

MEMORANDUM

Agenda Item No. 5(C)

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

DATE: April 5, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving as a
governmental facility the
Kendall Town Center Fire
Rescue Station Project lying
west of SW 158 Avenue and
approximately 300 feet south
of SW 88 Street, in compliance
with section 33-303 of the Code

Resolution No. R-297-22

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Joe A. Martinez.



Geri Bonzon-Keenan
County Attorney

GBK/smm

Date: April 5, 2022

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

From: Daniella Levine Cava 
Mayor

Subject: Governmental Facilities Hearing Application
GF 21-04 Miami-Dade Fire Rescue Department – Kendall Town Center Fire Rescue Station

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the Miami-Dade Fire Rescue Department (MDFR)– Kendall Town Center Fire Rescue Station 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 Kendall Town Center Fire Rescue Station is located in Commission District 11, which is represented by Commissioner Joe A. Martinez. The submitted site plan depicts the proposed permanent one-story, 16,000 sq. ft. fire station facility located lying west of SW 158 Avenue and approximately 300 feet south of SW 88 Street.

Fiscal Impact/Funding Source

The estimated construction cost is \$6,500,000.00. The funding source for the land acquisition and future construction of the fire station is from Fire Impact Fees District 4. It is anticipated that the KTC development, referred to in the attached report from the Miami-Dade County Site Review Committee, will generate approximately \$1,400,000.00 in fire impact fees which represent close to half the amount of the purchase price, referred to in the Offer to Purchase Letter (Exhibit E to the attached report from the Miami-Dade County Site Review Committee).

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 Kendall Town Center Fire Rescue Station Project. As a result of increasing development and population growth along the southwestern area of Miami-Dade County, MDFR focused on identifying a suitable parcel of land along SW 88 Street (Kendall Drive) between SW 147 Avenue and SW 167 Avenue to satisfy the need for a fire station to serve the fire and medical needs of the community. KTC SW 88 Street, LLC agreed to provide a 77,000 sq. ft. (1.76-acre) parcel located within a larger tract of land, ±69 acres in size, that is being proposed for mixed-use development, which MDFR determined suitable for the fire station (Exhibit E to the attached report from the Miami-Dade County Site Review Committee). The 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.

LOCATION: Lying west of SW 158 Avenue and approximately 300 feet south of SW 88 Street, Miami-Dade County Florida.

COMMISSION DISTRICT: 11

COMMISSION DISTRICTS IMPACTED:	Countywide
FOLIO NUMBER(S):	30-5905-029-0020 (See Exhibit A to the attached report from the Miami-Dade Site Review Committee for Legal Description).
SIZE:	The lot size is 1.76 acres.
BACKGROUND:	In an effort to enhance emergency services to the residents of Miami-Dade County, MDRF is seeking to construct Kendall Town Center Fire Rescue Station, located west of SW 158 Avenue and approximately 300 feet south of SW 88 Street. The construction of the Kendall Town Center Fire Rescue Station will provide improved services and enhance emergency response times to those residences and businesses along SW 88 Street and the surrounding area.
ZONING:	BU-2, Special Business District
JUSTIFICATION:	As a result of increasing development and population growth in the southwestern area of Miami-Dade County, MDRF needs to construct a new fire station to serve the fire and medical needs of the community. MDRF focused on identifying a suitable parcel of land along SW 88 Street (Kendall Drive) between SW 147 Avenue and SW 167 Avenue. The new Kendall Town Center Fire Station facility will enhance emergency service and response times to the community it serves.
PROJECT DESCRIPTION:	The subject property consists of approximately 1.76 acres. The submitted site plan (Exhibit B to the attached report from the Miami-Dade County Site Review Committee), depicts a one-story, 16,000 sq. ft fire station facility west of SW 158 Avenue and approximately 300 feet south of SW 88 Street. The 1.76-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 new fire station is sited centrally to the site, which abuts SW 158 Avenue. Vehicular access to the site will be from SW 158 Avenue.
DEVELOPMENT:	The proposed Kendall Town Center Fire Rescue Station will be developed as the funding referred to below becomes available.
FUNDING:	The estimated construction is \$6,500,000.00. The funding source for the land acquisition and future construction of the fire station is from Fire Impact Fees District 4. It is anticipated that the KTC development will generate approximately \$1,400,000.00 in fire impact fees which represent close to half the amount of the purchase price (Exhibit E to the attached report from the Miami-Dade County Site Review Committee).
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 27, 2022 and recommends approval.

PUBLIC HEARING:

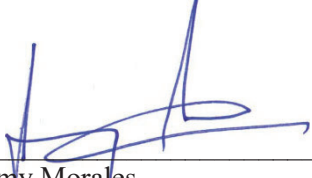
Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a governmental facility in the unincorporated areas of Miami-Dade County, a public hearing before the Board is required. The Board may only authorize the use, construction, and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER:

Carl Harrison, Governmental Facilities Coordinator

DELEGATED AUTHORITY:

The resolution approves the proposed Kendall Town Center Fire Rescue Station 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

Memorandum



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 21-04 Miami-Dade Fire Rescue
Department – Kendall Town Center Fire Rescue Station

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 Town Center Fire Rescue Station, 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 27, 2022, and **recommends approval.**

Department of Regulatory and Economic Resources

Development Services Division

Background: As a result of increasing development and population growth along the southwestern area of Miami-Dade County, the Miami-Dade Fire Rescue Department (MDFR), to satisfy the need for a fire station to serve the fire and medical needs of the community, focused on identifying a suitable parcel of land along SW 88 Street (Kendall Drive) between SW 147 Avenue and SW 167 Avenue. KTC SW 88 Street, LLC agreed to provide a 77,000 sq. ft. (1.76-acre) parcel located within a larger tract of land, ±69 acres in size, that is being proposed for mixed-use development, which MDFR determined suitable for the fire station. The parcel is located lying west of SW 158 Avenue and approximately 300 feet south of SW 88 Street. The Internal Services Department (ISD) has drafted an Offer to Purchase Letter (see Exhibit E, attached) committing to purchase the property subject to a series of conditions including but not limited to: two appraisal reports, an Environmental Site Assessment (ESA) acceptable to the Division of Environmental Resources Management (DERM) of RER, and approval of this Government Facilities Application.

The larger tract of land, owned by KTC SW 88 Street, LLC, within which the proposed fire station will be located, is currently seeking approval of both a Comprehensive Development Master Plan (CDMP) and Zoning application to permit commercial, retail and residential uses. The attached site plan (Exhibit B) illustrates the proposed one-story, 16,000 square foot structure. The design of the proposed facility is substantially in compliance with the BU-2, Special Business District regulations including but not limited to setbacks, lot coverage, parking, driveways and landscaping.

Project Description: The 77,000 sq. ft. (1.76-acre) subject property located lying west of SW 158 Avenue and approximately 300 feet south of SW 88 Street, affords MDFR ample space to construct a new 1-story, 16,000 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 as shown in the County's Geographical System's (GIS) sketch (, Exhibit C). The development has been designed to accommodate the new building to the west of SW 158 Avenue, within 300 feet of Kendall Drive, a major, east/west roadway. The submitted site plan (Exhibit B) depicts the proposed fire station setback 24' from the east property line along SW 158th Avenue. These setback areas accommodate parking spaces and landscape zones to further help buffer the proposed station's intensity from the single-family residences located approximately 250' to the east.

Zoning and Existing Use		Land Use Designation
Subject Property	BU-2; vacant	Business and Office
North	RU-4L; single-family residences	Business and Office
South	BU-2; hospital	Business and Office
East	BU-1A; retail RU-1Z; single-family residences	Business and Office
West	BU-2; offices BU-3; park and ride facility	Business and Office

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 "Business and Office." Areas designated "Business and Office" accommodate the full range of sales and service activities, including retail, wholesale, and personal and professional services, hotels, hospitals, medical buildings, entertainment and cultural facilities, and telecommunication facilities (CDMP; Pages I-40 &41).

The Planning Division, based upon a review of the information provided, finds the use described in the application by MDRF 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 MDRF 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 February 3, 2022, attached as part of composite 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 February 16, 2022, attached as part of composite 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 February 4, 2022, attached as part of composite 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 26, 2022, attached as part of composite 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 February 11, 2022, attached as part of composite Exhibit D, being addressed during the site plan review.

Transit Division:

The proposed Fire Rescue Station at Kendall Town Center will be accessible by transit and is not anticipated to impact transit services in the area. Metrobus Routes 72, 88, 104, 272 and 288 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 (see attached Exhibit B) uploaded to “Energov” on January 25, 2022.

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 Kendall Town Center Fire Rescue Station located west of SW 158th Avenue and approximately 300 feet south of SW 88th Street 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 94 feet Above Ground Level (AGL). An MDAD-issued Permissible Crane Height Determination is required for any construction crane or equipment reaching or exceeding 94 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 February 10, 2022, attached as part of composite 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 as indicated in its memorandum dated February 17, 2022, attached as part of composite Exhibit D, 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.

In addition, in-keeping with the Mayor’s initiative to increase the County’s fleet of electric vehicles, proposer should consider, based on their anticipated count for new fleet EV’s for its department, adding more EV charging stations than what is currently required by Code for employees and visitors in order to accommodate present and future fleet vehicles.

2. R-63-16 – Designated Parking Program for Veterans – follow recommendations outlined in the report – Directive No. 152796.

Department of Cultural Affairs

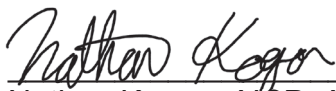
The Miami-Dade County Department of Cultural Affairs has reviewed the application from Miami-Dade County Fire Rescue Department (MDFR) for the Kendall Town Center Fire Rescue Station Facility, in regard to the applicability of the Art in Public Places requirement, reference GF G2021000004 – Folio NO. 30-5905-029-0020, located west of SW 158 Avenue and approximately 300 feet South of SW 88 Street (Kendall Drive), 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

That portion of Tracts "B" and "J" of the plat of KENDALL TOWN CENTER, according to the plat thereof as recorded in Plat Book 167, at Page 35 of the Public Records of Miami-Dade County, Florida, and lying in the NE 1/4 of Section 5, Township 55 South, Range 39 East, being more particularly described as follows:

Commencing at the NE Corner of the NE 1/4 of said Section 5, Township 55 South, Range 39 East, said point also lying 69.00 feet North of and parallel to the South Right of Way line of S.W. 88th Street / North Kendall Drive / State Road 94; thence S 87°43' 15" W along the North Line of said NE 1/4 of Section 5, a distance of 363.39 feet to a point; thence departing said North Line of the NE 1/4 of Section 5, S02°16'47"E a distance of 347.00 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue S02°16'47"E a distance of 404.00 feet; thence N87°43'13"E a distance of 99.20 feet to a point of curvature with a non-tangent curve concave to the Southeast said point having a radial bearing of S84°35'09"E, and having for its elements a radius of 343.00 feet and a central angle of 33°08'12", said point also lies on the Westerly Right of Way line of SW 158th Avenue as shown on said plat of KENDALL TOWN CENTER, according to the plat thereof as recorded in Plat Book 167, at Page 35 of the Public Records of Miami-Dade County, Florida, the following five (5) courses: run Northerly along said Westerly Right of Way line of SW 158th Avenue; (1) thence Northeasterly along said curve for an arc distance of 198.37 feet to a point of reverse curvature of a circular curve concave to the Northwest, said curve having for its elements a radius of 457.00 feet and a central angle of 14°36'22"; (2) thence Northeasterly along said curve for an arc distance of 116.50 feet to a point of non-tangency; (3) thence N18°26'42"W, a distance of 43.00 feet to the point of curvature with a non-tangent curve concave to the Northwest, said point having a radial bearing of N21°26'48"W, and having for its elements a radius of 42.00 feet and a central angle of 30°25'52"; (4) thence Northeasterly along said curve for an arc distance of 22.31 feet to a point of curvature of a circular compound curve concave to the northwest and having for its elements a radius of 157.00 feet and a central angle of 30°34'12"; (5) thence Northeasterly along said curve for an arc distance of 83.77 feet to a point of non-tangency; thence depart said Westerly Right of Way line of SW 157th Avenue S87°43'13"W through portions of Tracts "B" and "J" and "B", a distance of 284.90 feet to the POINT OF BEGINNING.

Containing (77,003) square feet (1.77) acres more or less.

Prepared by:

Biscayne Engineering Co., Inc.
529 West Flagler Street
Miami, Florida 33130
(305)324-7671



LEgal Description

[illegible]

EXHIBIT C



MIAMI-DADE COUNTY HEARING MAP

Process Number
G2021000004

Section: 05 Township: 55 Range: 39
Applicant: Miami-Dade Fire Rescue Department
Zoning Board: Board of County Commissioners
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
G2021000004

Legend
 Subject Property



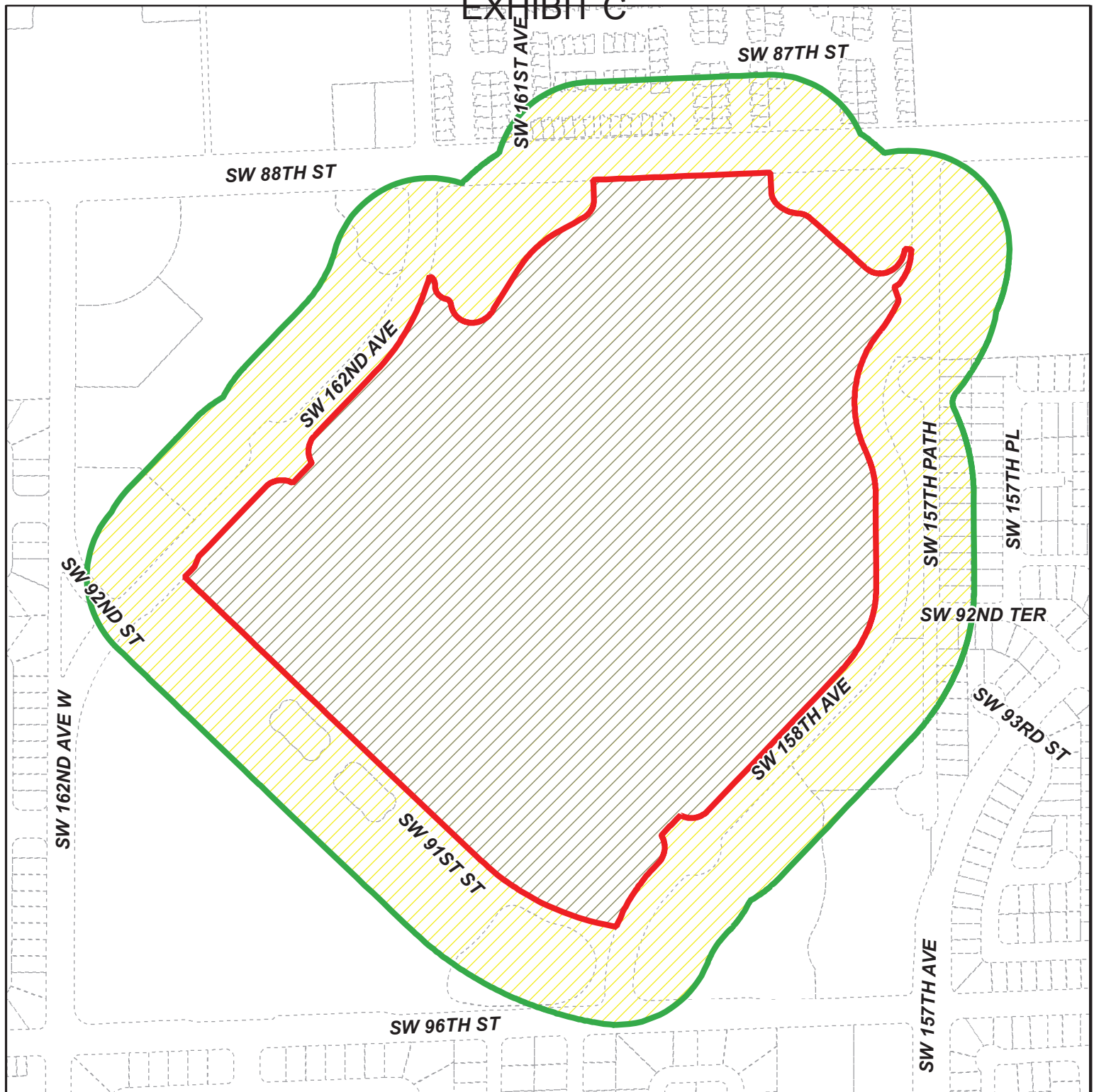
Section: 05 Township: 55 Range: 39
 Applicant: Miami-Dade Fire Rescue Department
 Zoning Board: Board of County Commissioners
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, December 28, 2021

REVISION	DATE	BY

EXHIBIT C



MIAMI-DADE COUNTY RADIUS MAP

Section: 05 Township: 55 Range: 39
 Applicant: Miami-Dade Fire Rescue Department
 Zoning Board: Board of County Commissioners
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
G2021000004
 RADIUS: 300

Legend

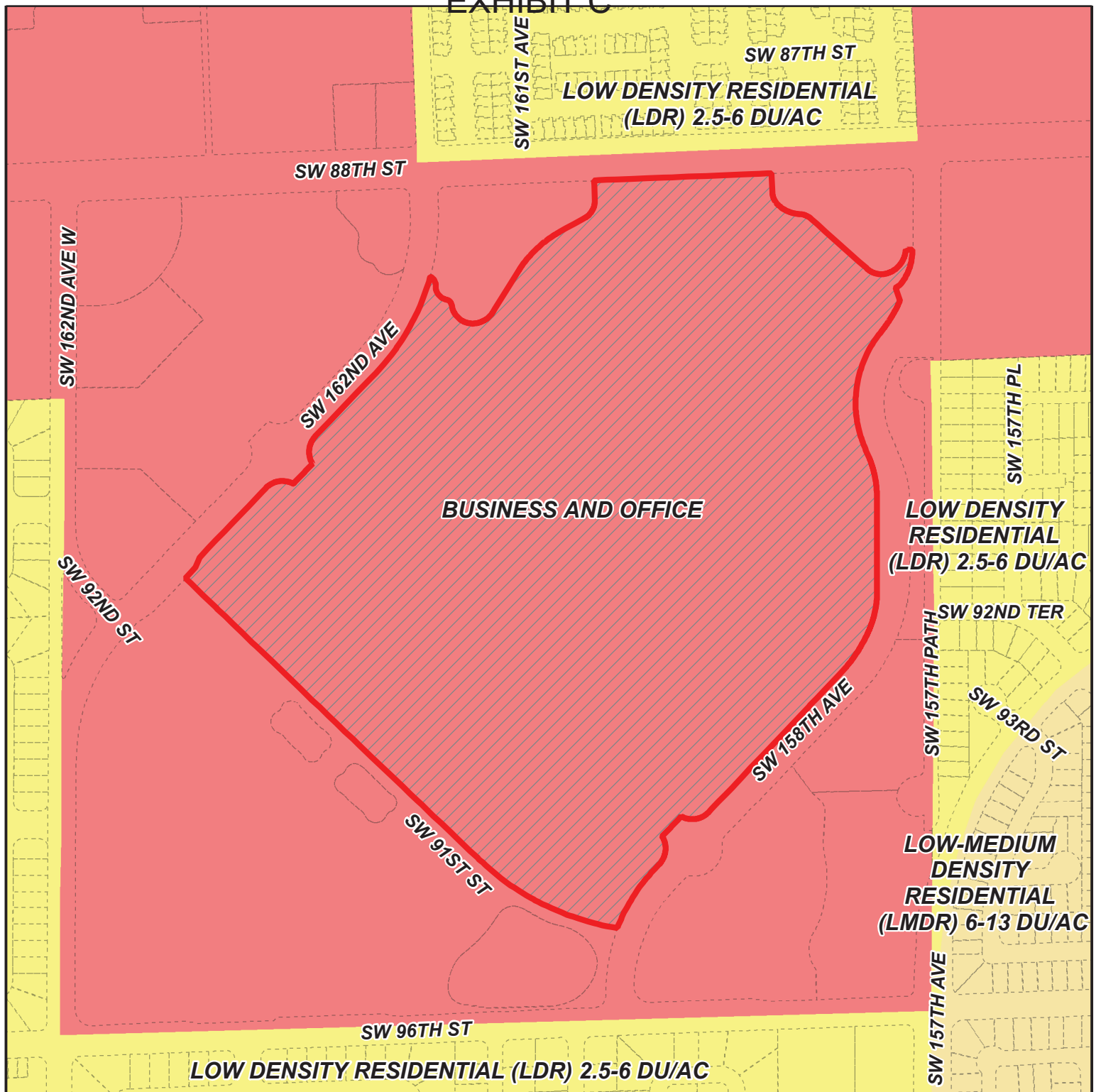
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, December 28, 2021

REVISION	DATE	BY

EXHIBIT C



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2021000004

Section: 05 Township: 55 Range: 39
Applicant: Miami-Dade Fire Rescue Department
Zoning Board: Board of County Commissioners
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

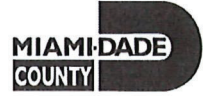
 Subject Property Case



SKETCH CREATED ON: Tuesday, December 28, 2021

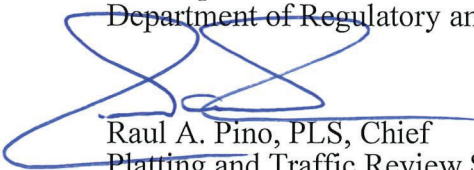
REVISION	DATE	BY

Memorandum



Date: February 1, 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# 21-004
Name: Miami-Dade Fire Rescue Department
Location: South of Kendall Drive and West of SW 158th Avenue
Section 5 Township 55 South Range 39 East

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

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

Memorandum

Date: February 16, 2022

To: Alan R. Comisky, Fire Chief
Miami-Dade Fire Rescue Department

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

Subject: GF2021000004-2nd Review
Miami-Dade Fire Rescue Department
West of SW 158th Avenue, south of SW 88th Street
Kendall Town Center Fire Rescue Station
(BU-2) (1.76 Acres)
05-55-39



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 West Wellfield Interim Wellfield protection area. 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 West Wellfield Interim protection area. 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.

Sheet A-1.0 entitled “Preliminar Site Plan” (not signed/sealed), stamped received by Zoning on December 27, 2021, depicts a proposed generator room and above-ground propane storage tanks, which complies with the requirements of Section 24-43(10) of the Code. DERM does not have objections to this application.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of the subject application, the proposed 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. Please note, that this development will need to obtain a sanitary

sewer extension permit prior to DERM approval of future development orders. 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.

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.

The property owner shall submit a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(6)(c) of the Code. The covenant provides that prior to DERM approval of any building permit, certificate of use and occupancy or municipal license for any nonresidential land use the Owner shall ensure the property is connected to a public water main and public sanitary sewer main. **The above-noted covenant must be submitted to and approved by DERM prior to DERM issuing written approval of the subject application.**

Existing public water and public sanitary 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 of 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 which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Stormwater Management

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

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.

The proposed development is located within the West Wellfield Interim Wellfield protection area. Pursuant to Section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

Pursuant to Section 24-48.1(1)(b) of the Code, the applicant is advised that a DERM Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

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

Pollution Remediation

DERM has records of current contamination investigation on the subject site tracked under Commercial Property (DERM file HWR-1109). All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM as (EMRD) it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation

A review of the proposed work area does not indicate the presence of tree resources. Please note that 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. Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

In accordance with Section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Conditions of Approval: None

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: February 4, 2022

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: Government Facility Application Comments - Kendall Town Center (KTC) Fire Rescue Station (New Fire Rescue Station) Application No. G2021000004

The Water and Sewer Department has reviewed the proposed development for the subject Government Facility 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: Kendall Town Center (KTC) Fire Rescue Station (New Fire Rescue Station)

Location: The proposed project is located on 1.76 Acres within the future Kendall Town Center (KTC) development, located west of SW 158th Avenue and approximately 300 feet south of SW 88th Street within a portion of Folio No. 30-5905-029-0020, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to build a 16,270 sq. ft. one-story Fire Station building.

The estimated total water demand for the proposed project will be 1,627 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.

There is water infrastructure in the vicinity of the subject site. The new Fire Station being proposed with this application will be located within the KTC master development, for which a WASD Agreement No. 31295 has been requested. As part of said WASD Agreement, 12-inch water mains will be required to be routed throughout the KTC site to connect the planned development. As such, 12-inch water mains will be available for the future Fire Station to connect to. In addition, there is an existing 12-inch water main abutting the property along SW 158th Avenue, to where the developer may also connect to provide service to the proposed Fire Station. 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 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.

There is sewer infrastructure in the vicinity of the subject site. As part of the WASD developer Agreement No. 31295 for the KTC future development, minimum 8-inch gravity sewer mains will be required to be routed throughout the KTC site to connect the planned development. As such, 8-inch gravity sewer main will be available for the future Fire Station to connect to. *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.*

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 247 and PS No. 536. 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. 247

Existing NAPOT: 0.77 hrs.
Proposed Development: 1,627 gpd
Proposed Projected NAPOT: 0.81 hrs.

P.S. No. 536

Existing NAPOT: 4.89 hrs.
Proposed Development: 1,627 gpd
Proposed Projected NAPOT: 4.89 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 mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov.

Memorandum



Date: January 26, 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

Subject: Application for Miami-Dade County Governmental Facilities
G2021000004 Kendall Town Center Fire Rescue Station

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

Highway Planning Section

- Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2022 Transportation Improvement Program (TIP), nor in the 2045 Long Range Transportation Plan (LRTP).
- 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: Friday, February 11, 2022

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: G2021000004 - Miami-Dade Fire Rescue
Location: West of SW 158 Avenue and Approximately 300 feet south of SW 88 Street

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. The proposed gated entrance must comply with entrance feature requirements.
9. Highway must approve the typical section on SW 158 Avenue.
10. 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.

Memorandum



DATE: January 27, 2022

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

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

SUBJECT: Review of G2021000004 Governmental Facilities (MDFR New Fire Station-Kendall Town Center)
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 designation to allow for the construction of a new fire station, on a parcel of land approximately ± 1.76 acres in size lying west of 158th Avenue and approximately 300 feet south of SW 88th Street (Kendall Drive). The proposed fire station will consist of a new one-story 16,000 square foot structure with associated parking, driveways, and landscaping. This Facility will improve emergency service to the residents of Miami-Dade County. The property is located in Miami-Dade County and within the Urban Development Boundary (UDB).

The proposed facility is served by five (5) Metrobus Routes: 72, 88, 104, 272 and 288. The nearest bus stop provides service for Metrobus Routes 72, 88, 104 and 288 is located approximately 0.29 miles from the proposed site along Westbound Kendall Drive / SW 88th Street at 157th Avenue. The nearest bus stop for Metrobus Route 272 Sunset Kat which provides connections to the Dadeland North Metrorail Station and the West Kendall Park & Ride Lot is approximately 0.39 miles from the proposed site along Northbound SW 162nd Avenue at SW 88th Street.

MDT Comments/Recommendations

The proposed Fire Rescue Station at Kendall Town Center will be accessible by transit and is not anticipated to impact transit services in the area. Metrobus Routes 72, 88, 104, 272 and 288 are within walking distance to the proposed location and currently provide bus service with a 30-minute or better AM/PM peak-hour headway. Thus, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMF 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

Memorandum



Date: January 25, 2022

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

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

Subject: G2021000004

The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in “Energov” on 12/27/21.

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

Memorandum



Date: February 2, 2022

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 21-004
MDFR - Kendall Town Center (KTC) Fire Rescue Station
MDAD DN-22-2-3519

A handwritten signature in blue ink, appearing to be "J. Ramos", written over the "From:" field of the memorandum.

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 the Kendall Town Center (KTC) Fire Rescue Station in an effort to deliver adequate service to the western area of the County in a timely manner. The site is located west of SW 158th Avenue and approximately 300 feet south of SW 88th Street in 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 94 feet Above Ground Level (AGL). A MDAD-issued Permissible Crane Height Determination is required for any construction crane or equipment reaching or exceeding 94 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 94 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

Memorandum



Date: February 10, 2022

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: G2021000004 – Kendall Town Center (KTC) Fire Rescue Station

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

Project Location: The applicant site is located on approximately 70 acres and situated west of SW 158th Avenue and south of SW 88th Street/Kendall Drive in unincorporated Miami-Dade County (portion of Folio: 30-5905-029-0020). The project site consists of ±1.76 acres.

Proposed Development: The applicant seeks a Government Facilities Application Review to construct a fire station to serve fire and medical needs to the Kendall Town Center area. The development will include a one-story fire station, approximately 16,000 SF, inclusive of a support services wing, as well as parking areas.

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: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. Please 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.

This recommendation is based on the following Recreation and Open Space objectives 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 community.

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, Landscape Architect II, at 305-755-7993 or via email at alexandra.davis@miamidade.gov.

AZ: ad

G2021-04 Kendall Town Center Flre Rescue Station

Final Audit Report

2022-02-10

Created:	2022-02-10
By:	Alexandra Davis (alexandra.davis@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIgJR8qUNaHxL53vhCs_AVmUbgI4PGQ_s

"G2021-04 Kendall Town Center Flre Rescue Station" History

-  Document created by Alexandra Davis (alexandra.davis@miamidade.gov)
2022-02-10 - 8:28:45 PM GMT- IP address: 168.149.142.220
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2022-02-10 - 8:29:14 PM GMT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
2022-02-10 - 9:00:49 PM GMT
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Signature Date: 2022-02-10 - 9:01:18 PM GMT - Time Source: server
-  Agreement completed.
2022-02-10 - 9:01:18 PM GMT

Memorandum



Date: February 17, 2022

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

From: Marc A. Lafrance, MSCM, PMP, LEED AP
PMO Chief
Internal Services Department

Subject: Governmental Facilities GF21-004
Town of Kendall Center Fire Rescue Station No. KTC
157 AVE and SW 88 ST, 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.

In addition, in-keeping with the Mayor's initiative to increase the County's fleet of electric vehicles, proposer should consider, based on their anticipated count for new fleet EV's for its department, adding more EV charging stations than what is currently required by Code for employees and visitors in order to accommodate present and future fleet vehicles.

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 305-375-4365.

c: Alex Muñoz, Director/ISD
Project File.

Memorandum



Date: February 3, 2022

To: Lourdes Gomez
Director
Regulatory and Economic Resources Department

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

Subject: Government Facilities Application: Kendall Town Center Fire Rescue Station - No. G2021000004

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 this project.

OOR's review of this application includes consideration of the requirements and County policies related to: 1) The Sustainable Buildings Program (SBP), 2) The Sea Level Rise Ordinance, and 3) additional construction-related and life-cycle analysis requirements.

Together these measures will help to maximize the value of the asset and optimize its resilience and sustainability thus saving the department and the County money and resources in the long term. In addition to the items identified above, we strongly encourage MDR to use this opportunity to maximize the use of on-site solar power for station functions. The minimal tree canopy/vegetation near the proposed structure and required functions at the facility (hot water for showers and kitchen) are a great fit for both solar-powered hot water and roof- or ground-mounted on-site solar power generation. There is some additional guidance related to evaluating the site for solar functionality found below in [Resolution R-303-17](#).

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 (ECAP), 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 the Kendall Town Center Fire Station (G2021000004), the construction of a new +/- 16,000 square foot fire station 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 Program 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.

Solar Hot Water and Solar Photovoltaic Feasibility Evaluation ([Resolution R-303-17](#)): This resolution directs the County to evaluate existing properties 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. Given that the proposed fire station is new construction, solar feasibility evaluation is not required. However, as stated at the beginning of this review, OOR strongly encourages MDR to pursue solar hot water and on-site solar power given the compatibility with the site (little to no existing shade) and the functions/requirements of fire station operation. If combined with on-site battery storage, this would also greatly increase the resilience of the site and MDR operations against power supply interruptions.

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, Ordinance No. 14-79, and CDMP policy LU-13E all County infrastructure projects 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, canal levels, and stormwater systems. Both direct and indirect impacts of sea level rise should be considered in the project design, particularly for the critical components.

The proposed fire station is within FEMA’s special flood hazard 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. Providing additional freeboard is one approach to lessen the chance of damage.

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. The proposed changes would specify a minimum lot elevation of 6 feet NAVD Countywide. It appears that some areas of the site are currently below that elevation. The proposed changes to the County Flood Criteria can be viewed here and appear to indicate higher required elevations in the area of the project site (Figure 1). These proposed changes are based upon very robust modeling about stormwater flooding risks and represent the best available data about flood risks in this area.

Figure 1: Preliminary County Flood Criteria standards in the project area (accessed 1/25/22)

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 (Figure 2).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

² https://southeastfloridaclimatecompact.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/>

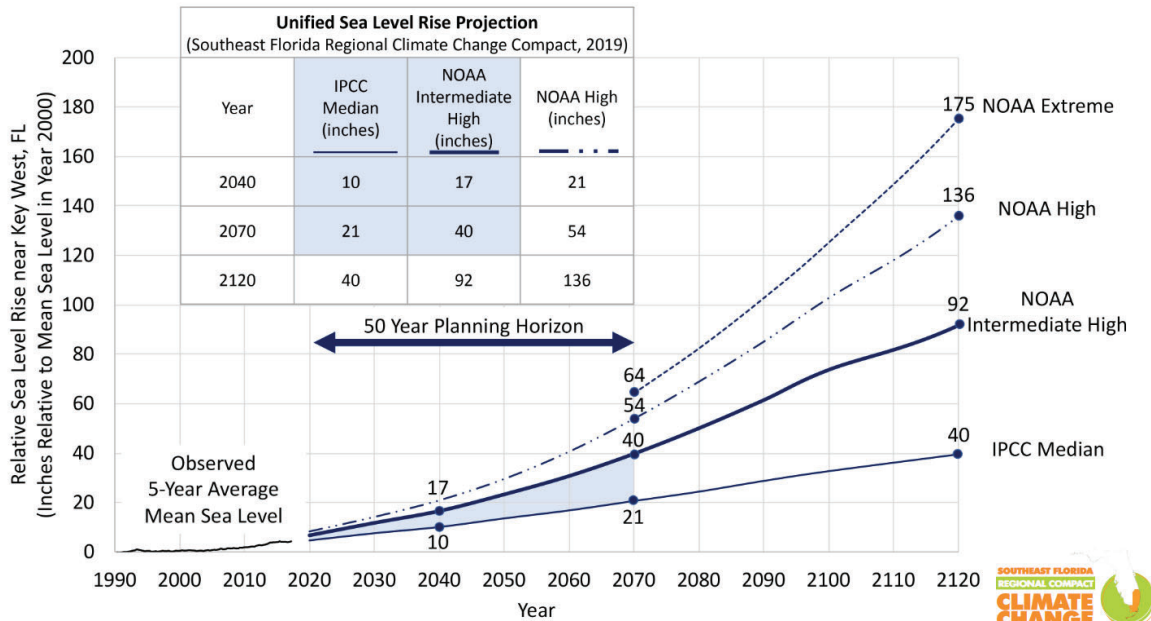


FIGURE 1: Unified Sea Level Rise Projection

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.

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.: G2021000004.

Application name: MDC Kendall Town Center (KTC) Fire Rescue Station.

Folio No.: Portion of 30-5905-029-0020.

Location: West of SW 158 Ave. and approximately 300 feet South of SW 88 Street (Kendall Drive)., in incorporated Miami-Dade County.

Proposed development: Approximately 1.7 Acre parcel, one-story of new construction of 16,000 SQ FT. for the new Kendall Town Center Fire Rescue Station, 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@miamidade.gov 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

Memorandum



Date: February 1, 2022

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 Department, Kendall Town Center Fire Rescue Station (G2021000004)

The Miami-Dade Fire Rescue Department (MDFR) seeks approval to construct a Kendall Town Center (KTC) Fire Rescue Station. The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

Background:

As a result of increasing development and population growth in the southwestern area of Miami-Dade County, MDFR finds it necessary to construct a new fire station to serve the fire and medical needs of the community. MDFR focused on identifying a suitable parcel of land along SW 88 Street/Kendall Drive between SW 147 Avenue and SW 167 Avenue. During MDFR's review of the currently pending KTC SW 88 Street, LLC, CDMP amendment and zoning applications, MDFR determined that the location is suitable for the fire station and contacted KTC SW 88 Street, LLC (the property owner) who agreed to identify an approximate 1.76-acre parcel of land that can serve to build the fire station.

MDFR Department proposes to construct the KTC Fire Rescue Station on an approximately 1.76-acre (77,003 square) portion of the larger, irregularly shaped ±283.54-acre Kendall Town Center parcel (Folio No. 30-5905-029-0020) generally bounded by SW 88 Street/Kendall Drive on the north, SW 91 Street on the southwest, SW 158 Avenue on the east and southeast, and SW 162 Avenue on the west in unincorporated Miami-Dade County. The facility will be comprised of a one story, approximately 16,000 square foot structure in conformance with the BU-2 (Special Business) Zoning regulations. The station will operate 24 hours a day, seven (7) days a week and will be capable of accommodating specialized emergency response vehicles necessary to combat fires and render emergency services in an adequate and timely manner.

Existing Use: Undeveloped

Proposed Use: Kendall Town Center Fire Rescue Station

CDMP Land Use Designation: Business and Office

Zoning: BU-2 (Special Business)

Existing Use of surrounding properties:

- North: Stormwater Management Pond
- South: Undeveloped (Business and Office)
- East: SW 158 Avenue/Undeveloped (Business and Office)
- West: Undeveloped (Business and Office)

CDMP Analysis/Consistency:

The Adopted 2030 and 2040 Land Use Plan (LUP) map of the CDMP designates the subject property as "Business and Office." Areas designated "Business and Office" accommodate the full range of sales and service activities, including retail, wholesale, and personal and professional services, hotels, hospitals, medical buildings, entertainment and cultural facilities, and telecommunication facilities (CDMP; Pages I-40 &41).

Based upon a review of the information provided, the uses described in the application for the KTC Fire Rescue Station 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



miamidade.gov

Internal Services Department
Real Estate Development Division
111 NW 1 Street, 24th Floor
Miami, FL 33128

January 26, 2022

Via email

Mr. Josh Rodstein
KTC SW 88 ST LLC
9655 S. Dixie Highway
Suite 300
Miami, FL. 33156

Re: Offer to Purchase fully developed commercial site from KTC SW 88 ST LLC
Property Located on the west side of SW 158 Avenue, approximately 280 feet south of SW 88
Street (Kendall Drive) and SW 158 Avenue
A Portion of Folio No.:30-5905-029-0020 (See attached sketch and legal description)

Dear Mr. Rodstein,

On behalf of Miami-Dade Fire Rescue Department (MDFR), it is our pleasure to submit our formal offer of \$2,862,760.00 (Two Million Eight Hundred Sixty-Two Thousand Seven Hundred Sixty Dollars) for the purchase of the above referenced property owned by KTC SW 88 ST LLC (KTC). The property to be purchased will be a fully developable commercial site containing a net site area of $\pm 77,003$ square feet ($1.77\pm$ acres) based on the attached sketch and legal description. The site to be purchased will be provided by KTC to the County in platted/subdivided, filled as provided herein, with all perimeter infrastructure (utilities & roads) as set forth below and be free and clear of any environmental hazards. More specifically KTC will provide the site fully developable as a condition of the purchase price as follows:

- KTC to legally subdivide and plat the subject parcel.
- KTC to fill the subject parcel with clean fill to 9.0" above NGV.
- KTC shall not exceed the applicable standards and criteria as set forth in Chapter 24 of the Miami-Dade Code and Chapter 62-701, 780, of the Florida Administrative Code and associated guidance(s), as determined by DERM (the "Environmental Regulations"). KTC shall submit to DERM, for review and approval, an ASTM E1527 Phase 1 Environmental Site Assessment; and as applicable, based on the conclusions of the Phase I ESA, an ASTM E1903 Phase II shall be conducted to determine whether any environmental impacts exist at the site (e.g., soil, groundwater, solid waste, methane) in excess of the standards and criteria set forth in the Environmental Regulations. KTC has advised MDFR that a Phase I and Phase II Site Assessment Report has been sent to DAERM for review of the entire 34 acres, a portion of which is the subject property. If required by DERM, MDFR shall be responsible for the cost of any soils management plan along with the engineering plan to address any leachability issues.
- MDFR shall use the KTC Civil Engineering firm, David Plummer and Associates, to complete civil engineering plans for the property.
- Have utilities (water, sewer, telephone, and electricity) extended to serve the boundary lines of the property on SW 158 Avenue in place and ready for connection.

This offer formalizes our interest and is subject to approval of the acquisition by the Miami-Dade County Board of County Commissioners (BCC). Said purchase offer is also subject to and contingent upon approval of a

Governmental Facilities Hearing for use of the site as a fire station in accordance with Section 33-303 of the Code of Miami-Dade County; confirmation of the purchase price by the average of two (2) independent appraisals, confirmation of the net site area by obtaining a survey, any environmental findings that may arise from the Phase I and or Phase II (environmental report), and title commitment, all cost which will be borne by Miami-Dade County.

It is our understanding that the property is not formally listed for sale with a real estate brokerage.

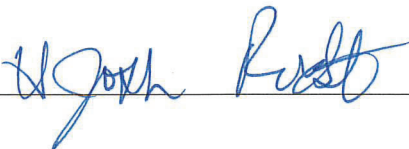
If this offer is acceptable to KTC SW 88 ST LLC, please sign below to acknowledge same. Upon this confirmation and receipt of the two appraisals, we will prepare a formal Purchase and Sale Contract to forward to you for your respective signature and quickly move forward the process to achieve BCC approval. The transaction will be managed by the undersigned, on behalf of MDFR. We will work closely with you to address any questions, concerns, or necessary actions during the transaction to see this to a successful close.

We respectfully request your consideration of the offer herein. Please contact me at your earliest convenience to discuss same at (305) 375-2945, or Idania.Barroso@miamidade.gov, noting that any offers or counter-offers must be made in writing.

Respectfully,

Idania Barroso, Real Estate Officer
Miami-Dade County
Internal Services Department,
Real Estate Development Division

The undersigned acknowledges receipt and acceptance of this offer.

Signed: 

Date: 1/27/22

cc: Chief Alan R. Cominsky, MPA, Fire Chief, Miami-Dade Fire Rescue Department,
Scott Mendelsberg, Assistant Director, Miami-Dade Fire Rescue Department,
Carlos Heredia, Real Estate Manager, Miami-Dade Fire Rescue Department,
Gregory Gunter, Real Estate Manager, Miami-Dade Internal Services Department

Attch: Property Summary, Sketch and Legal Description

Anticipated process for acquisition by Miami-Dade County:

1. Agreement as to Price and Terms;
2. Contract Preparation and submission to County Attorney for Review;
3. Seller's execution of contract;
4. Property Assessment Report, Phase I environmental, Title Commitment
5. Preparation of Agenda Item for Board approval of acquisition;
6. Submit Agenda item for review by Committee; agenda item includes contract and resolution; authorizing acquisition and close per contract terms;
7. Upon approval by committee, forward to Board of County Commissioners for approval;
8. Mayor has 10 days to sign (Contract and Resolution Authorizing Acquisition, Close & Recordation), or Veto;
9. Close per contract (typically 90 days)- including, but not limited to,
 - a. Title Commitment
 - b. Survey
 - c. Review of Due Diligence Items
 - d. Preparation of Closing Statement & Close



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 11/8/2021

Property Information	
Folio	30-5905-029-0020
Property Address	
Owner	KTC SW 86TH ST LLC
Mailing Address	9655 S DIXIE HIGHWAY CTE 300 MIAMI, FL 33156 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1091 VACANT LAND - COMMERCIAL - VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq Ft
Living Area	0 Sq Ft
Adjusted Area	0 Sq Ft
Lot Size	3,042,624 Sq Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$30,426,240	\$30,426,240	\$30,426,240
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$30,426,240	\$30,426,240	\$30,426,240
Assessed Value	\$30,426,240	\$30,426,240	\$30,426,240

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
KENDALL TOWN CENTER	
PB 167-035 T-21218	
TRACT B	
LOT SIZE 69.849 AC M/L	
PALM 30 5905 002 0010 THRU 0250	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$30,426,240	\$30,426,240	\$30,426,240
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$30,426,240	\$30,426,240	\$30,426,240
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$30,426,240	\$30,426,240	\$30,426,240

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/18/2017	\$41,837,000	30809-2922	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability. See full disclaimer and User Agreement at <http://www.miamidade.gov/info/discclaimer.asp>

Version

KENDALL TOWN CENTER, P.B. 167, PG. 35, LYING IN
THE N/E 1/4 SECTION 5, TOWNSHIP 55 SOUTH,
RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA



E = I
- = E
E = I
E = E - T
ELE = ELE - T
E = TIT, E = E E T
= TH
= I T F E I
= I T F E E E T
= TH
= E T
L = E T U E
E = - E T T H
= E
= E FEET

I HE E T F TH TH THE TT HE TET HT TLE LL
E IT E EE E EE E E E LLE H E E LIE
WITH THE T- F A TE F EN I ET
F TH THE T-TE FL I F FE I AL E
H- TE I H- TE FL I T-TE

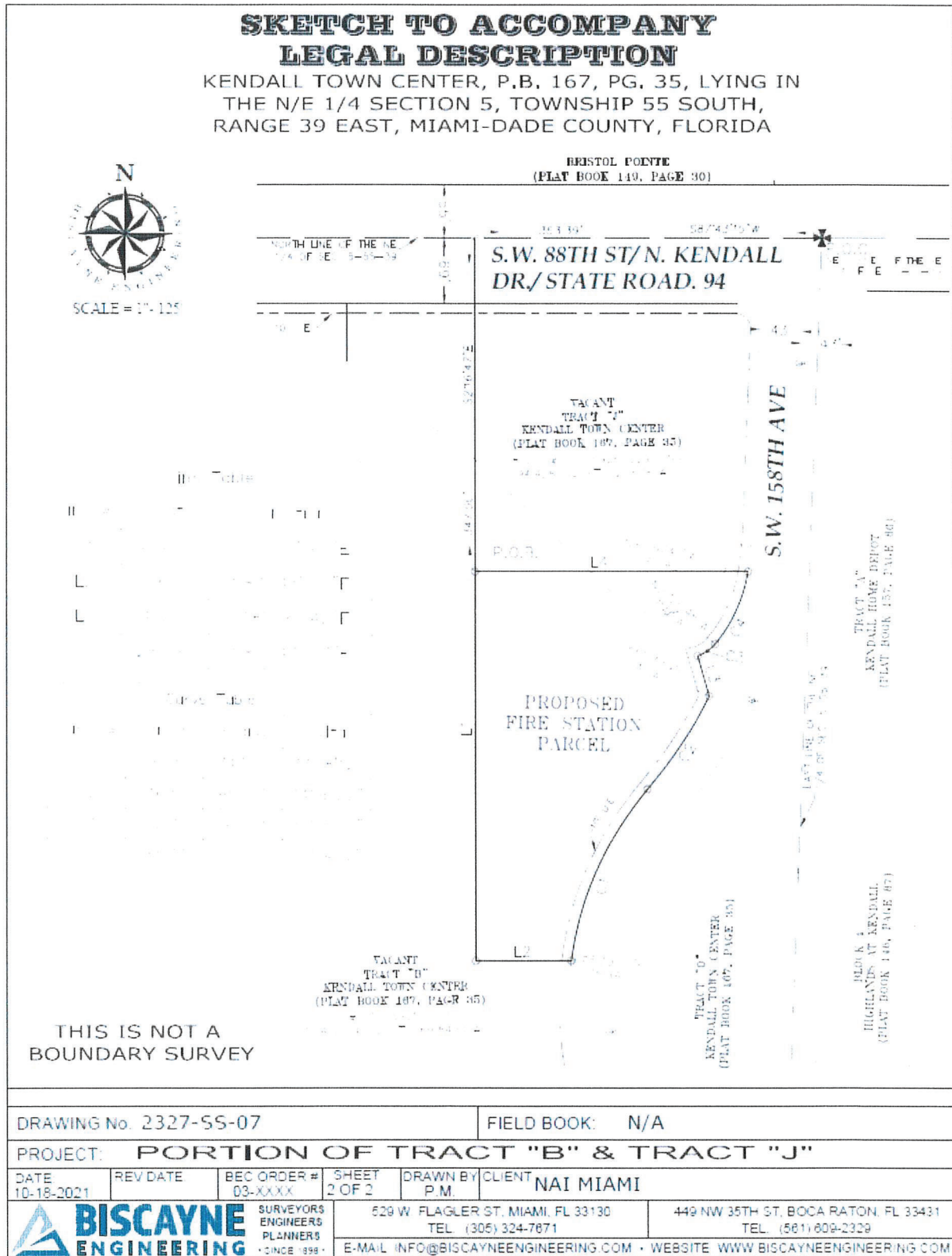
1 - 1 E E 1 E E 1 - 1 1
E T FL - LE T-EET 1-1 FL

T-T E F L I - E - T E T F - I L T E

E1 -TE - -

ELI E F THE FIVE

529 W. FLAGLER ST. MIAMI, FL 33130 TEL. (305) 324-7671	449 NW 35TH ST. BOCA RATON, FL 33431 TEL. (561) 809-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM	



LEGAL DESCRIPTION

That portion of Tracts "B" and "J" of the plat of KENDALL TOWN CENTER, according to the plat thereof as recorded in Plat Book 167, at Page 35 of the Public Records of Miami-Dade County, Florida, and lying in the NE 1/4 of Section 5, Township 55 South, Range 39 East, being more particularly described as follows:

Commencing at the NE Corner of the NE 1/4 of said Section 5, Township 55 South, Range 39 East, said point also lying 69.00 feet North of and parallel to the South Right of Way line of S.W. 88th Street / North Kendall Drive / State Road 94; thence S 87°43' 15" W along the North Line of said NE 1/4 of Section 5, a distance of 363.39 feet to a point; thence departing said North Line of the NE 1/4 of Section 5, S02°16'47"E a distance of 347.00 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue S02°16'47"E a distance of 404.00 feet; thence N87°43'13"E a distance of 99.20 feet to a point of curvature with a non-tangent curve concave to the Southeast said point having a radial bearing of S84°35'09"E, and having for its elements a radius of 343.00 feet and a central angle of 33°08'12", said point also lies on the Westerly Right of Way line of SW 158th Avenue as shown on said plat of KENDALL TOWN CENTER, according to the plat thereof as recorded in Plat Book 167, at Page 35 of the Public Records of Miami-Dade County, Florida, the following five (5) courses: run Northerly along said Westerly Right of Way line of SW 158th Avenue; (1) thence Northeasterly along said curve for an arc distance of 198.37 feet to a point of reverse curvature of a circular curve concave to the Northwest, said curve having for its elements a radius of 457.00 feet and a central angle of 14°36'22"; (2) thence Northeasterly along said curve for an arc distance of 116.50 feet to a point of non-tangency; (3) thence N18°26'42"W, a distance of 43.00 feet to the point of curvature with a non-tangent curve concave to the Northwest, said point having a radial bearing of N21°26'48"W, and having for its elements a radius of 42.00 feet and a central angle of 30°25'52"; (4) thence Northeasterly along said curve for an arc distance of 22.31 feet to a point of curvature of a circular compound curve concave to the northwest and having for its elements a radius of 157.00 feet and a central angle of 30°34'12"; (5) thence Northeasterly along said curve for an arc distance of 83.77 feet to a point of non-tangency; thence depart said Westerly Right of Way line of SW 157th Avenue S87°43'13"W through portions of Tracts "B" and "J" and "B", a distance of 284.90 feet to the POINT OF BEGINNING.

Containing (77,003) square feet (1.77) acres more or less.

Prepared by:

Biscayne Engineering Co., Inc.
529 West Flagler Street
Miami, Florida 33130
(305)324-7671



MEMORANDUM

(Revised)

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

DATE: April 5, 2022

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)
4-5-22

RESOLUTION NO. _____ R-297-22

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE KENDALL TOWN CENTER FIRE RESCUE STATION PROJECT LYING WEST OF SW 158 AVENUE AND APPROXIMATELY 300 FEET SOUTH OF SW 88 STREET, 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 the Kendall Town Center Fire Rescue Station on a parcel of land to be owned by Miami-Dade County, located lying west of SW 158 Avenue and approximately 300 feet south of SW 88 Street; and

WHEREAS, the proposed construction of the Kendall Town Center Fire Rescue Station is essential to provide improved services and enhanced emergency response times to businesses and residences along SW 88 Street Avenue and the surrounding area,

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

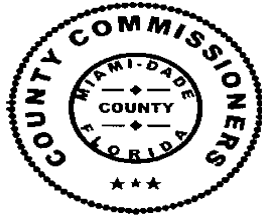
Section 1. The foregoing recitals are hereby incorporated into this resolution and are approved.

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 Town Center Fire Rescue Station Project, as more specifically described in the Site Review Committee recommendation attached as Exhibit A 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 Kendall Town Center Fire Rescue Station 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 **Joe A. Martinez** , 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 5th day of April, 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 black ink, appearing to read "LEM", is written over a horizontal line.

Lauren E. Morse