Trust
Zoning Board: BCC
Commission District: 12
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2019

Process Number
G2020000006

Legend
 Subject Property



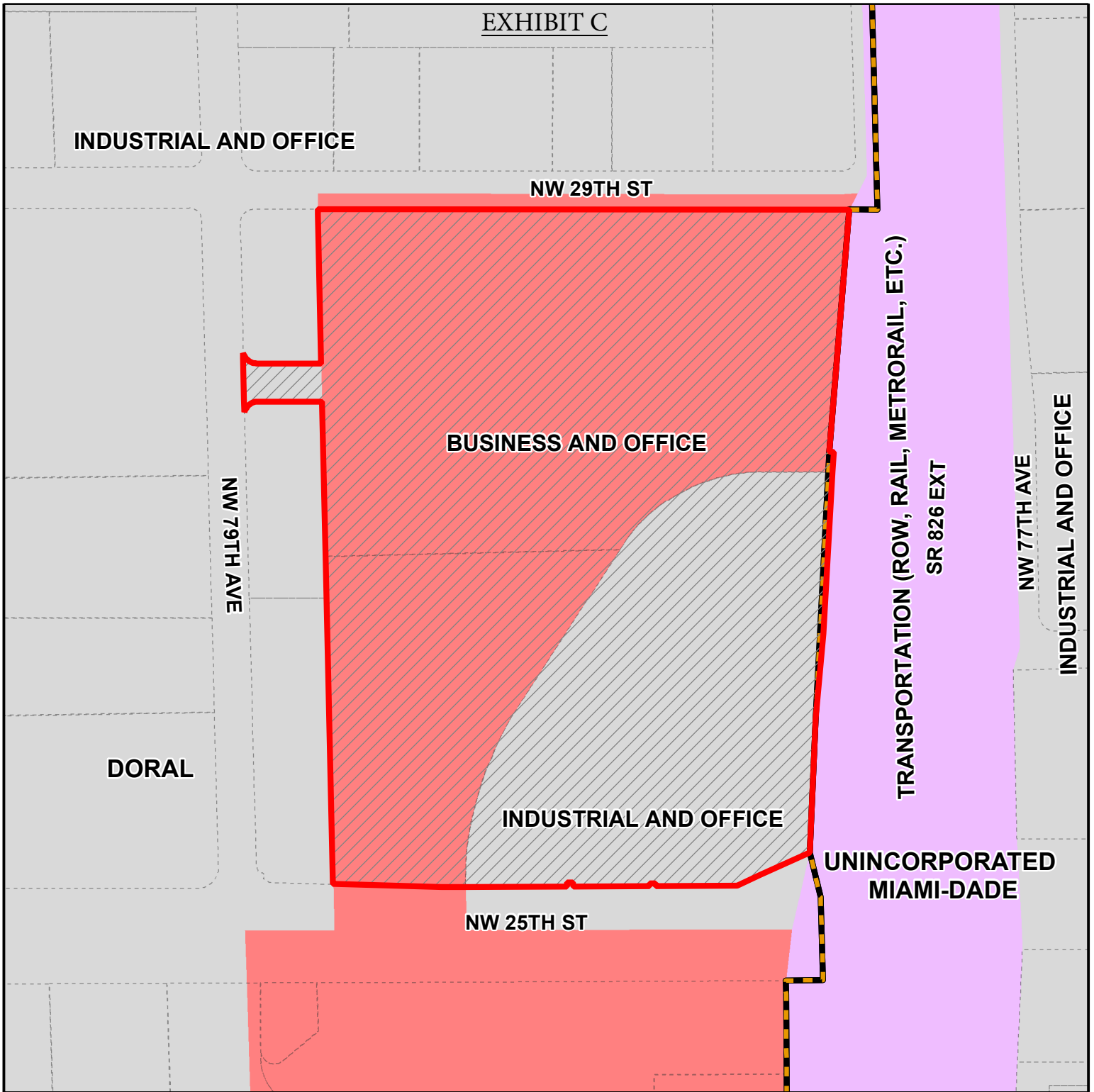
Section: 27 Township: 53 Range: 40
Applicant: Miami-Dade County/Public Health Trust
Zoning Board: BCC
Commission District: 12
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, October 15, 2020

REVISION	DATE	BY

EXHIBIT C



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2020000006

Section: 27 Township: 53 Range: 40
Applicant: Miami-Dade County/Public Health Trust
Zoning Board: BCC
Commission District: 12
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: January 20, 2021

FROM: 
Gen Bonzon-Keenan
Successor County Attorney

SUBJECT: Agenda Item No. 5(F)

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
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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. 5(F)
1-20-21

RESOLUTION NO. R-11-21

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE PROPOSED ADDITIONAL SIGN PROGRAM FOR THE JACKSON WEST MEDICAL CENTER OF THE JACKSON HEALTH SYSTEM, GENERALLY LOCATED AT THE NORTHWEST CORNER OF NW 25 STREET AND THE PALMETTO EXPRESSWAY (S.R. 826), IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memoranda, copies of which are incorporated herein by reference; and

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

WHEREAS, this Board has held a duly advertised public hearing in accordance with Section 33-303 of the Code,

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 considered, among other factors, the type of function involved, the public need therefore, the existing land use pattern in the area, and the nature of the impact on the surrounding property, this Board hereby finds that the proposed “Additional Sign Program” for Jackson Health System’s Jackson West Medical Center, as more specifically described in the Site Review Committee recommendation incorporated herein, is essential to the commitment by JHS

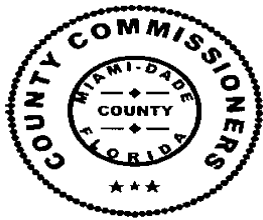
to effectively assist patients and visitors to the campus, and this Board approves said sign program in substantial accordance with the submitted plans and subject to the conditions set forth in the Site Review Committee recommendation.

The foregoing resolution was offered by Commissioner **Rebeca Sosa** , who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Jose “Pepe” Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of January, 2021. This resolution shall become effective upon the earlier of ten (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



HARVEY RUVIN, CLERK

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to be "LEM", written over a horizontal line.

Lauren E. Morse