

MEMORANDUM

Agenda Item No. 14(A)(4)

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

DATE: September 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving as a government facility expansion of the Integrated Command & Communications Center at the Lightspeed Facility, located inside the SMART Corridor Rapid Transit Zone located at 11500 Northwest 25 Street, Sweetwater, Florida, in compliance with section 33-303 of the Code

Resolution No. R-892-25

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Date: September 3, 2025

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

From: Daniella Levine Cava 
Mayor

Subject: Governmental Facilities Hearing Application
GF 24-05 Miami-Dade People and Internal Operations Division – Proposed Updates to the
Integrated Command & Communications Center at Lightspeed, Located at 11500
Northwest 25th Street, Sweetwater, Florida

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the People and Internal Operations Division (PIOD)’s proposed update to the Integrated Command & Communications Center at Lightspeed (IC3) comprising approximately ± 11.88 acres ($\pm 517,342$ SF). The proposal includes building a new parking garage and office space, interior renovations for new office spaces, and other exterior renovations to the property located at 11500 Northwest 25 Street, Sweetwater, Florida. Although this property is located within the Town of Sweetwater, this property is under the County’s exclusive regulatory jurisdiction pursuant to Section 33C-3.3(H) of the County Code, which relates in part to County owned properties like the subject property, that are greater in size than a half-acre and located wholly or partially within one mile of the East West Corridor. Pursuant to Section 33-303 of the County Code, certain County-owned properties may be reviewed and approved under the Government Facilities process. This Government Facility item was prepared by the Department of Regulatory and Economic Resources (RER) Planning Division at the request of PIOD.

The Integrated Command and Communications Center (IC3) is not just a capital project—it is a cornerstone of Miami-Dade County’s ability to respond to crises, safeguard residents, and coordinate emergency functions at scale. The project represents a pivotal step forward in delivering a 21st-century command facility capable of operating through hurricanes, regional evacuations, and national security events. The merits of this project are underscored by its multi-agency footprint, centralization of critical operations, and future-ready design. Approval of this Government Facilities application is essential to maintaining the project’s momentum and ensuring uninterrupted development of a facility that is vital to the safety, continuity, and resilience of Miami-Dade County.

Scope

This project is located in the municipality of Sweetwater in Commission District 12, represented by Juan Carlos “JC” Bermudez. The site plan depicts the site location, located east of the Florida Turnpike, on the south side of Northwest 25th Street (see site plan in **Exhibit “A”**). The new facility will consist of a 12-story parking garage which will park 1,800 cars and will house critical mobile assets for various departments on the ground floor, including, but not limited to, Miami-Dade Fire Rescue (MDFR) and Miami-Dade Sheriff’s Office. The new parking garage and office space includes approximately 108,700 square feet of office space to house the programmed areas for Miami-Dade County Administration / Mayor’s Office, Miami-Dade County Elected Officials, Homeland Security Bureau, Emergency Operations Center (EOC) / MDFR Fire Communications, Main Cafeteria, and shelled space for future expansion. The scope includes a protected pedestrian bridge on the second floor to link the new parking garage and office space to the existing IC3 at Lightspeed. The proposal also includes approximately 109,000 square feet of new office space for the MDFR, the Miami-Dade County Office of Emergency Management, and Miami-Dade County

Department of Transportation and Public Works, necessitating a new second floor to be built inside the existing shell building. These critical functions will require backup power and air-conditioning systems for the operation and electronic systems. The existing portion of the site is being upgraded with enhanced perimeter security to include installation of new security fencing and walls, security gates and cameras, and other site hardening. GIS sketches are attached herein as **Exhibit B**.

Fiscal Impact/Funding Source

The cost for the proposed updates to the IC3 at Lightspeed Facility is \$212,014,684.44. The project is identified as Capital Budget Project # 2000001658.

Track Record/Monitor

Eddy Etienne, Program Management Manager of Design, Construction and Renovation Services with PIOD is the project manager of this project.

Background

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

Located at 11500 Northwest 25th Street, Sweetwater, Florida (**Exhibit “C”**).

COMMISSION DISTRICT: 12

COMMISSION DISTRICTS
IMPACTED: Countywide

FOLIO NUMBER(S): 25-3031-028-0010

SIZE: ±11.88 acres

BACKGROUND: The Board approved Resolution R-595-23 on July 6, 2023, approving Suffolk Construction Company Inc. with the contract for design-build services for the new IC3 at the Lightspeed Facility. The new facility will be designed to withstand Category 5 hurricanes, whereas the current facility is only rated for Category 4 storms. It will be equipped with redundant infrastructure as well as emergency supplies to be able to run independently for an extended period of time. Further, the EOC and MMDFR’s Communication/Dispatch Center are relocating to this site to create a site allowing for “continuity of government” meaning that the County Commission can meet at this facility under emergency conditions.

ZONING: RTZ – Rapid Transit Zone

JUSTIFICATION: Section 33-303(b) of the County Code provides an approval process for certain governmental facilities that the County owns or operates in the unincorporated area or incorporated area where the County

retains jurisdiction. Miami-Dade County is constructing the new IC3 at the Lightspeed Facility in an RTZ in Sweetwater to significantly enhance its emergency response capabilities and ensure continuous operations during emergencies. The current EOC in Doral, built around 70 years ago, has become antiquated, and is only rated for Category 4 storms. In contrast, the new IC3 will feature a 12-story fortified bunker designed to withstand Category 5 hurricanes, and advanced communication systems including 911 and 311 operators. This modern infrastructure will house essential departments such as Emergency Management, MDRF, and the MDPD, allowing for more efficient coordination during emergencies.

PROJECT DESCRIPTION: The request from the PIOD is to approve the construction of the Integrated Command and Communications Center at Lightspeed located at 11500 NW 25 Street, Sweetwater, Florida, pursuant to the governmental facility process in Section 33-303 of the Code.

FUNDING: The proposed IC3 at Lightspeed is budgeted at \$212,014,684.44 with Capital Budget Project Number 2000001658.

SITE REVIEW: Miami-Dade County agencies (**Exhibit "D"**) have reviewed this Governmental Facility in accordance with Section 33-303 of the Code of Miami-Dade County with regards to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations, and recommends approval.

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

REVIEWER: Sue Trone, Governmental Facilities Coordinator

DELEGATED AUTHORITY: This is a Government Facility item; this item, in and of itself, does not delegate authority.

Exhibits

Exhibit A: Site Plan/Plan Documents	2
Exhibit B: GIS Sketches	10
Exhibit C: Legal Description.....	14
Exhibit D: Agency Memos	15
D1: DERM (1/23/2025)	16
D2: DTPW Highway Division (3/11/2025).....	20
D3: MDFR (8/25/2025)	24
D4: MDAD (6/18/2025).....	26
D5: Planning (8/25/2025)	29
D6: PROS (1/30/2025).....	32
D7: Platting and Traffic (1/7/2025)	35
D8: Traffic and Engineering (5/16/2025)	37
D9: Transit (1/6/2025)	39
D10: WASD (8/26/2025).....	42
D11: Cultural Affairs (5/27/2025).....	48
Exhibit E: Resolution	51

Information on Page 6 of 59 removed in accordance with F.S. 119.071(3).

Information on Page 7 of 59 removed in accordance with F.S. 119.07(3).

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Information on Page 17 of 59 removed in accordance with F.S. 119.071(3).

Exhibit C: Legal Description

Legal Description: BEACON TRADEPORT PHASE IV, PB 157-03 T-20368, PORT OF TR I BEG NW COR OF TR I, TH N 89 E 749.62FT S 01 DEG E 349.81FT S 22 E 70.17FT S 01 DEG, E 53.75FT S 88 DEG W 710.41FT, N 01 DEG W 105FT S 88 DEG W 64FT, N 01 DEG W 381.93FT TO POB LOT SIZE 353683 SQ FT, FAU 30-3031-000-0015, COC 24531-0945 05 2006 3, F/A/U 3030310280010

Legal Description (continued): BEACON TRADEPORT PHASE V, PB 158-16, PORT OF TR J DESC COMM AT MOST, NWLY COR OF TR I OF PB 157.3 TH, N 89 DEG E 749.62FT S 01 DEG E, 349.81FT S 22 DEG E 70.17FT, S 01 DEG E 53.75FT FOR POB CONT, S 01 DEG E 112.10FT S 88 DEG W, 299FT S 01 DEG E 149.46FT S 88, DEG W 356.81FT NWLY AD 62.83FT, S 88 DEG W 14.60FT N 01 DEG W, 221.56FT N 88 DEG E 710.41FT TO, POB, LOT SIZE 3.22 AC M/L, FAU 30 3031 000 0015, COC 24531-0945 05 2006 3

Legal Description (continued): BEACON TRADEPORT PHASE IV, PB 157-03, PORT OF TR I DESC BEG 381.93FTS, OF NW COR OF TR I CONT S 01 DEG, E 366.55FT N 88 DEG E 64FT N 01, DEG W 366.55FT S 88 DEG W 64FT, TO POB, LOT SIZE 23459 SQ FT, FAU 30 3031 028 0011, COC 24531-0945 05 2006 3, F/A/U 3030310280012

Exhibit D: Agency Memos

D1: DERM (1/23/2025)

Memorandum



Date: January 23, 2025

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

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management 

Subject: GF2024000005- 2nd Review
Internal Services Department
Between NW 25th Street and NW 22nd Street and NW 115th Avenue
and NW 144th Avenue
Proposed safety and security building for Miami Dade County
Command and Communication Center.
(GU) (11.88 acres)
31-53-40

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

Wellfield Protection

The northeast portion of the subject property is located within the Basic of the Northwest Wellfield Protection Area. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

The property has 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. This covenant is recorded in Miami-Dade County Official Records Book 17576, Page 4093.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and public sanitary sewers. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

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

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

Conditions of Approval: None

Water Control Review

Environmental Resource Permit 13-01030-P from the South Florida Water Management District was previously approved for this site; therefore, a permit modification from the South Florida Water Management District (1-800-432-2045) may be required for the construction and operation of the proposed surface water management system. This permit shall be obtained before any development activity on the property. 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 designed seepage or infiltration drainage system. Drainage plans shall provide for collection of the stormwater runoff generated by a 5- year storm event.

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.

The northeast portion of the subject property is located within the Northwest 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.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. Additionally, Tree Permit #2400789 was issued on January 17, 2025, for the subject properties. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2400789, a new tree removal permit will be required.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: None

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 Ninfa Rincon at (305) 372-6764.

cc: Jerry Bell, Department of Regulatory and Economic Resources

D2: DTPW Highway Division (3/11/2025)

Memorandum



Date: Tuesday, March 11, 2025

Subject: Review Type: G2024000005
Applicant Name: Miami-Dade County (ISD)

(DTPW) Highway Division has reviewed the subject application and provides the following comments:

Highway Division only provides review along section and half section line and arterial and collector roads.

This facility fronts NW 25 St a section line road. However, the proposed improvements are located along NW 114 Ave and NW 22 Steet which are local roads.

Plans for Miami-Dade County IC-3 at Lightspeed Facility are being reviewed under the Public Works Permit System application number 2024006951.

Comments from PW Traffic Engineering Division are pending resolution.
See below.

D3: MDFR (8/25/2025)

Memorandum



Date: August 25, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: G2024000005

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 03/19/2025.

MDFR's review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

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

D4: MDAD (6/18/2025)

Memorandum



Date: June 18, 2025

To: Eric Silva
Development Services Division
Department of Regulatory and Economic Resources

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

A handwritten signature in blue ink, appearing to read "A. R.", is written over the printed name of Ammad Riaz.

Subject: Government Facilities Hearing Application GF 24-005
Miami-Dade Internal Services Department
Integrated Command and Communications Center
MDAD DN-25-05-4695

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the Miami-Dade Internal Services Department's (ISD) proposal for a new Integrated Command and Communications Center (IC3) (Parking/Office Building and Built-in Spaces) at the existing Lightspeed Facility. The new facility will consist of a twelve-story parking garage which will park 1,800 cars and on the ground floor house critical mobile assets for various departments including Miami-Dade Fire Rescue (MDFR) and Miami-Dade Police Department (MDPD). The new garage program includes 108,700 sq. ft. of office space to house the programmed areas for Miami-Dade County Administration/Mayor's Office, Miami-Dade County Elected Officials, Homeland Security Bureau, Emergency Operation Center (EOC) / MDFR Fire Communications, Main Cafeteria, and shelled space for future expansion. The scope also includes a protected pedestrian bridge on the second floor linking the new parking garage/office building to the existing Lightspeed Facility. The program for the existing Lightspeed Facility includes approximately 109,000 sq. ft. of new office space for the MDFR, the Miami Dade County Office of Emergency Management and Miami-Dade County Department of Transportation and Public Works necessitating a new second floor to be built inside the existing shell building. In addition, the existing site will be upgraded to enhance the perimeter security of the facility. The project also includes a radio tower and helipad. The proposed project is located on approximately 11.88 acres at 11500 NW 25th Street, with Folio Nos. 25-3031-028-0010, 25-3031-028-012, and 25-3031-029-0010, within the City of Sweetwater.

MDAD is in receipt of Federal Aviation Administration (FAA) Aeronautical Study Number ASN: 2024-ASO-19893-OE issued for this structure, for a "Determination of No Hazard to Air Navigation" with a maximum elevation of 263 feet Above Mean Sea Level (AMSL) . As per Sec. 33-303(b)(1) *The Board of County Commissioners may establish any of the following governmental facilities operated by or on behalf of Miami-Dade County where the Board may direct, without regard to the zoning or use classification of any particular site or location: public parks, playgrounds and buildings, and structures supplementary and incidental to such uses; domestic violence centers; fire stations; police stations; public auto inspection stations; public water and sewer treatment and distribution facilities; public libraries; public buildings and centers; public housing; public hospitals, nursing homes and health facilities; homeless shelters; public auditoriums, arenas, museums, art galleries and convention halls; maximum and minimum detention facilities; solid-waste collection and disposal facilities; public maintenance and equipment yards; public bus stations and Rapid-Transit stations and facilities; and other governmental facility uses as determined by the Board of County Commissioners..*

Please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any cranes or equipment for this project reaching or exceeding 200 feet Above Ground Level (AGL) at this location will also need to be filed by the project manager or crane operator using FAA form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where one may "e-file" the information. MDAD will also need to review and approve the crane height and location associated with this project, if the crane height reaches or exceeds 200 feet AGL. One may file by completing the "MDAD Permissible Crane Height Determination Form" available through this office or our webpage: https://www.miami-airport.com/facilities_development.asp.

The Miami-Dade Aviation Department (MDAD) does not approve heliport/helipad locations; this is handled by the Federal Aviation Administration (FAA) and the Florida Department of Transportation (FDOT). FDOT helicopter landing pad permits are managed by: Ms. Alice Lammert, Private Airport and Compliance Manager, FDOT Aviation Office, alice.lammert@dot.state.fl.us; 850-414-4503.

AR/rb

C: James Byers, RER
Richard Rubi, Building Official for City of Sweetwater

D5: Planning (8/25/2025)

Memorandum



Date: August 25, 2025

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

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

Subject: Comprehensive Development Master Plan Consistency Review of the new Integrated Command and Communications Center (IC3) for construction of new Parking Garage/Office Building and Built-in Spaces at the Lightspeed Facility.

The People and Internal Operations Division (PIOD) proposes to update the existing Lightspeed Facility (Emergency Operations Center) comprising approximately ± 11.88 acres ($\pm 517,342$ SF) located at 11500 Northwest 25 Street, Sweetwater, Florida. The Planning Division has reviewed the proposal for consistency with the Comprehensive Development Master Plan (CDMP), which includes building a new parking garage and office space, interior renovations for new office spaces, and other exterior renovations. Staff finds the proposed facility redevelopment and expansion consistent with the CDMP as discussed below:

Background

<u>Existing Use:</u>	The Existing Lightspeed Facility (Emergency Operations Center).
<u>Proposed Use:</u>	12-story parking garage which will park 1,800 cars and on the ground floor house critical mobile assets for various departments, including, but not limited to, MDR and MDPD. The new garage includes approx. 108,700 SF office space. Protected pedestrian bridge on 2FL to link new parking garage/office building to the existing Lightspeed Facility.
<u>CDMP Land Use Designation:</u>	Industrial and Office & Restricted Industrial and Office
<u>Existing Adjacent Uses (CDMP Land Use Plan Map Designation)</u>	North: Industrial and Office South: Industrial and Office East: Industrial and Office West: Restricted Industrial and Office

CDMP Analysis/Finding

The subject site is located on the south side of Northwest 25th Street, which is the northern boundary of Sweetwater. One parcel stands between the subject property and the Florida Turnpike ramp. The subject parcel is primarily designated "Industrial and Office", with a diagonal portion comprising approximately 1/3 of the property designated "Restricted Industrial and Office" on the County's 2030 and 2040 Land Use Plan Map. The "Industrial and Office" land use designation allows office buildings as well as several other uses that are of greater intensity such as manufacturing, warehousing, etc. Industrial and office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection areas—primarily in "wellfield protection areas" designated in the "Miami-Dade County Code (Chapter 24). The portion of the property designated "Restricted Industrial and Office" is coterminous with the Northwest Wellfield Protection Area boundary on this parcel.

According to the memo from the Division of Environmental Resources Management (DERM), dated January 23, 2025, provided as review for this request, the property has a properly executed covenant in accordance with section 24-43(5) of the Code providing that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. DERM's analysis concludes that no conditions are required for approval. Further, DERM's analysis found consistency with CDMP policies relates to level of service (LOS) standards.

Although this property is located within the Town of Sweetwater, this property is under the County's exclusive regulatory jurisdiction pursuant to Section 33C-3.3(H) of the County Code, which relates in part to County owned properties like the subject property, that are greater in size than a half-acre and located wholly or partially within one mile of the East West Corridor. As it relates to this proposal allowing for the improvement of the County's emergency management functionality, Policies LU-8E(v) and LU-13G explicitly express the importance for supporting emergency management. With regard to the compatibility of the use to the surrounding areas, the land use is found to meet the compatibility criteria contained in the CDMP, specifically including Policies LU-4A, LU-4B, LU-4C and LU-4D.

Based on a review of the information provided, the update to the Lightspeed Facility, located at 11500 Northwest 25 Street, Sweetwater, Florida (Folio 25-3031-028-0010) as presented in G202400005 is found to be consistent with the CDMP.

JB/KB/EST

D6: PROS (1/30/2025)

Memorandum



Date: January 30, 2025

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

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

Subject: G2024000005 – Lightspeed Facility

Applicant Name: Enrique Gaston on behalf of Miami-Dade County Internal Services Department.

Project Location: The applicant site is located on ±11.88 acres located at 11500 NW 25th Street, in the City of Sweetwater (Folios: 25-3031-028-0010, 25-3031-029-0010, 25-3031-028-0012).

Proposed Development: The applicant seeks a Governmental Facilities review for the design, materials, and construction of a new Integrated Command and Communications Center. The new facility will consist of a 12-story parking garage with capacity of 1,800 vehicles, house critical mobile assets for various County departments. The new garage will also include approximately 108,700 square feet of office space to house County Administration, Mayor's Office, County elected officials, Homeland Security Bureau, Emergency Operations Center, Miami-Dade Fire Rescue Communications, a cafeteria, and shelled space for future expansion. The scope also includes a protected pedestrian bridge to link the new parking garage and office building to the existing Lightspeed Facility.

Impact and Demand: The application does not have a residential development component and therefore the County's Level of Service Standards do not apply.

Recommendation: PROS offers the following recommendations:

- Please provide bicycle parking for all building users, including staff and visitors to the proposed development.

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

Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of

parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to the application**. Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: mds cl *MDS*

Signature: *Maria Debye Saxinger*

Email: Maria.DebyeSaxinger@miamidade.gov

Signature: *Alejandro Zizold*

Email: alejandro.zizold@miamidade.gov

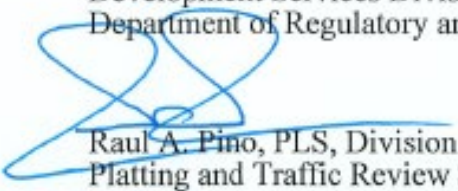
D7: Platting and Traffic (1/7/2025)

Memorandum



Date: January 7, 2025

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

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

Subject: GF# 24-005
Name: Internal Services Department
Location: 2901 West Flagler Street
Section 04 Township 54 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code.

This application does not generate any additional trips.

D8: Traffic and Engineering (5/16/2025)

Memorandum



Date: Friday, May 16, 2025

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

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

Subject: Review of G2024000005
Applicant Name: Miami-Dade County (ISD)

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

PROJECT LOCATION:

The property is located at 11500 NW 25th Street in the City of Sweetwater, Miami-Dade County, Florida.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development is approved for an expansion to the existing commercial facility located at 11500 NW 25th Street in Sweetwater. The proposed expansion is part of the Miami-Dade County Lightspeed Facility and consists of a renovation and development of an Integrated Command and Communications Center (IC3) to accommodate 686 employees. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.

Information on Page 42 of 59 removed in accordance with F.S. 119.071(3).

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

MDC042

D9: Transit (1/6/2025)

Memorandum



DATE: January 6, 2025

TO: Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

FROM: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner - Infrastructure Planning Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of Governmental Facilities G2024000005
Miami-Dade Internal Services Department
MDT Project No. OSP 168

Project Description

The Miami-Dade Internal Services Department (ISD) is seeking approval of a Governmental Facilities designation to allow the construction of a New Integrated Command & Communications Center, at the existing Lightspeed facility. The new facility would be located at 11500 NW 25th Street, the same site as the existing facility "Lightspeed Facility". This GF application will allow the ISD to construct a 12-story parking garage with 1800 spaces, 108,700 sf of office space to house the programmed areas for Miami-Dade County Administration/ Mayor's Office, Miami-Dade County Elected Officials, Homeland Security Bureau, Emergency Operations Center (EOC) I MDR Fire Communications, Main Cafeteria, and shelled space for future expansion. The project scope includes a protected pedestrian bridge on the second floor to link the new parking garage/office building to the existing Lightspeed Facility. The program for the existing Lightspeed facility includes approximately 109,000 sf of new office space for the MDRF, the Miami-Dade County Office of Emergency Management and Miami-Dade County Department of Transportation and Public Works necessitating a new second floor to be built inside the existing shell building. The property is in Miami-Dade County and within the Urban Development Boundary (UDB) and within the Urban Infill Area (UIA).

Existing Service

The facility is served by Metrobus Routes 7, 107, and 137 at the Dolphin Mall Bus Terminal approximately 0.50 miles away. The City of Doral Trolley service may be accessed at the Dolphin Mall Bus Terminal. The proposed facility is also served by the City of Doral Trolley service at a northbound stop along NW 107th Avenue just south of NW 25th Street approximately 0.75 miles away.

City of Doral headways can be accessed at <https://www.cityofdoral.com/Departments/Public-Works-Department/Doral-Trolley>

The table below details the service headways (in minutes) for these routes:

Metrobus Route Service Summary RER Project No. G2024000005							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
7	30	30	60	n/a	30	30	L/F
107	30	30	30	n/a	30	30	L/F
137	30	60	60	n/a	30	30	L/F
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. DTPW also encourages the developer to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. The applicant may consider providing sidewalk enhancements along NW 114th avenue to create a safer connection with the Dolphin Mall Bus Terminal. DTPW suggests the applicant continues to coordinate with DTPW Highway Division during the development of the site to ensure the planned bicycle and pedestrian facilities are accounted for. DTPW encourages walkability to the bus stops mentioned in the existing service section of this Memo and enhancing crosswalks where necessary to ensure pedestrians are safe when walking to transit stops. Upon DTPW's review for mass transit concurrency, the application meets the requirements in CDMP Policy MT-1A. Therefore, DTPW has no objections to this application.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
 Linda Morris, AICP Chief, Transit Service Planning, DTPW
 Eric Zahn, Transit Planning Section Supervisor, Transit Service Planning, DTPW

D10: WASD (8/26/2025)

Memorandum



Date: August 26, 2025

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

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

A handwritten signature in blue ink, appearing to read "Maria Valdes".

Subject: UPDATED Comments - Miami-Dade County (ISD)
Application No. G2024000005

The Water and Sewer Department has reviewed the proposed development for the subject application. WASD has no objection to this application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary. The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: Miami-Dade County (ISD)

Location: The proposed project is located on approximately 11.88 acres at 11500 NW 25th Street, with Folio Nos. 25-3031-028-0010, 25-3031-028-012, and 25-3031-029-0010, within the City of Sweetwater.

Proposed Development: Per Letter of Intent submitted with this application, the Applicant is proposing a new Integrated Command and Communications Center (IC3) (Parking/Office Building and Built-In Spaces) at the Lightspeed Facility. The new facility will consist of a twelve-story parking garage which will park 1,800 cars, and on the ground floor, house critical mobile assets for various departments including Miami-Dade Fire Rescue (MDFR) and Miami-Dade Police Department (MDPD). The new garage program includes 108,700 sq. ft. of office space to house the programmed areas for Miami-Dade County Administration/Mayor's Office, Miami-Dade County Elected Officials, Homeland Security Bureau, Emergency Operation Center (EOC)/MDFR Fire Communications, Main Cafeteria, and sheltered space for future expansion. The scope also includes a protected pedestrian bridge on the second floor to link the new parking garage/office building to the existing Lightspeed Facility.

The program for the existing Lightspeed Facility includes approximately 109,000 sq. ft. of new office space for the MDRF, the Miami-Dade County Office of Emergency Management and Miami-Dade County Department of Transportation and Public Works necessitating a new second floor to be built inside the existing shell building. In addition, the existing site will be upgraded to enhance the perimeter security of the facility.

The estimated total water demand for the proposed total 217,700 sq. ft. of office space will be 10,885 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 Hialeah-Preston 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 CDMF.

There is an active Interdepartmental Agreement No. 31104 for the subject development. Per approved points of connection (P.O.C.) dated November 19, 2024, the subject property is a WASD water customer. The infrastructure for the subject project is under construction. Please note that there is an existing dead-

end 12-inch water main (E10845-2) within the property with more than one fire service connected to it that needs to be looped.

Per POC dated November 19, 2024, the connection to water is as follows:

PHASE 1:

Consist of the proposed 2-inch domestic service. Therefore, the developer shall connect to an existing 12-inch water main (E10845-2) in an easement within the property.

PHASE 2:

Consist of the 12-inch water main extension to loop the existing system. Therefore, the developer shall connect to an existing 12-inch water main (E10845-2) in an easement within the property and extend the same 12-inch water main in a proposed WASD easement within the property as required to interconnect to an existing 12-inch water main (E10427-1 & 2) in an easement within the property with Folio No. 25-3031-021-0030, private NW 114th Avenue.

PHASE 3:

The developer shall connect to the proposed 12-inch water main in an easement within the property, conveyed under PHASE 2.

Note about PHASE 3: This phase consists of the installation of water service(s) line (s), meter box(es), and fire line(s) to supply service to the development. However, domestic and/or irrigation meters will not be provided/installed by WASD to the developer until the improvements required for the offsite Pump Station (P.S.) No. 1200 under PHASE 4 are completed and conveyed to WASD.

PHASE 4:

There is no water-related work being proposed under this phase.

Note: The developer is responsible for obtaining access to the existing water lines and coordinating with neighborhood properties as required, to provide the minimum clearance either by R/W dedication, an easement, and/or grant of easement for the proposed sewer main extension.

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 two (2) points of connections.

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

A Water Supply Certification (WSC) letter from WASD was issued on August 19, 2024, through WASD Agreement No. 31104. 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, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program please go to:
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

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

Per P.O.C. issued with Interdepartmental Agreement No. 31104, the developer proposes to divide the project into the following phases, and the connection to sewer is as follows:

PHASE 1:

Consist of the installation of the public sanitary sewer cleanout on the existing lateral. Therefore, the developer shall propose a clean-out on the public sanitary sewer lateral connected to an existing 8-inch gravity sewer (ES7645-2) in an easement within the property.

PHASE 2:

There is no sewer-related work being proposed under this phase.

PHASE 3:

The developer shall connect to an existing 8-inch gravity sewer (ES7646-2) in an easement within private NW 22nd Street (Folio No. 25-3031-029-0019), abutting the southern boundary of the property.

PHASE 4:

Consists of the improvements required for P.S. No. 1200.

According to the Pump Station Compliance Section feedback, to keep pump station No. 1200 to achieve the 7-day sanitary sewer resiliency project requirement, the following improvements are required:

- *The existing generator must be replaced with a new one of 60 KW.*
- *The existing Control Panel must be replaced with a new one to service two (2) pumps of 20HP, 26 Amp, 480V, 3~, 225Amp, Interruptible Capacity of 65 KA, and Control Type of 4-20 m-Amps Transducer in the Wet Well, and bubbler system with 4-20 m-Amps transducer in the panel. MPE SC2000-00E main Controller and ISD back up Controller.*
- *The existing ATS must be replaced with a new one of 480V, 3~, 200Amp.*
- *Adjustments or modifications to the original requirements might be necessary based on new insights or unexpected situations that arise during the study process.*

Any other necessary improvements as a result of the upgrades might be applicable as required by WASD. The existing pump station must remain operational throughout the improvement's implementation and certification.

Note: The developer is responsible for obtaining access to the existing sewer line and coordinating with neighborhood properties as required, to provide the minimum clearance either by R/W dedication, an easement, and/or grant of easement for the proposed sewer main extension.

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

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1200 and P.S. No. 187. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 1200

Existing NAPOT: 7.78 hrs.

Proposed Development: 10,885 gpd

Proposed Projected NAPOT: 8.76 hrs.

P.S. No. 187

Existing NAPOT: 2.83 hrs.

Proposed Development: 10,885 gpd

Proposed Projected NAPOT: 2.84 hrs.

There are sewer mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

Notice to the Developer for projects in the vicinity: There might be other development projects that are in the vicinity either downstream or upstream of this project, which are obtaining approval and permits from WASD and other regulatory governmental agencies, which might create a conflict with this project's utility plans and other existing permits.

The subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area.

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

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

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: May 27, 2025

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

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

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

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

Application No.: G2024-005

Applicant: Miami-Dade County People and Internal Operations Department (PIOD)

Project name: Lightspeed Facility.

Folio No.: 25-3031-028-0010, 25-3031-028-012, and 25-3031-029-0010.

Location: The proposed project is located on approximately 11.88 acres at 11500 NW 25th Street within the City of Sweetwater.

Proposed development: Per Letter of Intent submitted, the Applicant is proposing a new Integrated Command and Communications Center (IC3) (Parking/Office Building and Built-in Spaces) at the Lightspeed Facility. The new facility will consist of a twelve-story parking garage which will park 1,800 cars and on the ground floor house critical mobile assets for various departments including Miami-Dade Fire Rescue (MDFR) and Miami-Dade Police Department (MDPD). The new garage program includes 108,700 sq. ft. of office space to house the programmed areas for Miami-Dade County Administration/Mayor's Office, Miami-Dade County Elected Officials, Homeland Security Bureau, Emergency Operation Center (EOC)/MDFR Fire Communications, Main Cafeteria, and shelled space for future expansion. The scope also includes a protected pedestrian bridge on the second floor linking the new parking garage/office building to the existing Lightspeed Facility. The program for the existing Lightspeed Facility includes approximately 109,000 sq. ft. of new office space for the MDRF, the Miami Dade County Office of Emergency Management and Miami-Dade County Department of Transportation and Public Works necessitating a new second floor to be built inside the existing shell building. In addition, the existing site will be upgraded to enhance the perimeter security of the facility.

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. 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: Marialaura Leslie, Director, Department of Cultural Affairs
Patricia Romeu, APP Chief, Department of Cultural Affairs
Amanda Sanfilippo, APP Curator and Artist Manager, Department of Cultural Affairs

Exhibit E: Resolution



MEMORANDUM (Revised)

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

DATE: September 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(4)

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 ____, majority plus one ____, 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) ____, 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. 14(A)(4)
9-3-25

RESOLUTION NO. R-892-25

RESOLUTION APPROVING AS A GOVERNMENT FACILITY
EXPANSION OF THE INTEGRATED COMMAND &
COMMUNICATIONS CENTER AT THE LIGHTSPEED
FACILITY, LOCATED INSIDE THE SMART CORRIDOR
RAPID TRANSIT ZONE LOCATED AT 11500 NORTHWEST 25
STREET, SWEETWATER, FLORIDA, IN COMPLIANCE WITH
SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

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 (Code); and

WHEREAS, pursuant to section 33C-3.3(H) of the Code, certain County-owned properties that are greater in size than a half acre and located wholly or partially within one mile of the East-West Corridor, such as the subject property, are under exclusive County regulatory jurisdiction; and

WHEREAS, pursuant to the governmental facility process in section 33-303 of the Code, the People and Internal Operations Division (PIOD) is seeking to construct a 12-story parking garage which will park 1,800 cars and house mobile assets for various County departments and elected officials, support a helipad, and include 108,700 square feet of office space for programmed areas to address emergency services, back up power and air condition systems, and upgrades to perimeter security including new fencing and walls, cameras, and other site hardening; and

WHEREAS, the justifications for this Governmental Facilities approval are further set forth and explained in the attached memorandum, which has been prepared by the County's professional staff; and

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

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 expansion of the Integrated Command & Communications Center at the Lightspeed Facility located at 11500 Northwest 25 Street, Sweetwater, Florida, with an expanded 12 story parking garage and County office space will benefit the general public of Miami-Dade County. Accordingly, this Board hereby approves the expansion of the Integrated Command & Communications Center at the Lightspeed Facility, in substantial accordance with the submitted plans and subject to the conditions set forth in the memoranda attached to the Mayor's memorandum and incorporated herein.

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

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	absent
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of September, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Lauren E. Morse