

MEMORANDUM

Agenda Item No. 5(C)

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

DATE: May 4, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving as a
governmental facility the
Miami-Dade Fire Rescue
Department Kendall Fire
Rescue Station No. 9 Project
located at 7950 SW 107
Avenue, in compliance with
section 33-303 of the Code

Resolution No. R-398-21

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Senator Javier D. Souto.



Geri Bonzon-Keenan
County Attorney

GBK/smm

Date: May 4, 2021

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

From: Daniella Levine Cava
Mayor 

Subject: Governmental Facilities Hearing Application
GF 20-03 Miami-Dade Fire Rescue Department – Kendall Fire Rescue Station No. 9

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the proposed Miami-Dade Fire Rescue (MDFR) Department – Kendall Fire Rescue Station No. 9 Project in compliance with Section 33-303 of the Code of Miami-Dade County (Code).

This Governmental Facility item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the MDFR.

Scope

The proposed Kendall Fire Rescue Station No. 9 Project is located in Commission District 10, which is represented by Senator Javier D. Souto. The submitted site plan depicts the proposed one-story, 12,000 sq. ft. Fire Station No. 9 facility, located at the southwest corner of the intersection of SW 80 Street and SW 107 Avenue. The 3.24-acre site affords MDFR ample space to construct a new state of the art fire station capable of accommodating the specialized emergency response vehicles necessary to combat fires and render adequate and timely emergency services.

Fiscal Impact/Funding Source

The proposed Kendall Fire Rescue Station No. 9 Project will have no impact on the MDFR operating budget, as the existing Station No. 9 has two units already in service, which will be relocated to the proposed project site, pending approval of the current request. The capital funding from this project includes architecture and engineering services paid for from the Fire District Operating Budget and the construction is funded from the MDFR Infrastructure Improvement Program. The estimated budget for this project is \$6,400,000.00.

Track Record/Monitor

Alan R. Cominsky, Fire Chief, Miami-Dade Fire Rescue Department is the supervisor of the project.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Code. Specifically, this item requests Board approval for the Miami-Dade Fire Rescue Kendall Fire Rescue Station No. 9 Project lying west of SW 107 Avenue and south of SW 80 Street, Miami-Dade County, Florida.

COMMISSION DISTRICT: 10

COMMISSION DISTRICTS
IMPACTED: Countywide

FOLIO NUMBER(S):	30-4031-000-0172- (See Exhibit A to attached staff recommendation for Legal Description)
SIZE:	The lot size is 3.24 acres.
BACKGROUND:	In an effort to enhance emergency services to the residents of Miami-Dade County, MDRF is seeking to relocate Kendall Fire Station No. 9, located at 7777 SW 117 Avenue, to another MDRF-owned parcel located west of SW 107 Avenue and south of SW 80 Street. The relocation of Fire Station No. 9, one mile east of its current location, will provide improved services and enhance emergency response times to those residences and businesses along SW 107 Avenue and the surrounding area.
ZONING:	GU- Interim District
JUSTIFICATION:	Presently, emergency service and response times in the vicinity of the current location of Fire Station No. 9 is adequate due to other fire stations in the area, such as the recently established fire station at SW 117 Avenue and SW 49 Street (Fire Station No. 41). Also, the current Fire Station No. 9 is considered an outdated fire station lacking a variety of modern safety features and amenities beneficial to the well-being of its emergency responders.
PROJECT DESCRIPTION:	The subject property consists of approximately 3.24 acres located at the southwest corner of the intersection of SW 80 Street and SW 107 Avenue in the Kendall Indian Hammocks area. (See Exhibit C to attached staff recommendation.) The 3.24-acre site affords MDRF ample space to construct a new state of the art fire station capable of accommodating the specialized emergency response vehicles necessary to combat fires and render adequate and timely emergency services. The subject property is currently vacant except for a remaining structure of the former Dade County Hospital. The proposed site plan depicts a centrally located one-story, 12,000 sq. ft. fire station with vehicular access from SW 107 Avenue and SW 80 Street. (See Exhibit B to attached staff recommendation.) The plans also show an adequate number of trees along the front (east) property line, which will mitigate any visual impact the proposed site will have on the residential uses to the east. Regarding the remaining hospital structure and, as part of this project, MDRF filed a Certificate of Appropriateness (COA) application with the Office of Historic Preservation in order to demolish the said

structure. On June 17, 2020, the Historic Preservation Board of Miami-Dade County approved the said request subject to conditions. Presently, MDFR is working with the Cultural Affairs Office and the Office of Art in Public Places to conform to the conditions of the attached Historic Preservation Resolution No. 2020-09 and memorialize the structure with a monument or related feature on the grounds of the existing structure in accordance with the Office of Historic Preservation and Art in Public Places.

- DEVELOPMENT:** The proposed Kendall Fire Rescue Station No. 9 Project will be developed as the funding referred to below becomes available.
- FUNDING:** The capital funding from this project includes architecture and engineering services paid for from the Fire District Operating Budget and the construction is funded from the MDFR Infrastructure Improvement Program.
- SITE REVIEW COMMITTEE:** The Site Review Committee’s task is to review projects subject to Section 33-303 of the Code regarding 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 June 11, 2020 and recommends approval.
- PUBLIC HEARING:** Section 33-303 of the Code 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 Kendall Fire Rescue Station No. 9 Project pursuant to Section 33-303(b)(6) of the Code. The Department of Regulatory and Economic Resources Director is thereafter delegated the authority to approve non-substantial changes to the approved plans.



Jimmy Morales
Chief Operations Officer

Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners
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Attachments: Historic Preservation Board Resolution No. 2020-09
Staff Recommendation



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 2020-09

**RESOLUTION DECIDING THE APPLICATION FOR
SPECIAL CERTIFICATE OF APPROPRIATENESS
#2020-19-S FOR THE DADE COUNTY HOSPITAL ANNEX,
7950 SW 107 AVENUE**

WHEREAS, the Dade County Hospital Annex, located at 7950 SW 107 Avenue, Miami-Dade County, Florida was designated by the Historic Preservation Board of Miami-Dade County on April 14, 1997; and

WHEREAS, the Dade County Hospital and Annex building reportedly began deteriorating by the 1960s, which contributed to the closing of the Hospital in 1966; and

WHEREAS, the Dade County Hospital Annex was documented as being in poor condition at the time of designation; and

WHEREAS, the property owner has applied for a Special Certificate of Appropriateness for demolition; and

WHEREAS, the folio number and legal description for the subject property is as follows:

TAX FOLIO NUMBER: 30-4031-000-0172

LEGAL DESCRIPTION: 31 54 40 3.241 AC M/L
BEG 1230.88FT S OF NE COR OF
S1/2 OF NE1/4 OF SEC SOL DEG E
175.69FT N88 DEG E 5FT S01 DEG E
242.24FT SWLY 39.27FT S88 DEG W
11.73FT NWLY 16.32FT N54 DEG W
38.52FT NWLY 123.99FT S88 DEG W
93.40FT N02 DEG W 285.68FT S88
DEG W180.18FT N03 DEG W 172.20FT
S63 DEG E 102.77FT SELY 211.90FT
N79 DEG E 155.91FT SELY 43.25FT
TO POB
F/A/U 30 4031 000 0170



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

Resolution #2020-09

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WHEREAS, only a portion of the above referenced property was designated and the legal description for the designated portion of the subject property is provided in a boundary survey, a copy of which is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, on June 17, 2020, the Historic Preservation Board of Miami-Dade County conducted a public hearing to decide the application for a Special Certificate of Appropriateness for demolition of the Dade County Hospital Annex, located at 7950 SW 107 Avenue, Miami-Dade County, Florida, pursuant to the procedures set forth in Section 16A-11(5).

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

Section 1: The foregoing recitals are approved and incorporated in this Resolution.

Section 2: Having considered this matter at a public hearing, the application for After-the-Fact Special Certificate of Appropriateness #2020-19-S is hereby **approved**.

Section 3: This approval has been conditioned upon the following:

1. The applicant shall photographically document the full exterior of the three structures prior to demolition and submit all photographs to Staff.
2. The applicant shall submit a proposal that details the outdoor interpretive feature and indoor exhibit to Staff for administrative review within 180 days of this approval.
3. The applicant shall, prior to demolition, salvage historic building materials for reuse in either the new construction or the interpretive feature, to the greatest extent feasible.



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
 STEPHEN P. CLARK CENTER
 111 N. W. FIRST STREET
 MAILBOX 114, (12TH FLOOR)
 MIAMI, FLORIDA 33128
 305-375-4958

Resolution #2020-09

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The foregoing resolution was offered by Board Member Anthony Rionda who moved its adoption. The motion was seconded by Board Member Melinda Jester and upon being put to a vote, the vote was as follows:

	Cecilia Stewart, Chairwoman	YES
	W. R. (Bob) Smith, III, Vice Chairman	YES
Gary Appel	YES	Paul George
Melinda Jester	YES	Megan McLaughlin
Anthony Rionda	YES	Lourdes Solera
Harry Tapias	YES	

Prepared by:


 Sarah K. Cody, Historic Preservation Chief
 Office of Historic Preservation

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

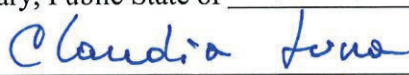
The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Sarah K. Cody who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 23rd day of June, 2020, in the County and State aforesaid.

(Notary Seal)




 Signature of Notary

Notary, Public State of Florida

 Printed Name

My Commission Expires: _____

Legal Description

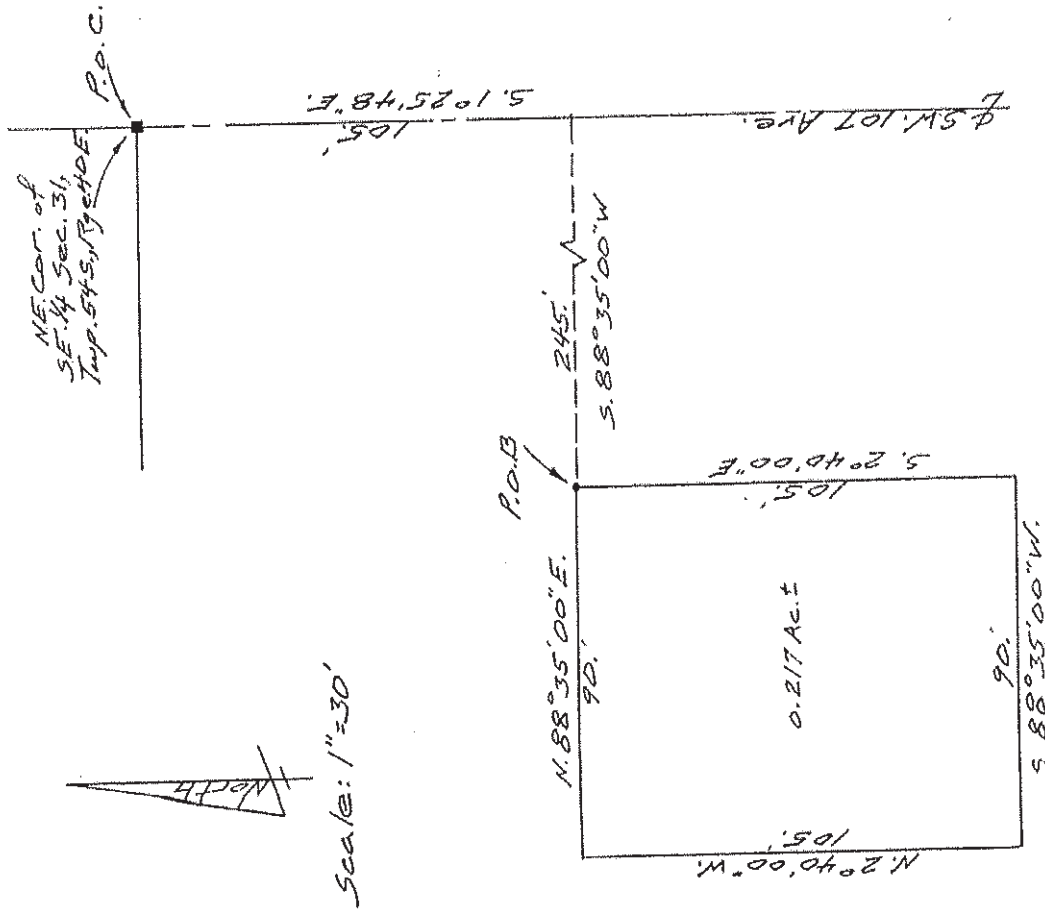
A parcel of land lying in Section 31, Township 54 South, Range 40 East in Dade County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the S.E. 1/4 of Section 31, Township 54 South, Range 40 East in Dade County, Florida; thence run S. 1°25'48"E., as a basis for bearings, along the centerline of S.W. 107 Avenue a distance of 105 feet; thence S. 88°35'00"W. a distance of 245 feet to the Point of Beginning of the following described parcel of land; thence S. 2°40'00"E. a distance of 105 feet; thence S. 88°35'00"W. a distance of 90 feet; thence N. 2°40'00"W. a distance of 105 feet; thence N. 88°35'00"E. a distance of 90 feet to the Point of Beginning containing 0.217 Acres more or less

T.L. RIGGS
PROFESSIONAL LAND SURVEYOR # 2349
STATE OF FLORIDA

Feb. 10, 1997

SURVEYOR'S SKETCH AND LEGAL DESCRIPTION FOR DADE COUNTY (KENDALL) HOSPITAL ANNEX BUILDING HISTORIC SITE.



Memorandum



Date: March 1, 2021

To: Honorable Daniella Levine Cava
Mayor

From: Nathan Kogon, AICP, Assistant Director,
Miami-Dade County Department of Regulatory and Economic Resources

Subject: Governmental Facilities Hearing Application GF 20-03-
Miami-Dade Fire Rescue Department – Kendall Fire Rescue Station No. 9

Recommendation

It is recommended that the Board of County Commissioners approve the attached resolution approving the general plan for the Miami-Dade Fire Rescue Department – Kendall Fire Rescue Station No. 9 Project in compliance with Section 33-303 of the Code of Miami-Dade County. The site is legally described in Exhibit A attached hereto. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Miami-Dade Fire Rescue Department. 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. Based on the recommendations set forth below and in Exhibit D, the Department **recommends approval.**

Department of Regulatory and Economic Resources

Development Services Division:

Background: In an effort to enhance emergency services to the residents of Miami-Dade County, the Miami-Dade Fire Rescue Department (MDFR) is seeking to relocate Kendall Fire Station No. 9, located at 7777 SW 117 Avenue, to another MDFR-owned parcel located west of SW 107 Avenue and south of SW 80 Street. The relocation of Fire Station No. 9, one mile east of its current location, will provide improved services and enhance emergency response times to those residences and businesses along SW 107 Avenue and the surrounding area. Presently, emergency service and response times in the vicinity of the current location of Fire Station No. 9 is adequate due to other fire stations in the area such as the recently established fire station at SW 117 Avenue and SW 49 Street (Fire Station No. 41). Additionally, the current Fire Station No. 9 is considered an outdated facility lacking a variety of modern safety features and amenities beneficial to the well-being of its emergency responders, along with the fact that its location along a well-travelled section line roadway, SW 117 Avenue, close to a major intersection has made it challenging to depart the station in a timely manner during peak hours.

Project Description: The subject property consists of approximately 3.24 acres. The submitted site plan (attached as Exhibit B) depicts the proposed one-story, 12,000 sq. ft. Fire

Station No. 9 facility, located at the southwest corner of the intersection of SW 80 Street and SW 107 Avenue. The 3.24-acre site affords MDFR ample space to construct a new state of the art fire station capable of accommodating the specialized emergency response vehicles necessary to combat fires and render adequate and timely emergency services.

As part of this project, MDFR filed a Certificate of Appropriateness (COA) application with the Miami-Dade Office of Historic Preservation in order to demolish the remaining shell of the former Dade County Hospital. On June 17, 2020, the Historic Preservation Board of Miami-Dade County approved said request subject to conditions. Presently, MDFR is working with the Cultural Affairs Office and the Office of Art in Public Places to conform to the conditions of the attached Historic Preservation Resolution No. 2020-09 and memorialize the structure with a monument or related feature on the grounds of the existing structure in accordance with the Office of Historic Preservation and Art in Public Places.

The proposed fire station at this location will benefit and complement the Urban Search and Rescue (USAR) facility lying to the north of the proposed facility. Further, in staff's opinion, the proposed facility will be compatible with the surrounding area, which is comprised of other County related uses such as a solid waste transfer station to the west and the Indian Hammocks park to the south. To the east are town homes and multi-family apartment buildings, which are separated by SW 107 Avenue, an approximately 100' wide section line roadway, from the proposed MDFR station (see Land Use and Zoning maps attached as Exhibit C). The site plan shows the proposed fire station centrally located on the parcel, with vehicular access from SW 107 Avenue and SW 80 Street. The plans also show an adequate number of trees along the front (east) property line, which will mitigate any visual impact the proposed site will have on the residential uses to the east.

	Zoning and Existing Use	Land Use Designation
Subject Property	GU; vacant, parking lot	Institutions, Utilities and Communications
North	GU; vacant, MDFR training facility	Institutions, Utilities and Communications
South	GU; park, parking lot	Parks and Recreation
East	RU-TH, RU-4L: townhomes, apartments	Low-Medium Density Residential, 6 - 13 dua Medium Density Residential, 13 – 25 dua
West	GU; park, parking lot	Parks and Recreation, Institutions, Utilities and Communications

Site Review Committee Comments

Metropolitan Planning Division:

CDMP Analysis/Recommendations:

The Adopted 2020 and 2030 Land Use Plan (LUP) map of the CDMP designates the subject property as “Institutions, Utilities and Communications.” The full range of institutions, communications and utilities may be allowed under this land use category. Neighborhood or community-serving institutional uses, cell towers, schools, electric distribution substations, and fire and rescue facilities in particular, may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category. Compatibility shall be determined in accordance to Policy LU-4A. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan (CDMP; page I-56).

The Planning Division Based, based upon a review of the information provided, finds the use described in the application by MDR Department 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 holistic review of the Fire Department’s application to ensure the resilience and sustainability of the project and to provide guidance for meeting pertinent County policies.

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

- Sustainable Buildings Program
- Sea-level rise
- Life-cycle Cost Assessment
- EV Charging Station
- Cool Roof
- Benchmarking Energy and Water Usage
- Energy Star appliances where applicable
- Green Procurement

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

The Office of Resilience has no objections to this project provided that it complies with legislative requirements mentioned in the attached memorandum dated June 16, 2020.

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 the conditions below.**

1. Revise accessible stall signage per County Standards.
2. 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, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Sections 24-43.1 and 24-43.5 of the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained in the attached memorandum, dated January 29, 2021 are complied with.

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 in the attached memorandum, dated February 5, 2020, is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

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 has no objections subject to the conditions in its attached memorandum dated June 4, 2020.

Traffic Engineering Division:

The Department of Transportation and Public Works does not object to this application subject to the following comments outlined in the attached memorandum dated October 14, 2020, being addressed at the time of plat.

Transit Division:

The proposed relocation of Fires Rescue Station No. 9 is not anticipated to impact transit services in the area. Metrobus Routes 71 is within walking distance to the relocation location and currently provides bus service with a 30-minute or better AM/PM peak-hour headway. Therefore, 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

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “Energov” on 5/14/2020.

Aviation

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed the Miami-Dade Fire Rescue Department’s (MDFR) request for the proposed Kendall Fire Rescue Station No. 9 to located at 7950 SW 107 Avenue.

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

The proposed project does not generate any additional residential population, therefore, the CDMP Open Space Spatial Standards do not apply. The proposed project is adjacent to the Kendall Indian Hammocks Park entrance and PROS Right-of-Way Aesthetic & Assets Management (RAAM) Division offices.

PROS has no pertinent comments for this application concerning demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. PROS recommends that the applicant revise the site plans to incorporate the department’s feedback regarding existing fence lines, parking, and access to the Right-of-Way Aesthetic & Assets Management (RAAM) Division parcel as shown in the attached Exhibit 1.

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

Internal Services Department

Internal Services Department (ISD) 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. Verify quantity of proposed charging stations, types of charging stations and duration, free or paid charging to promote user turn- over, signage and provisions for future increase in quantities required. The provision to install infrastructure needed to enable EV charging stations, on a prospective basis, at multi-family residential buildings, offices and businesses as part of the parking requirements for new construction is considered to be more cost-effective than having to retro-fit.
2. R-63-16 – Designated Parking Program for Veterans – follow recommendations outlined in the report – Directive No. 152796.

Department of Cultural Affairs

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from Miami-Dade County Fire Rescue Department (MDFR) for the Kendall Fire Rescue Station No. 9 Facility, in regard to the applicability of the Art in Public Places (APP) requirement, reference GF G2020000003 – Folio NO. 30-4031-000-0172 proposed at 7950 SW 107th Avenue, 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.

RECOMMENDATION:

The **Development Services Division** finds that the proposed development will be consistent with and in keeping with the character of the surrounding neighborhood and recommends **approval** of the Government Facilities application.



Nathan Kogon, AICP, Assistant Director
Department of Regulatory and Economic Resources
Development Services Division

Exhibit "A"

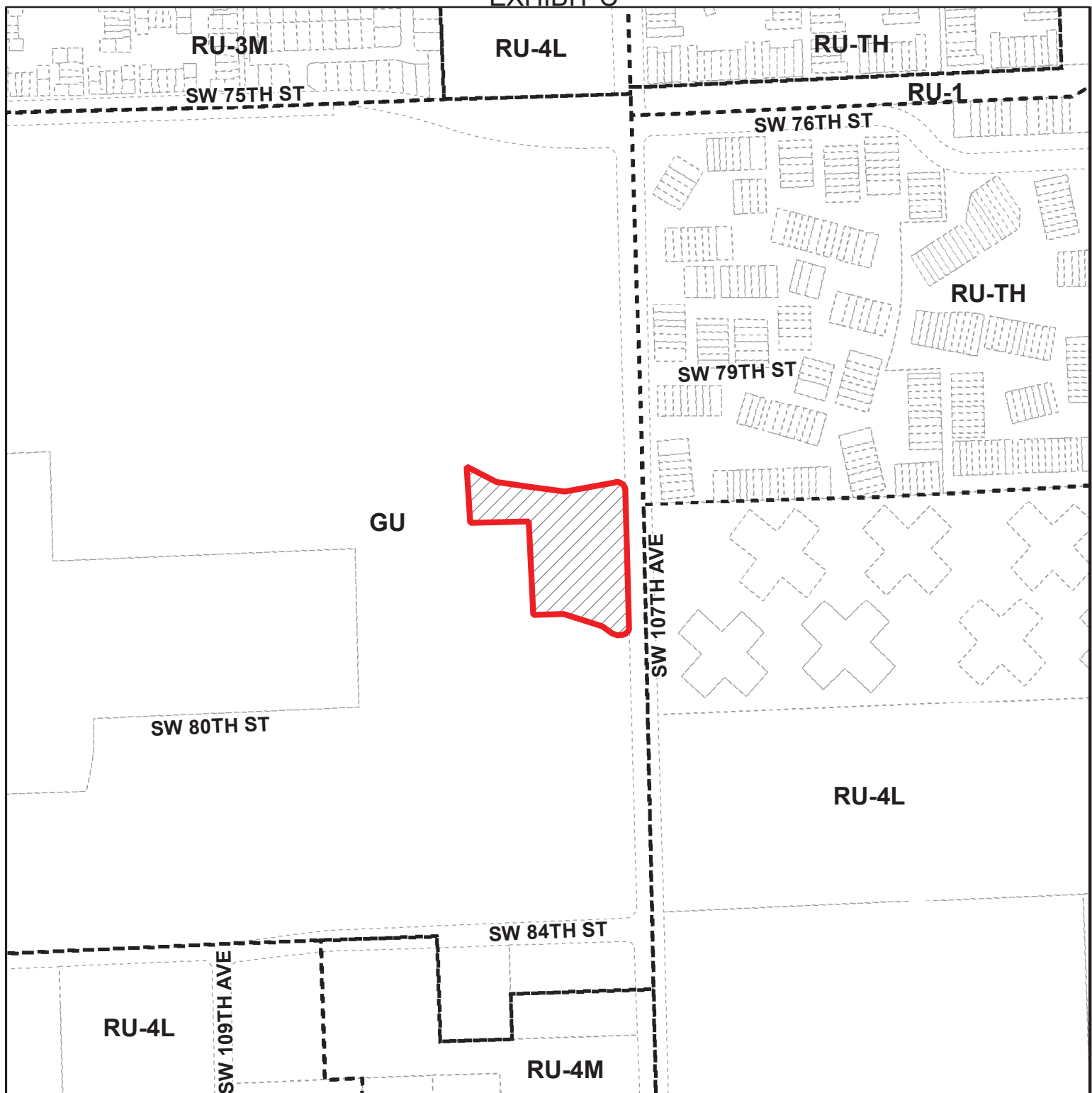
LEGAL DESCRIPTION

A PORTION OF SECTION 31 TOWNSHIP 54 SOUTH RANGE 40 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT NAIL AT THE NE CORNER OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 31 TOWNSHIP 54 SOUTH RANGE 40 EAST, HAVING A NORTHING OF 496,267.61 FEET AND AN EASTING OF 864,906.32 FEET AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 NGS ADJUSTMENT OF 1990, PROCEED ALONG A BEARING OF S00°42'54"W A DISTANCE OF 1061.14 FEET TO A MIAMI-DADE COUNTY BRASS DISK IN A CONCRETE SIDEWALK STAMPED "VERA DC20B"; THENCE S00°18'48"W A DISTANCE OF 169.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 107TH AVENUE, AND THE POINT OF BEGINNING, HAVING A NORTHING OF 495,036.81 FEET AND AN EASTING OF 864,892.15 FEET AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 NGS ADJUSTMENT OF 1990; THENCE, CONTINUE ALONG THE WEST RIGHT-OF-WAY LINE OF SW 107TH AVENUE (AS SHOWN ON A SURVEY BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT DATED OCTOBER 25, 1983), THE FOLLOWING FOUR COURSES: S01°26'03"E A DISTANCE OF 54.38 FEET; S01°25'52"E A DISTANCE OF 121.31 FEET; N88°34'06"E A DISTANCE OF 5.00 FEET AND S01°25'52"E A DISTANCE OF 242.24 FEET TO A POINT TANGENT TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25 FEET, A CHORD BEARING OF S43°34'08"W, AND A CHORD DISTANCE OF 35.36 FEET; THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SW 107TH AVENUE, PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S88°34'08"W A DISTANCE OF 11.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°24'30", A CHORD BEARING OF N72°43'37"W, AND A CHORD DISTANCE OF 16.03 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 16.32 FEET TO THE POINT OF TANGENCY; THENCE N54°01'22"W A DISTANCE OF 38.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 37°23'20", A CHORD BEARING OF N72°43'02"W, AND A CHORD DISTANCE OF 121.80 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 123.99 FEET TO THE POINT OF TANGENCY; THENCE S88°35'18"W A DISTANCE OF 93.40 FEET; THENCE N02°34'40"W A DISTANCE OF 285.68 FEET; THENCE S88°48'15"W A DISTANCE OF 180.18 FEET TO A POINT; THENCE N03°36'50"W A DISTANCE OF 172.20 FEET; THENCE S63°11'40"E A DISTANCE OF 102.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 37°21'23", A CHORD BEARING OF S81°52'22"E, AND A CHORD DISTANCE OF 208.16 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 211.90 FEET TO THE POINT OF TANGENCY; THENCE N79°26'57"E A DISTANCE OF 155.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99°07'00", A CHORD BEARING OF S50°59'33"E, AND A CHORD DISTANCE OF 38.05 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 43.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 141,181.4 SQUARE FEET OR 3.241 ACRES, MORE OR LESS.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
G2020000003

Section: 31 Township: 54 Range: 40
 Applicant: Miami-Dade County Fire Rescue
 Zoning Board: C12
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2019

Process Number
G2020000003

Legend
 Subject Property

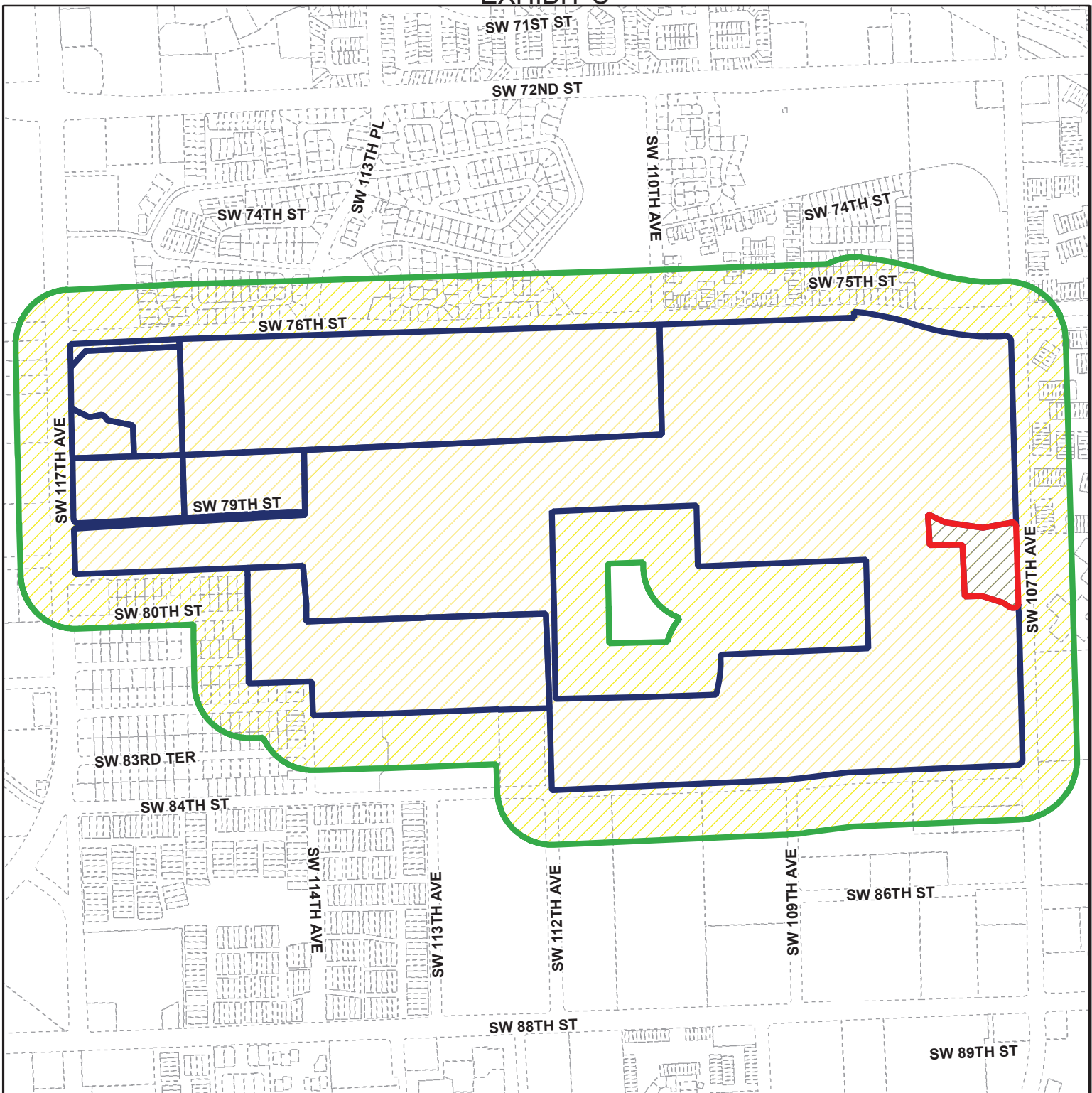


Section: 31 Township: 54 Range: 40
Applicant: Miami-Dade County Fire Rescue
Zoning Board: C12
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, July 9, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY RADIUS MAP

Section: 31 Township: 54 Range: 40
 Applicant: Miami-Dade County Fire Rescue
 Zoning Board: C12
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

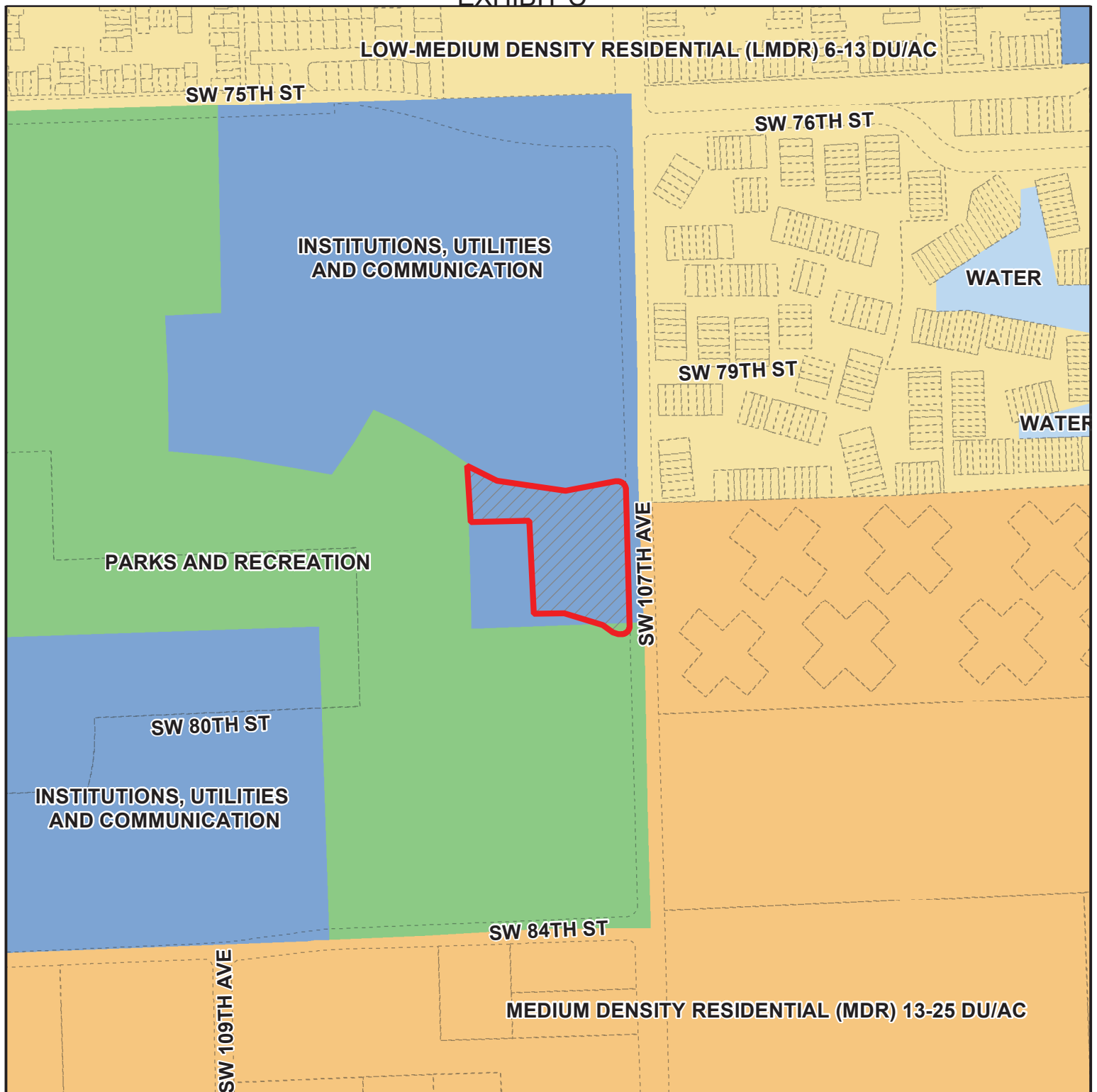
Process Number
G2020000003
 RADIUS: 300

Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2020000003

Section: 31 Township: 54 Range: 40
Applicant: Miami-Dade County Fire Rescue
Zoning Board: C12
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend



Subject Property Case



REVISION	DATE	BY

Memorandum



Date: June 11, 2020

To: Carl Harrison, Principal Planner, Zoning Division
Regulatory and Economic Resources Department

From: *[Signature]*
Jerry Bell, AICP, Assistant Director for Planning
Regulatory and Economic Resources Department

Subject: Comprehensive Development Master Plan Consistency Review for Miami-Dade Fire Rescue Station No. 9 (GF 20-03)

The Miami-Dade Fire Rescue Department is seeking approval to construct a new Kendall Fire-Rescue Station Number 9 on the west of SW 107 Avenue, south of SW 80 Street. The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

Background:

The Miami-Dade Fire Rescue Department (MDFR) is seeking to relocate Kendall Fire Rescue Station No. 9, currently located at 7777 SW 117 Avenue, by constructing a new Station No. 9 on a 3.24-acre MDRF-owned parcel of land (Folio Number 30-4031-000-0172) located on the west side of SW 107 Avenue, between SW 80 Street and SW 80 Terrace. The relocation of Station No. 9 one mile east of its current location will provide improved services and enhanced emergency response times for residents and businesses along SW 107 Avenue and the surrounding area. The existing fire station is considered outdated and lacking in various modern safety features and amenities, and its location along SW 117 Avenue is close to an intersection that makes it challenging to depart the station in a timely manner during peak hours. As a result of the safety features being implemented into new fire stations and the size of modern emergency response vehicles, reconstructing Station No. 9 at its current location would not be feasible. The subject parcel will afford MDRF ample space to construct a new, state of the art fire station capable of accommodating the emergency response vehicles necessary to combat fires and render emergency services in a timely and adequate manner. The new fire station will also benefit and compliment the Urban Search and Rescue (USAR) facility lying north of the parcel.

The proposed Station No. 9 will consist of a one-story, ±12,000 square foot structure located along SW 107 Avenue. The station will be operational 24 hours a day, 7 days a week, and will be equipped with an Engine and a Rescue comprised of seven (7) firefighters/paramedics. The parcel currently includes an ±2,000 square foot structure identified as the Dade County Hospital Annex, along with two one-story auxiliary buildings south of the main structure (the "Structures"). These structures are in poor condition and are subsumed by vegetation. However, in 1997 the structures were recognized as the last remaining buildings of the original Dade County Hospital (circa 1920s) and were declared historic by the Miami-Dade County Office of Historic Preservation. According to the Letter of Intent, MDRF recognizes the importance of preserving historic structures and their respective nature. In this particular case, the structures do not offer any benefit to MDRF, the proposed fire station, or the community and MDRF has filed a Certificate of Appropriateness (COA) to demolish the structures. If granted permission to demolish the structures, MDRF intends to install a monument or related feature on the grounds of the structures in accordance with the Office of Historic Preservation and Art in Public Places. An alternative is to preserve a portion of the structures to serve as a monument fitted with an identifying plaque; MDRF will also install framed literature and photos of the structures in the fire station lobby.

<u>Existing Use:</u>	Not Applicable; historically-designated structures
<u>Proposed Use:</u>	Kendall Fire Rescue Station No. 9
<u>CDMP Land Use Designation:</u>	Institutions, Utilities and Communications
<u>Zoning:</u>	GU (Interim Use)
<u>Existing Use of surrounding properties:</u>	North: Sunset Kendall Trash and Recycling Center South: Kendall Indian Hammocks Park East: Residential West: Kendall Indian Hammocks Park; school

CDMP Analysis/Recommendations:

The Adopted 2020 and 2030 Land Use Plan (LUP) map of the CDMP designates the subject property as "Institutions, Utilities and Communications." The full range of institutions, communications and utilities may be allowed under this land use category. Neighborhood or community-serving institutional uses, cell towers, schools, electric distribution substations, and fire and rescue facilities in particular, may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category. Compatibility shall be determined in accordance to Policy LU-4A. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan (CDMP; page I-56).

The Planning Division, based upon a review of the information provided, finds the use described in the application by MDFR Department to be consistent with the Goals, Objectives and Policies of the CDMP.

JB:GR:KB:smd

Memorandum



Date: June 16, 2020

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

From: James Murley,
Chief Resilience Officer
Regulatory and Economic Resources Department

Subject: Government Facilities Application: G2020000003-MDFR at 7950 SW 107 Ave

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 holistic review of the Fire Department's application to ensure the resilience and sustainability of the project and to provide guidance for meeting pertinent County policies.

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

- Sustainable Buildings Program
- Sea-level rise
- Life-cycle Cost Assessment
- EV Charging Station
- Cool Roof
- Benchmarking Energy and Water Usage
- Energy Star appliances where applicable
- Green Procurement

Together these measures will help to maximize the value of the asset and optimize 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, at gomezp@miamidade.gov before project design starts to obtain 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.

Contact Katherine Hagemann, Resilience Manager for Adaptation at Katherine.Hagemann@miamidade.gov to obtain the most current guidance related to the County's requirements related to sea level rise.

Analysis & Recommendations

All County buildings, including those proposed in the Miami-Dade Fire and Rescue 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. When properly constructed and maintained per the Sustainable Buildings Program, buildings and facilities that incorporate high performance features and best management sustainability and resilience practices have resulted in electricity and water use efficiencies and greater occupant productivity and satisfaction, while maintenance costs, utility costs, and air pollutants, including climate pollution, have decreased. The Sustainable Buildings Program therefore promotes long-term capital asset value and cost savings, economic vitality, environmental quality, and social and health benefits through integrated design, construction, and operation of the County's built environment.

A request for a substitution of standard with another third-party, verifiable standard can be submitted to the Office of Resilience's Sustainability Manager (see contact above) for the express purpose of ensuring the use of a more appropriate or relevant rating standard. Please be advised that the substitution of standard cannot be requested due to financial constraints or due to the difficulty of achieving the standard. Please note that substitution of standard is made on a case-by-case basis and there should be no expectation of setting precedence because a substitution of standard was granted in a particular case. A decision to allow for a substitution of standard for any project in no way implies that future similar projects will be able to use the same substitution.

Please be advised of the following Board of County Commissioner requirements, which appear to apply to your project.

- **Cool Roof** (Resolution [R-1103-10](#) and Resolution [R-54-18](#)): A high reflective roof is required for County Projects covered by the Sustainable Buildings Program and specifically for new construction of public and affordable housing. A high reflective roof uses roofing materials certified by the U.S. EPA Energy Star Cool Roof Rating Council (ES-CRRC) which are highly reflective/emissive and remain significantly cooler than traditional materials during peak summer weather.
- **Benchmarking Energy and Water Use and use of Energy Star Certified products when available** (Resolution [R-228-09](#) Resolution [R-918-12](#), and Resolution [R-795-12](#)): All product types qualified by and incorporated into an Energy Star certification category that are procured for a project shall have an EnergyStar certification. In addition, once occupied/functional, County projects must continuously track energy and water consumption using the County's existing ECAP software platform which can be used to transmit data to the free federal benchmarking tool known as EnergyStar Portfolio Manager. These systems help the County strategically

manage electricity and water usage and bills, obtain energy and water use intensity values (and in some cases ENERGY STAR ratings), and help with other functions for County facilities.

- **Electric Vehicle (EV) Charging Stations** ([O-19-17](#)): Outlines zoning requirements for both community and County projects in UMSA that involve parking or parking facilities for both parking spaces with charging equipment for electric vehicles and EV-ready parking spaces. Please review the table included within the Ordinance which outlines requirements for EV-ready spaces based on the total number of off-street parking spaces.
- **Life Cycle Cost Analysis (LCCA)** (County Administrative Order [AO 11-3](#)): Life Cycle Cost Analysis (LCCA) of specific equipment for the County Project is required. LCCA is an analysis that determines the most cost-effective option among different competing alternatives by including all direct and externalized costs associated with processes, materials, and goods (more than initial costs are considered) when estimating the actual total cost of an investment.
- **Green Procurement Preference Program** (Resolution [1053-09](#)): This legislation resulted in the Miami-Dade County [Buy Green Purchasing Policy](#) and associated 11/2/2010 Memorandum to all Department Directors specifying the following 17 green commodity priority categories:
 - Janitorial Services – shall require contractors to use Green Seal or EcoLogo certified products
 - Carpet – shall contain the highest level of recycled content practical
 - Computers and Electronic Equipment – shall have EnergyStar and EPEAT certifications as applicable
 - Pest Control – shall use an Integrated Pest Management process
 - Paint – shall be VOC and lead-free
 - Energy using systems and appliances - all product types that are incorporated into an Energy Star certification category shall have an EnergyStar certification.
 - Furniture – shall be low VOC
 - Lighting – all lighting shall be energy efficient and lower-mercury lighting must replace older lighting
 - Landscaping – shall follow xeriscaping guidelines with native species preferred.

In addition to the requirements per BCC legislation listed above, there are many other Best Practices to strongly consider for this project such as utilizing solar hot water which is a proven technology with a quick return on investment that has been used successfully at other public sites nationally. In addition, it is recommended that solar photovoltaics be considered for this project. If cost is prohibitive, but the solar potential of the site is satisfactory, it is recommended that the project be constructed “solar and battery backup ready” for future installation of solar photovoltaic panels and battery backup. Making the structure solar ready will reduce up-front costs if a solar system with battery backup is installed in the future. An on-site solar plus battery system would help facilitate resilience during disaster recovery times. Department design staff and consultants are encouraged to contact OOR to further discuss best practices.

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 resolution requires that,

“all County infrastructure projects... shall consider sea level rise projections at potential impacts as best estimated at the time of the project, using the regionally consistent unified sea level rise projections, during all project phases including but not limited to planning, design, and construction, in order to ensure that infrastructure projects will function properly for fifty (50) years or the design life of the project, whichever is greater.”

Furthermore, the County requires that all agenda items pertaining to planning, design and construction of County infrastructure include a statement that the impact of sea level rise has been considered.

While the site is not expected to be directly impacted by tidal flooding due to sea level rise, it is likely to experience the indirect effects of sea level rise including higher groundwater levels. According to the National Hurricane Center, the site is vulnerable to storm surge in a strong storm. The site is also located just outside FEMA’s flood zone (elevation 8). Both storm surge levels and FEMA maps are expected to change in the future. Additionally, sea level rise may lead indirectly to higher canal levels particularly during storm events, which will impact drainage.

Where feasible, it is recommended that new critical facilities consider these risks and modify the designs as needed to provide an adequate margin of safety particularly for critical electrical and mechanical equipment and drainage systems.

Conclusion

The Office of Resilience has no objections to this project provided that it complies with legislative requirements mentioned above.

Memorandum

Date: January 29, 2021

To: Carlos Heredia, Planning Section Supervisor
Miami-Dade County Fire Rescue Department

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

Subject: GF2020000003-3rd Revision
Miami-Dade Fire Rescue Department
7950 SW 107th Avenue
New Kendall Fire Station No. 9
(3.24 Acres)
31-54-40



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, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Sections 24-43.1 and 24-43.5 of 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.

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the Snapper Creek and Alexander Orr Wellfields. Specifically, the site is situated within the 100-days travel time contour of the Snapper Creek Wellfield and the 210-day travel day contour of the Alexander Orr Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code. Pursuant to Section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property within the Basic Wellfield Protection Area of the Snapper Creek and Alexander Orr Wellfields.

Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Therefore, DERM may approve the application and it may be scheduled for public hearing.

According to sheet A-1.03 of the plans submitted with this application, stamped received by Zoning of September 30, 2020, the proposed emergency generator will use propane, which is allowed by Section 24-43 of the Code.

Conditions of Approval: None

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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 DERM for this proposed development order.

The property owner has submitted an executed covenant running with the land in compliance with Section 24-43.1(6)(c) of the Code confirming that the proposed development will be connected to the public water supply and sanitary sewer system.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

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 DERM will evaluate and may reserve sanitary sewer capacity, through the DERM 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.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) and non-specimen trees. Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including specimen tree standards.

Sheet A-1.02 of the landscape plan entitled "New Fire Rescue Station 9", prepared by Silva Architects, was submitted to DERM on December 1, 2020, in support of the subject application and indicates that specimen tree resources onsite will be preserved and removed. DERM has determined that the removal of the specimen trees is allowed pursuant to Section 24-49.2(4)(II) of the Code. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal of a specimen tree are stricter than for removal of a non-specimen tree. The applicant shall obtain a DERM Tree Removal permit prior to removing specimen trees as shown in the landscape plan.

The applicant is advised to contact the 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: Obtain Tree Permit prior to impacts to specimen trees

Stormwater Management

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

Site grading and development 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.

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Natural Forest Communities

This application, as well as the planning, design, construction and implementation of associated development or redevelopment projects, must comply with all goals, objectives, requirements and recommendations of Miami-Dade County's CDMP and the Code.

The northwest corner of the subject property contains county designated Natural Forest Community (NFC) consisting of a pine rockland plant community. All development or redevelopment applications shall be consistent with CON-8D of the CDMP, which provides 1) that pinelands within prospective development sites shall be given priority for designation as landscape and open space areas and left intact, 2) the extent of pineland destroyed shall be minimized by the use of native plant buffers, clustering, large lot zoning and/or reduced roadway widths and 3) any permitted disturbances to the forest canopy and understory shall be minimized and confined to the least viable areas.

Sheet A-1.02 of the landscape plan entitled "New Fire Rescue Station 9", prepared by Silva Architects, was submitted to DERM on December 1, 2020, in support of the subject application, but does not depict the NFC on the northwest corner of the property. However, the site plan does not depict any work within the northwest corner of the property or removal of the NFC.

In order to minimize potential damage (i.e. storage of construction materials, drainage or erosion) to the NFC, DERM recommends a barrier be placed along the eastern boundary of the NFC prior to the commencement of any work and remain in place until DERM authorizes its removal. Please contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding the on-site NFC.

The applicant is advised that Chapter 18A-12 of the Code provides that prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Conditions of Approval: None

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor.

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.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: June 8, 2020

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

Subject: Zoning Application Comments - Miami-Dade Fire Rescue/Kendall Fire Rescue Station No. 9 - Application No. G2020000003

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. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Miami-Dade Fire Rescue/Kendall Fire Rescue Station No. 9

Location: The proposed project is on approximately 3.24 Acres and is located at 7950 SW 107th Avenue with Folio No. 30-4031-000-0172, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting the approval to build a 12,000 square feet Fire Station.

The estimated total water demand for the proposed project will be 1,200 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The Alexander Orr Water Treatment Plant will provide the water supply. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 16-inch water main in SW 107th Avenue abutting the eastern boundary of the property and there is an existing 12-inch water main in SW 80th Street abutting the northern boundary of the property and/or in an easement located at the southeastern corner of the property to where the developer may connect to provide service to the proposed project. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time of the applicant requests connection to the water infrastructure.*

There are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by WASD's forces at owner's expense. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. 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>

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, respectively.

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. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) 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.

There is a private sewer system within the northeastern corner of the site to where the developer may connect to provide sanitary sewer service. If connection to the private sewer system is not feasible, then there is an existing 12-inch sewer force main at the intersection of SW 80th Street and SW 107th Avenue, to where the developer may connect to provide service to the proposed project. A private pump station will be required.

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-2 A(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, Alfredo B. Sanchez at (786) 552-8237 or Suyapa Carbajal at (786) 552-8124.

Memorandum



Date: Wednesday, October 14, 2020

To: Gilberto Blanco
Development Services Division
Regulatory and Economic Resources Department

From: Claudia P. Diaz, P.E., Chief Engineer
Traffic Engineering Division
Department of Transportation and Public Works

Subject: GF 2020000003 – Miami Dade Fire Rescue Department
Location: West of SW 107 Avenue and South of SW 80 Street

The Department of Transportation and Public Works does not object to this application subject to the following comments being addressed at the time of plat.

1. Preliminary review of the proposed uses reveals that a Traffic Impact Study is not required. However, for the installation of the emergency signal needed for the site, the applicant must coordinate with the Florida Department of Transportation (FDOT).
2. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements.

2nd Follow up 10/14/2020. **Comment not addressed.** Please provide sight visibility triangle as per Section 5.4 of the MDC Public Works Manual for all exit driveways. Also, please show the 10x10 pedestrian sight triangles. Also, please ensure that all trees within the sight triangles

- ~~3. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right of way.~~

2nd Follow up 10/14/2020. **Comment addressed.**

4. SW 107 Avenue is part of the State of Florida Highway system (SR 985). Any improvements/driveways within the right of way of SW 107 Avenue requires review and approval by the Florida Department of Transportation.
5. Provide t-turnaround for parking isle that terminates.

2nd Follow up 10/14/2020. **Comment not addressed.** Please note that one of the parking spaces must be eliminated in addition to the 6' space provided to provide for a t-turnaround.

- ~~6. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).~~

2nd Follow up 10/14/2020. **Comment addressed.**

- ~~7. Provide pedestrian connectivity between public sidewalk and the sidewalk/pedestrian path on the proposed site.~~

2nd Follow up 10/14/2020. **Comment addressed.**

Please contact our office at (305) 375-2030 for any further questions.

Thank you.

DATE: May 27, 2020

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

FROM: Francisco Arbelaez, AICP
Principal Planner *FAA*
Planning and System Development Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of Governmental Facilities No. 20-03 (MDFR Fire Station No.9
Relocation to 7950 SW 107 Avenue)
MDT Project No. OSP 168
FSC No. 41.04

Project Description

The Miami-Dade Fire Rescue Department (MDFR) is seeking approval of a Governmental Facilities Hearing to relocate and construct Kendall Fire Rescue Station No. 9. This enhancement to the Facility will enhance emergency service to the Residents of Miami-Dade County. Fire Station No. is currently located at 7777 SW 117 Avenue, Miami-Dade County Florida. The new location for Fire Rescue Station No.9 will be at 7950 SW 107 Avenue, Miami-Dade County Florida. The proposed facility is approximately 325 feet from the nearest Metrobus stop along SW 107 avenue to the North. This bus stop provides the property access to Metrobus route 71. The property is also located approximately 0.5 miles from to two additional Metrobus Routes. Metrobus route 88 is located to the south of the subject property along Kendall Drive and Metrobus route 72 is located to the north of the subject property along Sunset Drive.

MDT Comments/Recommendations

The proposed relocation of Fires Rescue Station No. 9 will be and is not anticipated to impact transit services in the area. Metrobus Routes 71 is within walking distance to the relocation location and currently provides bus service with a 30-minute or better AM/PM peak-hour headway. Therefore, 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: Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW
Jie Bian, Chief, Planning and System Development, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW

Memorandum



Date: June 4, 2020

To: Nathan Kogon
Assistant Director of Development Services
Department of Regulatory and Economic Resources

From: Leandro Oña, P.E.
Chief, Highway Division
Department of Transportation and Public Works

Subject: Application for Miami-Dade County Governmental Facilities
G2020000003 Kendall Fire Rescue Station No. 9
7950 SW 107 Avenue

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).
- SW 107 Avenue (SR 985) is part of the State Highway System. Contact Ali Al-Said, P.E., District Permits Engineer, 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 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: Miguel Soria, P.E.
Javier Heredia, P.E.
Rolando Jimenez, P.E.

Memorandum



Date: June 1, 2020

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

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

Subject: MDR's Proposed Kendall Fire Rescue Station No. 9
Government Facility Application 20-003 (G2020000003)
MDAD DN-20-05-3067

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the Miami-Dade Fire Rescue Department's (MDFR) request for the proposed Kendall Fire Rescue Station No. 9 to be located at 7950 SW 107 Avenue.

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 200 feet Above Ground Level (AGL) must be filed by the applicant using the Federal Aviation Administration's (FAA) Form 7460-1. Form 7460-1 is available on the FAA's website: <https://oeaaa.faa.gov> where the applicant may "e-file" the information. MDAD will also need to review and issue an airspace/land use letter of determination for any structure reaching or exceeding 200 feet Above Ground Level 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.

Should you have any questions, please feel free to contact me at 305-876-7036.

AR/rb

Memorandum



Date: June 24, 2020

To: Gilbert Blanco, LEED AP
Supervisor
Development Services Division
Regulatory and Economic Resources Department

From: Francisco Suarez, RA, LEED AP
Project Manager
Internal Services Department

Subject: Governmental Facilities G2020000003
Miami-Dade Fire Rescue New Station No. 9
SW 80 ST & 107 AVE, Miami-Dade County, Florida

Internal Services Department (ISD) 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. Verify quantity of proposed charging stations, types of charging stations and duration, free or paid charging to promote user turn-over, signage and provisions for future increase in quantities required. The provision to install infrastructure needed to enable EV charging stations, on a prospective basis, at multi-family residential buildings, offices and businesses as part of the parking requirements for new construction is considered to be more cost-effective than having to retro-fit.
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 305-375-1112.

c: Tara C. Smith, Director/ISD
Project File.

Memorandum



Date: June 10, 2020

To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Carolina Alfonso, AIA, NCARB, LEED AP BD+C
Construction Projects Manager
Department of Cultural Affairs – Art in Public Places

A handwritten signature in black ink, appearing to read "Carolina Alfonso".

Subject: Art in Public Places (APP) - Miami-Dade Fire Rescue Department (MDFR) for the Kendall Fire Rescue Station No. 9 Facility – Application No. G2020000003

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from Miami-Dade County Fire Rescue Department (MDFR) for the Kendall Fire Rescue Station No. 9 Facility, in regard to the applicability of the Art in Public Places (APP) requirement, reference GF G2020000003 – Folio NO. 30-4031-000-0172 proposed at 7950 SW 107th Avenue, and offers the following comments in accordance with Section 1/ Section 2-11.15 (2) (a), of the Miami-Dade County Code:

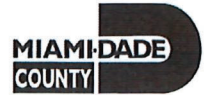
The Art in Public Places Ordinance of the Miami-Dade County Code is a requirement of this project.

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.

c: Michael Spring, Senior Advisor, Office of the Mayor and Director, Department of Cultural Affairs
Patricia Romeu, APP Chief, Department of Cultural Affairs
Amanda Sanfilippo, APP Curator and Artist Manager, Department of Cultural Affairs
David Martinez-Delgado, Construction Projects Manager, Department of Cultural Affairs
Stefania Barigelli, Construction Projects Manager, Department of Cultural Affairs

Memorandum



Date: December 8, 2020

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

From: Alejandro Zizold, PROS Master Plan Manager *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: G2020000003 – Kendall Fire Rescue Station No. 9
Updated based on revised plans submitted on November 30, 2020

Applicant Name: Miami-Dade County Fire Rescue Department.

Project Location: The property consists of ± 3.24 acres and is located at 7950 SW 107th Avenue in unincorporated Miami-Dade County (Folio: 30-4031-000-0172).

Proposed Development: The applicant seeks to develop Kendall Fire Rescue Station No. 9, a new one-story 12,000 sq ft building. The Fire Rescue Station is relocating from its current location at 7777 SW 117th Avenue. Currently the property contains a $\pm 2,000$ sq ft structure identified as the Dade County Hospital Annex, along with two one-story auxiliary buildings. The applicant has filed a Certificate of Appropriateness (COA) application seeking to demolish the structures and, if granted permission, intends to install a monument or related feature on the grounds in accordance with the Office of Historic Preservation and Art in Public Places.

Impact and Demand: The proposed project does not generate any additional residential population, therefore, the CDMP Open Space Spatial Standards do not apply. The proposed project is adjacent to the Kendall Indian Hammocks Park entrance and PROS Right-of-Way Aesthetic & Assets Management (RAAM) Division offices.

Recommendation: PROS has no pertinent comments for this application concerning demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. PROS recommends that the applicant revise the site plans to incorporate the department's feedback regarding existing fence lines, parking, and access to the Right-of-Way Aesthetic & Assets Management (RAAM) Division parcel as shown in the attached Exhibit 1.

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

Should you need additional information or clarification on this review, please contact Alexandra Davis at 305-755-7993 or via email at alexandra.davis@miamidade.gov.

AZ: ad

Attachment



MEMORANDUM

(Revised)

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

DATE: May 4, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(C)

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(C)
5-4-21

RESOLUTION NO. R-398-21

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE MIAMI-DADE FIRE RESCUE DEPARTMENT KENDALL FIRE RESCUE STATION NO. 9 PROJECT LOCATED AT 7950 SW 107 AVENUE, 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, the Miami-Dade Fire Rescue Department is seeking to relocate Kendall Fire Station No. 9 located at 7777 SW 117 Avenue to another Miami-Dade Fire Rescue Department owned parcel located at 7950 SW 107 Avenue; and

WHEREAS, the proposed relocation of Station No.9 is essential to provide improved services and enhanced emergency response times to businesses and residences along SW 107 Avenue and the surrounding area,

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

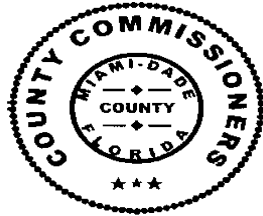
Section 1. The foregoing recitals are hereby incorporated into this resolution and are approved.

Section 2. Having considered, among other factors, the type of function involved, the public need 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 proposed Kendall Fire Station No. 9 Project, as more specifically described in the Site Review Committee recommendation incorporated herein, will provide for the enhancement of the emergency services to the residents of Miami-Dade County and this Board approves the Kendall Fire Station No. 9 project 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 **Sally A. Heyman** , who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** 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 4th day of May, 2021. 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

HARVEY RUVIN, CLERK

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse