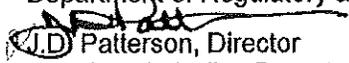


Memorandum



Date: June 13, 2014

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

From:  J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review – Developmental Impact Committee - Zoning Application
Case: No. Z2014000059 – DT Miami, LLC.

APPLICATION

The applicant, DT Miami, LLC., is requesting a public hearing for a Special Exception to permit approval of the general site development plan for a passenger rail system/station that links Miami, Fort Lauderdale, West Palm Beach, and Orlando. The request also comprises a combination of commercial and residential development to include 70,600 square feet of rail operational area, a maximum of 1,111 residential multi-family units, a maximum of 177,400 square feet of retail business space, a 327 room hotel, a maximum of 1,107,000 square feet of office space, and parking garages. The property is located on approximately 8.31 acres west of NW 1 Avenue, between NW 1 Street and NW 8 Street, located in the city of Miami, within Miami-Dade County.

CURRENT POLICE SERVICES

The rail station is proposed to be built within the jurisdictional boundaries of the city of Miami. Any incidents requiring law enforcement services to the location will be provided by the Miami Police Department. However, any criminal incident that may occur on/in the train while in transit from one train station to another within Miami-Dade County, that requires law enforcement response and investigation, where specific jurisdiction cannot be immediately established (e.g. city of Miami), then the responsibility of the investigation will be that of the Miami-Dade Police Department (MDPD). While in transit, initial emergency response to these incidents shall be that of the closest available jurisdiction.

While the Miami Police Department will provide police services to the proposed development, the Miami Intermodal Center, Rental Car Center, Stephen P. Clark Center, Metrorail, and Metromover would directly be impacted. These locations are serviced by our Police Operations Section, located at 140 West Flagler Street, Miami, Florida, and Airport District, located at the Miami International Airport. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the MDPD's resources and the impact that the location could have on the proposed zoning modification changes. A police check of crimes/calls for service of the area was completed and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request, which includes but is not limited to, an increase in residents, visitors/tourists, pedestrian and vehicle traffic, it cannot be predicted as to a specific number of projected increase in calls for service. Experience lends itself to anticipate that when additional people are present, traffic increases, and calls for police service will rise.

Present MDPD staffing would not accommodate the anticipated increase in the volume of calls for service. Nonetheless, as the project is developed, it is projected that a minimum of 27 additional sworn police personnel, plus support staff and equipment will be required at the Police Operations Section and the Airport District to maintain current levels of service. The anticipated enhancement in staffing should be increased as the project is developed to provide a smooth and safe transition. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that DT Miami, LLC., (All Aboard Florida) work closely with the Miami Police Department and the MDPD in considering security options for the site.

While the MDPD does not object to any proposed zoning modifications to complete this project, we strongly recommend the following to be implemented if the proposed zoning modifications are approved.

- Meet regularly with business owners, County and city officials, and residents in the surrounding area to discuss and remedy issues of mutual concern.
- Work with the Public Works and Waste Management Department regarding pedestrian traffic, vehicle traffic, speed zones, parking areas, and related signage along bordering streets.
- Provide continual licensed and uniform security personnel throughout the development and on the trains.
- Install internal and exterior security cameras throughout the project with electronic archiving capabilities of a minimum of 90 days.
- Regularly meet with the MDPD and Miami Police Department in order to address matters of mutual concern as it relates to the development.
- Consult with the MDPD and Miami Police Department to develop and maintain incident plans and protocols for hurricane and other emergency situations. The plans shall be inclusive of the entire development and reviewed annually by the law enforcement officials.
- Consult with the MDPD and Miami Police Department and local homeless advocacy groups to establish protocols to best address matters concerning the local homeless population.
- In order to accommodate the citizens, businesses, and police resources operating within the development area, an indoor/secured police work station is requested to be located within the train station. The work station should include, but not be limited to, a desk/work table, telephone, computer terminal, restroom, and a "Police Only" parking space located near the work station.

The applicant is encouraged to work with police during any future application changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Sergeant Keith Hedrick, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JDP/kh
Attachment