

Memorandum



Date: December 3, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC 2013000092 – Department of Regulatory and Economic Resources
Bird Road Corridor Urban Area District (BRCUAD)

The Department of Regulatory and Economic Resources is requesting a district boundary change from various zoning districts to the Bird Road Corridor Urban Area District (BRCUAD) along Bird Road (SW 40 Street) between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike.

On March 22, 2006, the Board of County Commissioners passed Resolution 564-06 to initiate and organize a Charrette for the area along Bird Road between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike. This legislation, sponsored by Commissioner Javier Souto, initiated the Bird Road Corridor Study which resulted in the adoption of the BRCUAD into the Zoning Code in 2013 by Ordinance 13-58.

The Miami-Dade Fire Rescue Department (MDFR) recognizes that as a result of vehicle dominance, narrow sidewalks, peak hour traffic and off peak excessive vehicular speed, the corridor is not pedestrian friendly and discourages walking and bicycle travel. Furthermore, the corridor is highly recognized as a significant means of east-west travel in Miami-Dade County and lacks identification and distinctive features such as defined gateways or entrances, adequate landscape, and open space. Additionally, the corridor provides inadequate parking and driveway conditions, and is aesthetically unappealing as a result of the clutter of excessive and non-regulated signage.

Bird Road, also known as State Road 976 and SW 40 Street, is a major east-west regional corridor under the jurisdiction of the State of Florida Department of Transportation. Bird Road consists of a six lane divided highway with a median which varies in width. MDFR operates Station No. 3 located at 3911 SW 82 Avenue and it along with other emergency response units utilize the corridor as a means of travel to emergencies.

Presently, MDFR provides adequate emergency and fire service to the residences and businesses along the corridor. In addition to Station No. 3, the following MDFR stations are within close proximity to the corridor and are capable of rendering additional emergency and fire service.

STATION	ADDRESS	EQUIPMENT	STAFF
3	3911 SW 82 Avenue	Rescue, Engine	7
13	6000 SW 87 Avenue	Aerial	4
47	9361 SW 24 Street	Rescue, Engine	7
37	4200 SW 142 Avenue	Rescue, Engine	7

Although emergency and fire response time is adequate to the residences and businesses along the corridor, as a result of the length of the corridor and lack of proposed development information, the Miami-Dade Fire Rescue Department is concerned that future land use re-designations or the rezoning of specific properties may increase population, residential units, along with commercial square footage thereby impacting existing levels of service that the MDFR provides to that area of the County.

Nonetheless, MDFR recognizes that property ownership along the corridor is fragmented. The majority of properties under common ownership are less than five acres with a few properties exceeding five acres. The larger properties are currently developed with commercial and institutional businesses. However, in the event of a significant land use change or rezoning which may increase population, residential units or commercial area, MDFR requests it be notified accordingly in an effort to evaluate the impact on existing service and determine the need for an additional fire station or service to absorb the additional number of alarms.

Notwithstanding, the Miami-Dade Fire Rescue Department supports the BRCUAD and believes it will transform Bird Road from a pass-through corridor into an economically vibrant and livable corridor that will offer a diverse mix of uses served by a variety of transportation modes that will create a unique identity for the community.

This BRCUAD will transform Bird Road into a significant destination as well as safely accommodate vehicle and pedestrian traffic. The improvements to Bird Road will enhance the Westchester area by improving the business environment, providing an array of housing opportunities and improving the overall aesthetics of the corridor.

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

/ch