

MEMORANDUM

Agenda Item No. 5(D)

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

DATE: March 15, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving as a
governmental facility the
Westwood Lake Fire Rescue
Station No. 41 Project located at
4911 and 4935 SW 117 Avenue,
in compliance with section 33-
303 of the Code

Resolution No. R-249-22

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: March 15, 2022

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

From: Daniella Levine Cava 
Mayor

Subject: Governmental Facilities Hearing Application
GF 21-03 Miami-Dade Fire Rescue Department – Westwood Lake Fire Rescue Station No. 41

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the Miami-Dade Fire Rescue Department – Westwood Lake Fire Rescue Station No. 41 as a Governmental Facility, 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 Miami-Dade Fire Rescue Department (MDFR).

Scope

The Westwood Lake Fire Rescue Station No. 41 is located in Commission District 10, which is represented by Senator Javier D. Souto. The submitted site plan depicts the proposed permanent one-story, 9,000 sq. ft. fire station facility at 4911 and 4935 SW 117 Avenue. The 22,587 sq. ft. (0.518-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 Westwood Lake Fire Rescue Station No. 41 Project (Project) will have no impact on the MDFR operating budget, as this station is already in service as a temporary facility at this location. The capital funding for this project will include architectural, engineering and construction services, all funded from the MDFR Impact Fee District 3.

Track Record/Monitor

Alan R. Cominsky, Fire Chief, Miami-Dade Fire Rescue Department will monitor the activities associated with this 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 permanent Miami-Dade Fire Rescue Westwood Lake Fire Rescue Station No. 41 Project. The current Fire Station No. 41, located at 4911 SW 117 Avenue, was approved as a temporary facility by the Board pursuant to Resolution No. R-1065-18.

LOCATION:	4911 and 4935 SW 117 Avenue, Miami-Dade County Florida
COMMISSION DISTRICT:	10
COMMISSION DISTRICTS IMPACTED:	Countywide

FOLIO NUMBER(S):	30-4019-005-0450 and 30-4019-005-0460 (See Exhibit A to attached Site Review Committee recommendation for Legal Description).
SIZE:	The lot size is 0.518 acres
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 construct Westwood Lake Fire Rescue Station No. 41 at 4911 and 4935 SW 117 Avenue. The construction of a permanent facility for Westwood Lake Fire Rescue Station No. 41 will provide improved services and enhance emergency response times to those residences and businesses along SW 117 Avenue and the surrounding area.
ZONING:	RU-1, Single-family Residential District
JUSTIFICATION:	Presently, emergency service and response times in the vicinity of the current location of proposed Fire Station No. 41 are adequately served due to other fire stations in the area such as the temporary Westwood Lake Fire Rescue Station No. 41 located on a portion of the 4911 SW 117 Avenue parcel and the current Fire Station No. 9 located at 7777 SW 117 Avenue, where the crew and unit will be housed during the construction of the proposed facility. The new Fire Station No. 41 facility will enhance emergency service and response times to the community it serves.
PROJECT DESCRIPTION:	The subject property consists of approximately 0.518 acres. The submitted site plan (See Exhibit B to attached Site Review Committee memorandum) depicts a one-story, 9,000 sq. ft fire station facility at 4911 and 4935 SW 117 Avenue. The 0.518-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. To not interrupt service to the community during construction of the new facility, staff and equipment for the temporary Fire Station No. 41 will be relocated to Fire Station No. 9 at 7777 SW 117 Avenue. The new fire station is sited along the north portion of the parcel adjacent to a WASD site, and the parking lot to serve the MDFR staff is provided on the south portion of the parcel. Vehicular access to the site is from a frontage roadway located on SW 117 Avenue.
DEVELOPMENT:	The proposed Westwood Lake Fire Rescue Station No. 41 will be developed as the funding referred to below becomes available.
FUNDING:	The proposed permanent Westwood Lakes Fire Station will have no impact on the MDFR operating budget as Station No. 41 is already in service from the temporary location. The capital funding for this project will include architectural, engineering and construction services, all funded from the MDFR Impact Fee District 3.

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 January 6, 2022, and recommends approval (see Exhibit 1).

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: The resolution approves the proposed Westwood Lake Fire Rescue Station No. 41 as a Governmental Facility, pursuant to Section 33-303(b)(6) of the Code of Miami-Dade County. The Director of the Department of Regulatory and Economic Resources is thereafter delegated the authority to approve non-substantial changes to the approved plans.



Jimmy Morales
Chief Operations Officer

Attachment: Exhibit 1 – Site Review Committee Recommendation

Date: January 27, 2022

To: Honorable Daniella Levine Cava
Mayor

From: Nathan Kogon, Assistant Director, Miami-Dade County
Department of Regulatory and Economic Resources,
and the Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF 21-03 Miami-Dade Fire Rescue Department – Westwood Lake Fire Rescue Station
No. 41 Governmental Facility Application

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 – Westwood Lake Fire Rescue Station No. 41, in compliance with Section 33-303 of the Code of Miami-Dade County (Code). 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 with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed the application on January 6, 2022 and **recommends approval.**

Department of Regulatory and Economic Resources**Development Services Division**

Background: To enhance emergency services to the residents of Miami-Dade County, the Miami-Dade Fire Rescue Department (MDFR) is seeking to construct the Westwood Lake Fire Rescue Station No. 41 on an approximate 22,587 sq. ft. parcel of land located at 4911 and 4935 SW 117 Avenue. MDFR has been actively searching for a parcel of land in the vicinity of Bird Road and the Turnpike for the construction of a fire station serving the fire and medical needs of the community. The current 15,000 sq. ft. Fire Station No. 41 parcel, located at 4911 SW 117 Avenue, was approved as a temporary facility site by the Board of County Commissioners pursuant to Resolution No. R-1065-18. Subsequently, the MDFR acquired the parcel from the Miami-Dade Water and Sewer Department (WASD) through an Interdepartmental Memorandum of Agreement, attached as Exhibit E. However, this parcel does not afford MDFR the land area necessary to construct a permanent facility; therefore, the purchase of the adjacent parcel at 4935 SW 117 Avenue, will allow MDFR ample space to construct a new state of the art station capable of accommodating specialized emergency response vehicles to combat fires and render emergency service in an adequate and timely manner.

Project Description: The +/-22,587 sq. ft. subject property at 4911 and 4935 SW 117 Avenue, affords MDFR ample space to construct a new 1-story, 9,000 sq. ft. 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 to the southwestern area of Miami-Dade County.

In staff's opinion, the proposed facility is compatible with the surrounding area (see attached Exhibit C). The development has been designed to accommodate the new building as close as possible to the north property line where it adjoins an existing WASD facility and will have access from a frontage roadway along SW 117 Avenue. The fire station will setback 15' from the east property line and 98'-8" from the

south property line (see attached Exhibit B). These setback areas accommodate parking spaces and landscape zones to further help buffer the proposed station's intensity from the single-family residences located immediately to the east and south.

Zoning and Existing Use		Land Use Designation
Subject Property	RU-1; fire station, single-family residence	Low-Density Residential, 2.5 - 6 du
North	RU-1; Water and Sewer Dept. facility	Low-Density Residential, 2.5 - 6 du
South	RU-1; single-family residence	Low-Density Residential, 2.5 - 6 du
East	RU-1; single-family residences	Low-Density Residential, 2.5 - 6 du
West	AU; park, Florida Turnpike	Transportation

Site Review Committee Comments

Metropolitan Planning Division

CDMP Analysis/Recommendations:

The Adopted 2030 and 2040 Land Use Plan (LUP) map of the CDMP designates the subject property as "Low Density Residential (2.5 to 6 DU/Ac)." Areas designated "Low Density Residential" are generally characterized by single family houses, such as single family detached, cluster and townhouses (CDMP; Page I-29). However, small-scale public facilities and uses—including fire stations, electrical sub-stations, cell antennas, and water and sewer facilities—intended to serve the immediate needs of the residential community may be permitted on compatible residentially-designated sites subject to adequate buffering (CDMP; Page I-34).

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
- Additional construction and life-cycle requirements.

Together these measures will help to maximize the value of the asset and optimize its resilience and sustainability thus saving the MDR 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 contained in the memorandum dated January 10, 2022, attached as Exhibit D.

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**.

Environmental Resources Management Division

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the subject application for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County (Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this application is approved pursuant to Sections 24-43.1 and 24-43.5 of the Code. With respect to other issues discussed herein DERM does **not object** to this application provided that all the conditions contained in the memorandum, dated December 27, 2021, attached as Exhibit D, 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 memorandum dated December 17, 2021, attached as Exhibit D, 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 the memorandum dated January 4, 2022, attached as Exhibit D.

Traffic Engineering Division:

The Department of Transportation and Public Works does not object to this application subject to the comments outlined in the memorandum dated December 21, 2021, attached as Exhibit D, being addressed during the site plan review.

Transit Division:

The proposed Westwood Lake Fire Station No. 41 is not anticipated to impact transit services in the area. Metrobus Routes 56 and 71 are within walking distance to the location and currently provide bus service with a 30-minute or better AM/PM peak-hour headway. 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 December 6, 2021.

Miami-Dade Aviation Department

As requested by the Department of Regulatory and Economic Resources (RER), the Miami-Dade Aviation Department (MDAD) has reviewed the Miami-Dade Fire Rescue Department's (MDFR) request for the proposed Westwood Lake Fire Rescue Station No. 41 at 4911 SW 117 Avenue and 4935 SW 117 Avenue in unincorporated Miami-Dade County.

Based upon our review, it appears that proposed request is compatible with operations from Miami Executive Airport provided there are no conflicts with applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning. An MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the site reaching or exceeding 200 feet Above Ground Level (AGL). An MDAD-issued Permissible Crane Height Determination is required for any construction crane or equipment reaching or exceeding 200 feet AGL.

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.

Based on our findings described herein, PROS has **no objection** to this application subject to the conditions contained in the memorandum dated December 23, 2021, attached as Exhibit D.

Internal Services Department

The Internal Services Department (ISD) takes no exceptions to the further development of the above referenced Governmental Facility application and recommends consideration and integration of the following items:

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

Department of Cultural Affairs

The Miami-Dade County Department of Cultural Affairs has reviewed the application from Miami-Dade County Fire Rescue Department (MDFR) for the Westwood Lake Fire Rescue Station No. 41 Facility, in regard to the applicability of the Art in Public Places requirement, reference GF G2021000003 – Folio NO. 30-4019-005-0450 and 30-4019-005-0460 proposed at 4911 & 4935 SW 117 Avenue, and offers the following comments in accordance with Section 1/ Section 2-11.15 (2) (a), of the Code of Miami-Dade County (Code):

The Art in Public Places Ordinance of the Code is a requirement for 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

Based on the Site Review Committee's findings, 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 Governmental Facilities application.



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

EXHIBIT A

Legal Description

G2021000003

Lots 45, 46 and 47 of Block 55 of Westwood Lake 4th Addition PB 65-16

EXHIBIT C

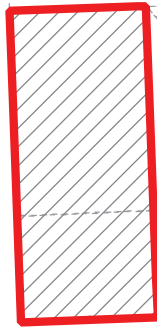
FLORIDA TPKE EXT

AU

AU

SW 117TH AVE

RU-1



SW 49TH TER

SW 16TH AVE

SW 115TH AVE

SW 51ST ST

MIAMI-DADE COUNTY

HEARING MAP

Process Number

G2021000003

Section: 19 Township: 54 Range: 40

Applicant: Miami-Dade Fire Rescue Department

Zoning Board: C10

Commission District: 10

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend



Subject Property Case

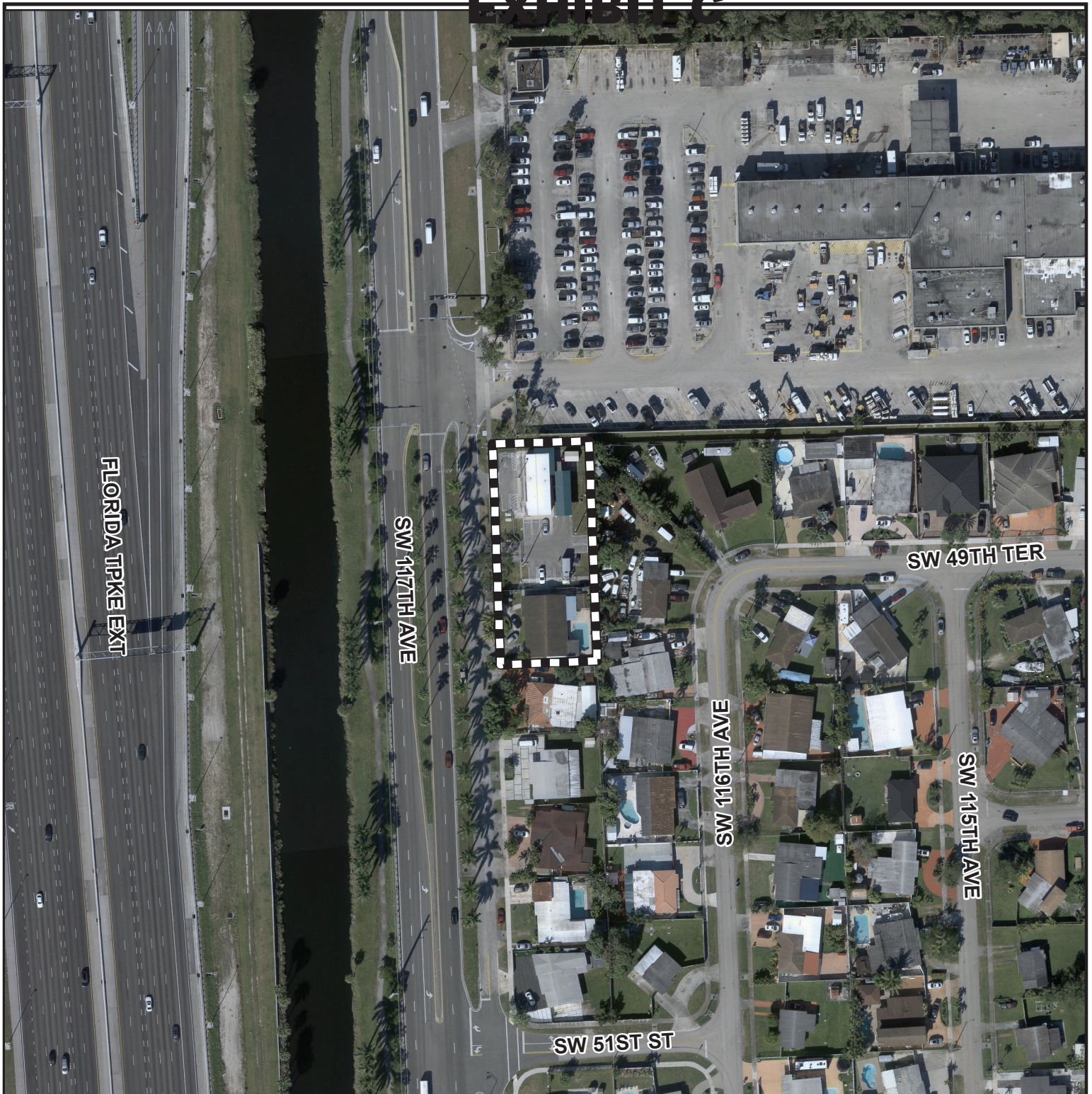


Zoning



SKETCH CREATED ON: Wednesday, December 8, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
G2021000003

Legend
 Subject Property



Section: 19 Township: 54 Range: 40
 Applicant: Miami-Dade Fire Rescue Department
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, December 8, 2021

REVISION	DATE	BY

EXHIBIT C

FLORIDA TPKE EXT

SW 117TH AVE

SW 116TH AVE

SW 49TH TER

SW 115TH AVE

SW 51ST ST

MIAMI-DADE COUNTY RADIUS MAP

Section: 19 Township: 54 Range: 40
Applicant: Miami-Dade Fire Rescue Department
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
G2021000003
RADIUS: 300

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, December 8, 2021

REVISION	DATE	BY

EXHIBIT C



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2021000003

Section: 19 Township: 54 Range: 40
Applicant: Miami-Dade Fire Rescue Department
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY

Memorandum



Date: January 10, 2022

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

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

Subject: Comprehensive Development Master Plan Consistency Review for Miami-Dade Fire Rescue Department, Westwood Lake Fire Rescue Station No. 41 (G2021000003)

The Miami-Dade Fire Rescue Department (MDFR) seeks approval to construct Westwood Lake Fire Rescue Station No. 41. The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

Background:

The MDFR Department is seeking to construct Westwood Lake Fire Rescue Station No. 41 on an approximately 22,000 square foot parcel of land located at 4911 and 4935 SW 117 Avenue in unincorporated Miami-Dade County. MDFR has been actively searching for land in the vicinity of Bird Road and the Florida Turnpike to construct a fire station to serve the fire and medical needs of the community. In 2018, MDFR acquired two vacant parcels (15,000 sq.ft.) of land from the Miami-Dade Water and Sewer Department (WASD) to establish a temporary fire station, and on October 23, 2018, the Board of County Commissioners adopted Resolution R-1065-18 approving the Westwood Lake Temporary Fire Station No. 41. However, the parcel did not provide the land area necessary to construct a permanent facility. As such, MDFR entered into negotiations with the property owner to the south and the owner agreed to sell the property to MDFR. The combined parcels will provide the land area needed to construct a new station.

The new, ±9,000 sq.ft. state of the art fire station will include a two-story living wing attached to a one-story (two apparatus bays) concrete block structure and a one-story support services wing. The site will provide 15 parking spaces (2 visitors and 13 firefighters), landscaping, and other infrastructure. The station will operate 24 hours a day, seven (7) days a week and will initially be equipped with a Rescue unit currently operating from the temporary fire station. In an effort not to interrupt service during construction, the crew and unit housed at the temporary fire station will be relocated to Fire Station No. 9 located at 7777 SW 117 Avenue.

<u>Existing Use:</u>	Temporary Fire Rescue Station No. 41
<u>Proposed Use:</u>	Westwood Lake Fire Rescue Station No. 41
<u>CDMP Land Use Designation:</u>	Low Density Residential; LDR (2.5 to 6 DU/Ac)
<u>Zoning:</u>	RU-1 (Single-Family Residential)
<u>Existing Use of surrounding properties:</u>	North: WASD/Westwood Lake Distribution Facility South: Single-family homes (Low Density Residential) East: Single-family homes (Low Density Residential) West: SW 117 Avenue/Florida Turnpike (Transportation)

CDMP Analysis/Consistency:

The Planning Division initially reviewed this application in 2018 (See GF18-03). The Adopted 2030 and 2040 Land Use Plan (LUP) map of the CDMP designates the subject property as "Low Density Residential (2.5 to 6 DU/Ac)." Areas designated "Low Density Residential" are generally characterized by single family houses, such as single family detached, cluster and townhouses (CDMP; Page I-29). However, small-scale public facilities and uses—including fire stations, electrical sub-stations, cell antennas, and water and sewer facilities—intended to serve the immediate needs of the residential community may be permitted on compatible residentially-designated sites subject to adequate buffering (CDMP; Page I-34).

The subject site (Folio Nos. 30-4019-005-0460 and 0450) is bounded by the WASD Westwood Lake Central Maintenance Facility to the north, the Westwood Lake residential subdivision to the south and east and fronts the SW 117 Avenue service road to the west. Although Station No. 41 will be located on residentially designated land, fire-rescue stations are permitted on compatible residentially-designated sites as stated above.

Based upon a review of the information provided, the uses described in the application for Westwood Lake Fire Rescue Station No. 41 by the Miami-Dade Fire-Rescue Department, and the CDMP Goals, Objectives and Policies, the Planning Division finds that the proposed Fire-Rescue station is consistent with the CDMP.

JB:GR:smd

Memorandum



Date: January 10, 2021

To: Lourdes Gomez
Director
Regulatory and Economic Resources Department

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

Subject: Government Facilities Application: Westwood Fire Rescue Station No. 41 - - No. G2021000003

Recommendation

The Office of Resilience (OOR) is committed to supporting capacity building and best practices for resilience in fellow County departments. As part of this support, the Office has conducted a review of this application to determine any legislative or other sustainability and resilience practices which apply to your project.

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

- Sustainable Buildings Program
- Sea level rise
- Additional construction and life-cycle requirements.

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 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 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, (Katherine.Hagemann@miamidade.gov) Resilience Program Manager, Adaptation before project design starts if you need to obtain the most recent data on sea level rise projections and potential flooding impacts to a parcel or building.

Analysis & Recommendations

All newly constructed or majorly renovated County buildings 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. Specifically, Implementing Order (IO) 8-8 requires a

minimum rating of LEED Silver certification 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.

Upon review of the scope of Miami-Dade Fire Rescue Department Station 41 (G2021000003), the construction of a new +/- 9,019 square foot fire station associated with this project will be subject to the Sustainable Buildings Program. This requires achievement of LEED Silver certification for the project. An equivalent sustainable building standard may be substituted following a formal request to Patricia Gomez, Resilience Program Manager, Mitigation (Patricia.Gomez@miamidade.gov). Please also include the Resilience Project Manager during project design to provide support to the project team on LEED credit achievement and certification, and to support mandatory reporting on project status and certification per the Sustainable Buildings Program.

Additionally, please be advised of the following Board of County Commissioner requirements, which appear to apply to your project:

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.

Cool Roofs ([Resolution R-1103-10](#) and [Resolution R-54-18](#)): All County-owned or -operated facilities, including those subject to the SBP, as well as public and affordable housing projects, must comply with the "cool roof" requirement. For these qualifying projects, all new construction, roofing maintenance, and re-roofing work where the surface material is being replaced must utilize highly reflective and emissive materials that remain significantly cooler than traditional materials. "Cool roof" materials must meet the standards for solar reflectance and thermal emittance as determined by the Cool Roof Rating Council (CRRC-1) Product Rating Program, and shall be labeled and certified by the manufacturer. In addition, all solicitations for public and affordable housing projects with a contract value of over one million dollars must include a requirement for energy-efficiency reflective roofs or green roofs. These requirements must be based on LEED or similar certification standards for roofs and must be a part of any contract resulting from the solicitation.

Solar Hot Water and Solar Photovoltaic Feasibility Evaluation ([Resolution R-303-17](#)): Existing County properties must be evaluated for the feasibility of using solar hot water and solar photovoltaic installations to generate electricity. This evaluation, at a minimum, must include a preliminary analysis of the following: the estimated cost of installation and maintenance; available area where solar photovoltaic and solar hot water systems could be placed; the amount of electricity and hot water that are being used by the County

onsite; and the opportunity to net-meter the output. The study shall also identify different funding options and creative low-interest financing opportunities using the County's own property and rooftops.

Green Procurement Preference Program (Resolution [1053-09](#)): Resulted in 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.

Electric Vehicle (EV) Charging Stations ([Ordinance 19-17](#)): Outlines zoning requirements for both community and County projects in the Unincorporated Miami-Dade County Service Area (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 parking accommodations based on the total number of off-street parking spaces.

- Per [Resolution No. R-1101-15](#) and recommendations in the associated report titled "*Plan to Install Electric Vehicle Charging Stations to Serve the General Public*," new parking structures and surface lots shall have a 2% minimum number of parking spaces to be EV ready, meaning electrical capacity and other infrastructure (dedicated circuits, conduit, wire, electric panels) shall be in place to facilitate installation of charging stations when demand increases. This percentage may change over time as demand increases.

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.

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. The Resolution states that, "all County infrastructure projects, ... shall consider sea level rise projections and 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.”

Sea levels have risen approximately 10 inches since 1931 when tide gauge records began in Miami. By 2060 sea levels are expected to be approximately two feet higher than 1992 levels. These changes are affecting groundwater levels, storm surge flooding patterns, and canal levels. Both direct and indirect impacts of sea level rise should be considered as the project gets closer to design.

The proposed fire station is immediately adjacent to FEMA’s special flood hazard area, but isn’t currently within that area. As sea levels rise two feet it is expected that other water levels, such as the 100-year flood levels will also rise. For these reasons, it is prudent to account for future flooding risks in the design of the building, supporting equipment, and drainage plans.

It is also important to note that the FEMA floodplain maps and existing requirements in the building code do not account for sea level rise, therefore it is necessary to add an additional safety factor to account for rising water levels. These changing risks are especially important for elements like fuel and propane storage tanks, electrical equipment and generators.

Another pending change which may affect the design requirements is the proposed revisions to the County Flood Criteria.¹ If adopted, these changes could require the minimum grade of the site, stormwater drainage features, or other elements to be designed and built to a higher standard than what is currently required. These proposed changes are intended to reduce the current and future risks of flooding to facilities such as this one.

Figure 1: Preliminary County Flood Criteria standards in the project area (accessed 12/29/21)



¹ <https://www.miamidade.gov/environment/library/maps/2021-flood-criteria-map.pdf>

Above and beyond existing code requirements County projects are required to account for sea level rise risks expected over the 50-year horizon or the design life of the project, whichever is longer. Designers will need to consider sea level rise projected through at least 2072. The 2019 Southeast Florida Regional Unified Sea Level Rise Projection used by the County for planning projects that sea levels will be between 21 and 40 inches higher than mean sea level in 2000.² To calculate the exact sea level rise expected over the 50-year planning horizon for this project the design team may use a calculation tool such as the US Army Corps of Engineers Sea Level Change Curve Calculator.³ Additional information on the elevations, sea level rise, and other pertinent information can be found on the County's Vulnerability Viewer.⁴

Figure 2: Unified Sea Level Rise Projections (2019) used by the County for all planning purposes

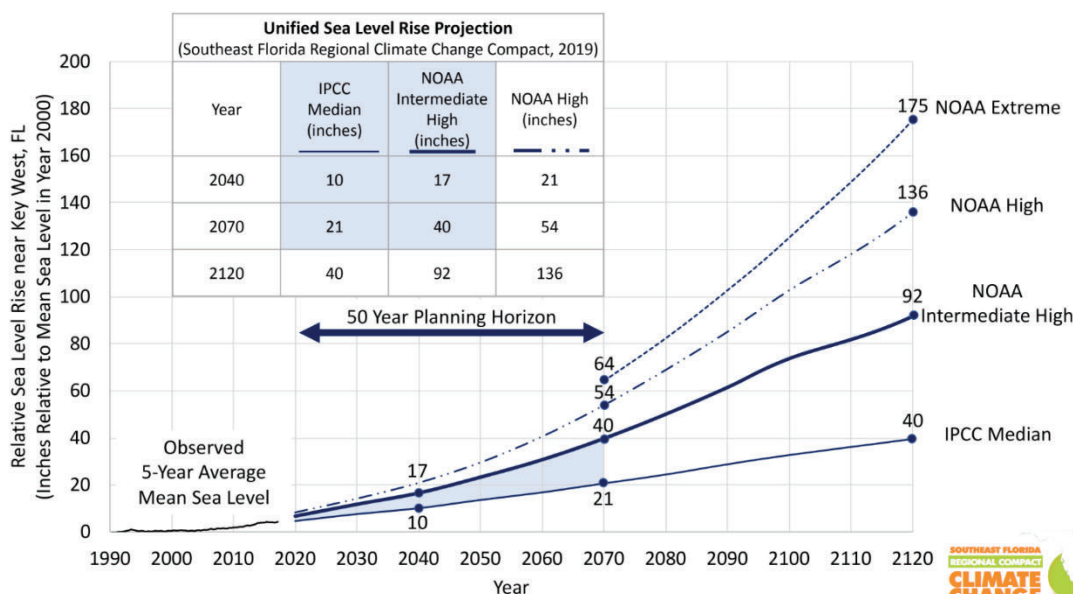


FIGURE 1: Unified Sea Level Rise Projection

Additionally, per the requirements mentioned above, a statement about how sea level rise has been considered in the project must be included in the agenda items related to this project that go before the Board of County Commissioners.

Based on the level of detail in the information provided so far it is not clear whether the planned project will need to modify the site grade, drainage infrastructure, or building elevation to account for increasing flood risks that are being amplified by sea level rise. The Fire Rescue Department has been advised that they should work with the design firms so these considerations can be integrated into designs at the earliest stage to reduce costs down the line.

Conclusion

The Office of Resilience does not object to this project proceeding based on the assumption that the Miami-Dade Fire Rescue department will ensure that the requirements above are integrated into the project design.

² https://southeastfloridacclimatecompact.org/wp-content/uploads/2020/04/Sea-Level-Rise-Projection-Guidance-Report_FINAL_02212020.pdf

³ https://cwbi-app.sec.usace.army.mil/rccslc/slcc_calc.html

⁴ <https://gisweb.miamidade.gov/vulnerabilityviewer/>

Memorandum



Date: January 5, 2022

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

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

Subject: GF# 21-003
Name: Miami-Dade Fire Rescue Department
Location: 4911 & 4935 SW 117th Avenue
Section 19 Township 54 South Range 40 East

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

The land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 45 to 47, Block 55, Plat Book 65, Page 16. A Unity of Title approved by the Platting and Traffic Review Section will be required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

Memorandum



Date: December 27, 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: GF2021000003-1st Review
Miami-Dade Fire Rescue Department
4911 SW 117th Avenue
Westwood Lake Fire Rescue Station No. 41
(RU-1) (0.518 Acres)
19-54-40



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 Maximum Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24.43 of the Code.

Conditions of Approval: None

Potable Water Service and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of this application, the fire rescue station is within feasible distance to connect to public water and public sanitary sewer. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

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

Conditions of Approval: None

Stormwater Management

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

Site grading and development 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.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. A site plan entitled "Proposed Permanent Miami Dade Fire Station 41" prepared by Miami Dade Fire Rescue Design & Construction Bureau and dated as received by Miami-Dade County on December 6, 2021 was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources.

Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site. 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code.

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.

Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Air Quality Preservation

The proposed development would require the demolition of existing structures. Please be advised, prior to DERM approval of a demolition permit, the applicant shall submit an asbestos survey from a Florida-licensed asbestos consultant. 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.

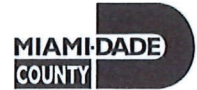
Concurrency Review Summary

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.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: December 17, 2021

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) *Maria Valdes*

Subject: Zoning Application Comments - New Fire Station No. 41
Application No. G2021000003

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: New Fire Station No. 41

Location: The proposed project is located on two (2) parcels totalizing approximately 0.518 Acres at 4911 & 4935 SW 117th Avenue with Folios No. 30-4019-005-0450 and 30-4019-005-0460, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to build a 9,019 sq. ft. of a partial two-story building to be used by Miami-Dade Fire Rescue Department to build the New Fire Station No. 41 (Westwood Lake). Per site plan, the existing structure will be demolished.

The estimated total water demand for the proposed project will be 902 gallons per day (gpd).

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

The existing facility is currently being served by WASD. There is an existing 12-inch water main abutting the property along SW 117th Avenue, to where the developer may connect to provide service to the proposed development. Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) 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.*

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>.

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 at the WWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing facility is currently being served by WASD. There is an existing 8-inch sanitary gravity sewer system running along the eastern boundary of the subject property within a 12-foot utility easement to where the developer may connect to provide service for the proposed development. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

Please, note there is an existing 12-foot utility easement (6-foot within the subject property) along the eastern boundary of the property, and another 6-foot utility easement along the northern boundary of the property. Please note that permanent structures (i.e., placement of a masonry wall with corresponding foundations) is not permitted within a WASD utility easement and no trees or palms should be planted within 5 feet of any WASD facility.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 683 and PS No. 536, or PS No. 559. Said pump stations are in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for the aforementioned pump stations.

P.S. No. 683
Existing NAPOT: 3.38 hrs.
Proposed Development: 902 gpd
Proposed Projected NAPOT: 3.38 hrs.

P.S. No. 536
Existing NAPOT: 4.85 hrs.
Proposed Development: 902 gpd
Proposed Projected NAPOT: 4.85 hrs.

P.S. No. 559
Existing NAPOT: 4.39 hrs.
Proposed Development: 902 gpd
Proposed Projected NAPOT: 4.39 hrs.

If Unity of Title does not apply, then, any gravity sewer within the property shall be public and 8-inch minimum diameter.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Delcy Munoz-Percy at (786) 552-8484 or Delcy.Munoz-Percy@miamidade.gov.

Memorandum



Date: January 4, 2022

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

A handwritten signature in black ink, appearing to be "LO", written over the printed name of Leandro Oña.

Subject: Application for Miami-Dade County Governmental Facilities
G2021000003 Westwood Lake Fire Rescue Station No. 41
4911 SW 117 Avenue and 4935 SW 117 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

- DTPW has listed the following roadway project in the 2022 Transportation Improvement Program (TIP) adjacent to the subject site:

Project: SW 117 Avenue from SW 56 Street to SW 47 Street
Description: Resurfacing. TIP Section A5 – Page 101 of 168
Comments: Construction completed

- A DTPW permit will be required for this project. Contact the DTPW Permit Section, at (305) 375-2142, for information regarding County permitting requirements.

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

cc: Miguel Soria, P.E.
Javier Heredia, P.E.
Rolando Jimenez, P.E.

EXHIBIT D

Memorandum



Date: Tuesday, December 21, 2021

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: G2021000003 - Miami-Dade Fire Rescue Department
Location: 4911 SW 117 Avenue and 4935 SW 117 Avenue

The Department of Transportation and Public Works does not object to this application subject to the following comments being addressed during site plan review.

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 must be designed and approved before obtaining building permit or at the time of plat, whichever process comes first.
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.
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.
4. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).
5. Provide pedestrian connectivity between public sidewalk and the sidewalk/pedestrian path on the proposed site.
6. A minimum of a 6' sidewalk must be provided within public right-of-way.
7. Driveways must comply with FDOT standards.
8. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

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

Thank you.

EXHIBIT D

Memorandum



DATE: December 15, 2021

TO: Amina Newsome
Sr. Division Chief - Development Services Division
Department of Regulatory and Economic Resources (RER)

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

SUBJECT: Review of G2021000003 Governmental Facilities (MDFR Fire Station No. 41)
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 build a permanent partial two-story 9,000 square foot structure at the Westwood Lake Fire Rescue Station No. 41 located at 4911 SW 117th Avenue. The new facility will be located at 4911 SW 117th Avenue and 4935 SW 117th Avenue, Miami-Dade County Florida consisting of two (2) folios. This enhancement to the Facility will improve emergency service to the residents of Miami-Dade County. The proposed facility is served by Metrobus Routes 56 and 71. The nearest bus stop for Metrobus Route 56 is located approximately 0.42 miles from the proposed site at SW 56th Street and 117th Avenue. The nearest bus stop for Metrobus Route 71 is located approximately 0.56 miles from the proposed site at SW 112th Avenue and SW 47th Terrace.

MDT Comments/Recommendations

The proposed of Fire Rescue Station No. 41 will be and is not anticipated to impact transit services in the area. Metrobus Routes 56 and 71 are within walking distance to the 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
Linda Morris, Chief, Service Planning and Scheduling, DTPW

Date: December 09, 2021

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: G2021000003

The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in “Energov” on 12/06/21.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Memorandum



Date: December 27, 2021

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

From: José A. Ramos, R.A., LEED AP
Division Director Aviation Planning, Land-Use & Grants
Miami-Dade Aviation Department

Subject: Government Facilities Hearing Application GF 21-003
MDFR - New Fire Station No. 41
MDAD DN-21-12-3480

A handwritten signature in blue ink, likely belonging to José A. Ramos, is written over the "From:" field.

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 to construct Westwood Lake Fire Rescue Station No. 41 in an effort to enhance emergency services to County residents. The site is located at 4911 SW 117 Avenue and 4935 SW 117 Avenue in unincorporated Miami-Dade County.

Based upon our review, it appears that proposed request is compatible with operations from Miami Executive Airport provided there are no conflicts with applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning. A MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the site reaching or exceeding 200 feet Above Ground Level (AGL). A MDAD-issued Permissible Crane Height Determination is required for any construction crane or equipment reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: http://www.miami-airport.com/planning_forms_maps.asp.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 200 feet AGL. If this is the case, the applicant is required to e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>). The FAA should study any proposed communication tower to be located on the property.

JAR/rb

EXHIBIT D

Memorandum



Date: December 23, 2021

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

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

Subject: G2021000003 – Westwood Lake Fire Rescue Station

Applicant Name: Miami-Dade County Fire and Rescue (MDFR).

Project Location: The subject property is +/- 0.51 acres and located due north of the intersection of SW 117th Avenue and SW 51st Street, in unincorporated Miami-Dade County (Folio Nos.: 30-4019-005-0450, -0460). The current land uses are as follows: Government Owned or Controlled, Single-Family Medium Density. The current zoning are as follows: Single-Family Residential District (RU-1).

Proposed Development: The applicant seeks a Government Facilities Application Review. The development will include a two-story 9,000 SF fire station, parking, and one-story support service wing.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both areawide parks and local parks, serving Park Benefit District 2 are shown on the attached map in Figure 3. County-owned local parks that are within three miles of the subject application are described below in Table A, which lists the name, classification, acreage, and type of recreation facility for each park.

Table A - County Parks (Local)
Within a 3 Mile Radius of Application Area

NAME	ADDRESS	CLASS	ACREAGE	TYPE
Bent Tree Park	13850 SW 47TH ST	Neighborhood Park	5.68	Local
Bird Lakes Park	14365 SW 48TH LN	Community Park	8.86	Local
Blue Lakes Park	4225 SW 92ND AVE	Neighborhood Park	6.4	Local
Boys & Girls Club of Miami- Kendall Unit	9475 SW 88TH ST	Single Purpose Park	22.87	Local
Concord Park	3301 SW 114TH AVE	Neighborhood Park	8.86	Local
Francisco Human Rights Park	9445 SW 24TH ST	Mini-Park	2.88	Local
International Gardens Park	12321 SW 18TH TER	Neighborhood Park	5.26	Local
Kendale Lakes SP Tax Dist Lot 38	7421 SW 142ND AVE	Mini-Park	0.44	Local
Kendale Lakes SP Tax Dist Tract A3a	8211 SW 142ND AVE	Mini-Park	0.46	Local
Kendale Park	9250 KENDALE BLVD	Neighborhood Park	3.86	Local
Kendall Soccer Park	8011 SW 127TH AVE	Single Purpose Park	43.14	Local
Kendalwood Park	8140 SW 93RD CT	Neighborhood Park	2.71	Local
McMillan Park	6125 SW 133RD AVE	Community Park	20.83	Local
Miller Drive Park	5510 SW 94TH CT	Community Park	3.93	Local
Millers Pond Park	13350 SW 47TH ST	Community Park	12.85	Local
Rockway Park	9460 SW 27TH DR	Community Park	5.01	Local

Royale Green Park	13000 SW 45TH LN	Neighborhood Park	3.38	Local
Snapper Creek Park	10280 SW 80TH ST	Neighborhood Park	5.62	Local
Southern Estates Park	12199 SW 34TH ST	Neighborhood Park	13	Local
Sunset Park	7321 SW 97TH AVE	Neighborhood Park	3.81	Local
Tamiami Canal Park	12298 WALSH BLVD	Neighborhood Park	1.52	Local
Tamiami Lakes Park	13220 SW 18TH ST	Neighborhood Park	4.82	Local
Tropical Estates Park	10201 SW 48TH ST	Community Park	9.08	Local
Westbrook Park	1325 SW 103RD PL	Neighborhood Park	2.1	Local
Westwood Park	11350 SW 53RD TER	Community Park	4.33	Local

Impact and Demand: This proposed development does not produce any residential units, therefore Miami-Dade County's minimum Level of Service (LOS) standard for the provision of local recreation open space do not apply.

Recommendation:

- Provide a detailed landscape plan that includes tree-lined streets and pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1

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

Objective ROS-8

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

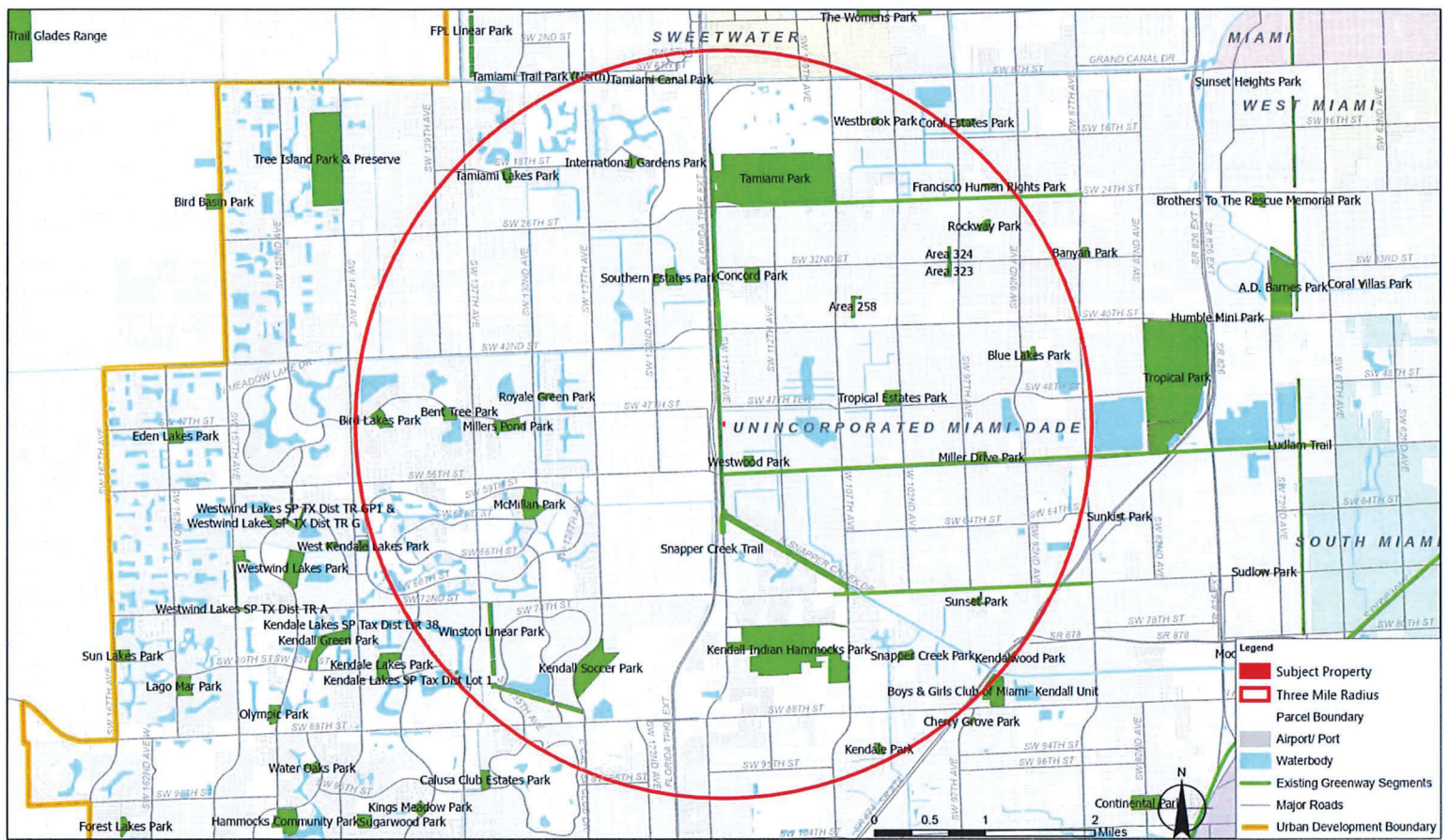
Based on our findings described herein, **PROS has no objection to this application.**

If you need additional information or clarification on this matter, please contact Sol Kohen, Park Planner II, at (305) 755-7821 or by email at sol.kohen@miamidadegov.

AZ: at sk *AT*

Attachment

**FIGURE 3: G202100003 - WESTWOOD LAKE FIRE RESCUE STATION
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Date: January 27, 2022

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 GF21-003
Miami-Dade Westwood Lake Fire Rescue Station No. 41
4911 SW 117 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.
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: Alex Muñoz, Director/ISD
Project File.

EXHIBIT D

Memorandum



Date: January 20, 2022

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 

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

Application No.: G2021000003.

Application name: MDC Westwood Lake Fire Station No. 41.

Folio No.: 30-4019-005-0450 and 0460.

Location: located at 4911 SW 117 Ave and 4935 SW 117 Ave., in incorporated Miami-Dade County.

Proposed development: Approximately 22,000 SQ FT parcel, partial two-story of new construction of 9,000 SQ FT. for the new Westwood Lake Fire Station No. 41, this application proposed the purchase of a parcel of land as well.

Review comments: The Art in Public Places Ordinance of the Miami-Dade County Code **is a requirement** of this project in accordance with Section 1/ Section 2-11.15 (2) (a), of the Miami-Dade County Code. Note that the actual purchase of the land is excluded from the APP requirements, the Miami-Dade County Department of Cultural Affairs has **no objections** to this application **provided that** the project complies with the Art in Public Places Ordinance.

Next steps: Project team must contact Art in Public Places for ordinance implementation, please contact Patricia Romeu from the Department of Cultural Affairs at patricia.romeu@miamidadegov or 305-375-5920. For more information on the Art in Public Program please go to <https://miamidadepublicart.org>

c: Michael Spring, Director, Department of Cultural Affairs
Patricia Romeu, APP Chief, Department of Cultural Affairs
Amanda Sanfilippo, APP Curator and Artist Manager, Department of Cultural Affairs

EXHIBIT E

**INTERDEPARTMENTAL MEMORANDUM OF AGREEMENT
BETWEEN
MIAMI-DADE FIRE RESCUE DEPARTMENT
AND
MIAMI-DADE WATER AND SEWER DEPARTMENT
FOR
TRANSFER OF REAL PROPERTY**

PURPOSE: The purpose of this Interdepartmental Memorandum of Agreement (MOA) between Miami-Dade Fire Rescue Department (MDFRD) and Miami-Dade Water and Sewer Department (WASD) is to provide the transfer of custodianship of the two following County-owned real property.

FOLIO NUMBERS: Folio No. 30-4019-005-0460 and Folio No. 30-4019-005-0470 totaling 15,087 Sq. Ft. (the "Property"). See attached Exhibit A

LOCATION: 4911 SW 117 Avenue, Miami, FL

LEGAL DESCRIPTION: 30-4019-005-0460 - Westwood Lake 4 Addition; Lot 46 Block 55; PB 65-16 (Lot Size: 7,500 Sq. Ft.)
30-4019-005-0470 - Westwood Lake 4 Addition; Lot 47 Block 55; PB 65-16 (Lot Size: 7,587 Sq. Ft.)

PROPOSED USE: Construction of a new Fire Station No. 41. MDFRD has been leasing the property from WASD for a temporary Fire Station No. 41 that is currently operational.

A. Commencement Date: Upon execution of both Department Directors.

B. Expiration Date: Until such time as the Property is no longer needed by MDFRD and notification is received by WASD.

C. Maintenance: MDFRD shall assume responsibility for any and all maintenance of the Property including, but not limited to, environmental concerns, lawn maintenance and trash removal.

D. Improvements: Any and all improvements shall be at the sole cost and expense for MDFRD.

In the event that WASD requires the installation of water or sewer infrastructure within the area of the property, MDFRD and WASD will collaborate to accommodate the

infrastructure in so far that it does not interfere with the MDFRD uses of the facility.

- E. Environmental Concerns:** If applicable and deemed necessary, the MDFRD shall assume the responsibility of ordering an Environmental Phase 1 or 2 Study of the Property.
- F. Neighborhood Concerns:** MDFRD shall assume the responsibility for all neighborhood concerns regarding the property.
- G. Taxes and Other Impositions:** MDFRD shall assume responsibility for payment of all impositions levied on the property.
- H. Transfer Fee:** \$392,000.00 (Three Hundred Ninety-Two Thousand) (see attached Exhibit B "Property Appraisal Report"),

The undersigned have accepted the terms of this Memorandum of Agreement.



Kevin T. Lynskey, Director
Miami-Dade Water and Sewer Department

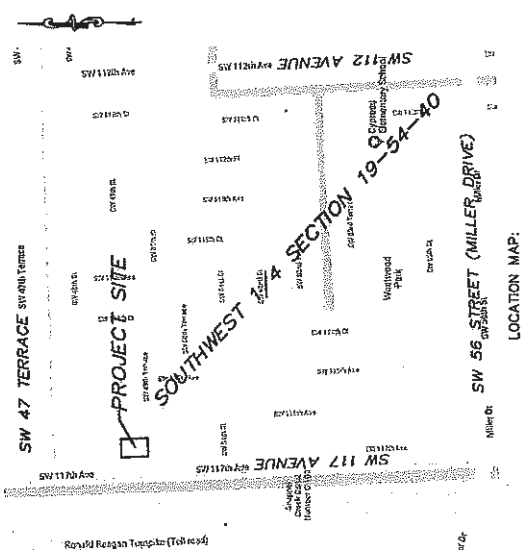
12/18/2020
Date



Alan R. Cominsky, Fire Chief
Miami-Dade Fire Rescue Department

12/16/2020
Date

Project Title:	BOUNDARY AND TOPOGRAPHIC SURVEY
TEMPORARY FIRE STATION NUMBER 41	
DRAWN-DATE DTPW	Miami Dade County Department of Transportation and Public Works Survey Section 101 NW 1st Street, Suite #110 Miami, Florida 33138 (305-375-3537)
DATE 12/17/2019	DATE 12/17/2019
BY J. J. J.	BY J. J. J.
CHECKED S. JONES	CHECKED S. JONES
IN DATA	IN DATA



LEGAL DESCRIPTION OF PARCEL:

LOTS 48 AND 47, BLOCK 55, OF "FOURTH ADDITION TO WESTWOOD LAKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOTAL PARCEL AREA: 15.087 SQUARE FEET OR 0.348 ACRES +/-

LEGAL NOTES TO ACCOMPANY BOUNDARY AND TOPOGRAPHIC SURVEY

[illegible]**EXHIBIT A**

REF ID: A58830

THAT THE ATTACHED GEOGRAPHY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN RULES 44-17.01 AND 44-17.02 AS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS SUBSISTANT TO CHAPTER 472.007, FLORIDA STATUTES.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

COPIES OF THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

SCOTT A. RIGGS, P.E.
FLORIDA LICENSE NO. 5160
FOR THE DTPW SURVEY SECTION,
ROADWAY ENGINEERING & R/W DIVISION

**APPRAISAL REPORT OF
A 15,087-SQUARE FOOT VACANT (ASSUMED) SITE
LOCATED AT 4911 S.W. 117 AVENUE
MIAMI-DADE COUNTY, FLORIDA**

PREPARED FOR

**Internal Services Department
Real Estate Development Division
Miami-Dade County
111 N.W. 1st Street, Suite 2460
Miami, Florida 33128**

**Project Name: Fire Station 41 Site
Ownership: Miami-Dade Water and Sewer
Department**

DATE OF APPRAISAL

November 21, 2020

PREPARED BY

**INVESTORS RESEARCH ASSOCIATES, INC.
5730 S.W. 74 Street, Suite 100
South Miami, Florida 33143**

EXHIBIT B

investors research associates, inc.
5730 s.w. 74 street, suite 100
south miami, florida 33143-5381
telephone
305-665-3407
fax
305-665-4921

real estate consultants
and appraisers
licensed real estate broker



December 10, 2020

Jessica Gutierrez
Real Estate Officer
Internal Services Department
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128

Re: Project Name: Proposed construction of Miami-Dade County Fire Station No. 41
Ownership: Miami-Dade Water and Sewer Department
Property: A 15,087-square foot parcel of residentially zoned land located at 4911 S.W. 117 Avenue, Miami-Dade County, Florida. Although there are some temporary improvements at the property, it is being appraised as if vacant.

Dear Ms. Gutierrez:

The attached appraisal of the above-referenced property is being submitted according to your request. The report contains the results of investigations and analyses made in order to furnish an estimate of the market value of the fee simple interest in the property described herein.

This appraisal report is intended to comply with the following: The Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation; requirements of the Real Estate Appraisal Board of the Florida Department of Professional Regulation; and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

In my opinion, the market value of the property described herein, as of November 21, 2020 is:

\$392,000

Please feel free to contact me with any questions you may have.



MEMORANDUM

(Revised)

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

DATE: March 15, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(D)

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(D)
3-15-22

RESOLUTION NO. _____ R-249-22

RESOLUTION APPROVING AS A GOVERNMENTAL
FACILITY THE WESTWOOD LAKE FIRE RESCUE STATION
NO. 41 PROJECT LOCATED AT 4911 AND 4935 SW 117
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 construct Westwood Lake Fire Station No. 41 on a Miami-Dade Fire Rescued owned parcel located at 4911 and 4935 SW 117 Avenue; and

WHEREAS, the proposed construction of Fire Station No. 41 is essential to provide improved services and enhanced emergency response times to businesses and residences along SW 117 Avenue and the surrounding area,

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

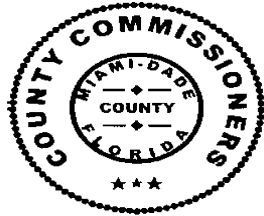
Section 1. The foregoing recitals are hereby incorporated into this resolution and are approved.

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 Westwood Lake Fire Station No. 41 Project, as more specifically described in the Site Review Committee recommendation, attached as Exhibit 1 to the Mayor’s Memorandum and incorporated herein, will provide for the enhancement of the emergency services to the residents of Miami-Dade County and this Board approves the Westwood Lake Station No. 41 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 **Rebeca Sosa** , who moved its adoption. The motion was seconded by Commissioner **Sen. Rene Garcia** 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 15th day of March, 2022. 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

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Lauren E. Morse