



***Application No.: FLUM-2015-015***

**Appendix "J"**

**Fire and Rescue Services**

Arc/Treo, LLC

Amending the Future Land Use Map (FLUM) within the Town's Comprehensive Plan from Mixed-Use to Medium Density.



Miami-Dade Fire Rescue Department  
Office of the Fire Chief  
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January 21, 2016

Ms. Kathryn Lyon  
Planning and Zoning Director  
Department of Community Development  
Town of Cutler Bay  
107250 Caribbean Boulevard, Suite 105  
Cutler Bay, Florida 33189

**Re: Arc/Treo 216, LLC – Application for a Land Use Amendment to the Town of Cutler Bay Growth Management Plan Future Land Use Map**

Dear Ms. Lyon:

The Miami-Dade Fire Rescue Department (MDFR) conducted a concurrency evaluation of the above referenced application seeking a Land Use Amendment to the Town of Cutler Bay Growth Management Plan Future Land Use Map.

According to the application, the developer is seeking to re-designate a certain 18.57+/- acre parcel of land lying south of SW 216 Street between SW 89 Place and SW 92 Avenue (the "Property") from "Mixed Use" to "Medium Density Residential" in order to develop 180 townhomes on the Property.

MDFR believes that the proposed amendment will allow a development that is wholly compatible with the existing neighborhood which is primarily developed with single-family and townhouse developments. Additionally, the unique nature of the Property which is surrounded by an existing lake further ensures compatibility to adjoining communities by producing a natural buffer from other uses. MDFR recognizes that the Property abuts existing roadways and located in a manner that will allow fire rescue service to adequately access and serve the Property.

It is anticipated that the proposed development consisting of 180 townhomes will generate approximately 50 alarms annually. The estimated number of alarms will have a moderate impact on existing fire and rescue service. Presently, fire and rescue service in the vicinity of the Property is adequate.

Based on data retrieved during calendar year 2015, the average travel time to the vicinity of the Property was 6:52 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the Property complies with the performance objective of national industry.

A suspected fire within the Property would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

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Existing stations responding to a fire alarm within the Property include:

Station	Address	Equipment	Staff
55	21501 SW 87 Avenue	Engine	4
34	10850 SW 211 Street	Rescue, Aerial, Platform	7
70	11451 SW 248 Street	Rescue	3
50	9798 Hibiscus Street	Rescue, Engine	7
52	12105 Quail Roost Dr.	Rescue, Tanker, Battalion	8

MDFR is requesting that at time of permitting or during the amendment process a detailed site plan for the development be submitted for review by the Fire Engineering and Water Supply Bureau. At such time the Bureau will review the site plan to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards. Any discrepancy or variation from the standards will be noted on a separate memorandum and must be adhered to accordingly prior to the platting and/or permitting stages of the development.

The Miami-Dade Fire Rescue Department has no objections to the application and believes that the re-designation to Medium Density Residential is both compatible with the surrounding area and consistent with the goals of the Comprehensive Plan.

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

Sincerely,



Dave Downey  
Fire Chief

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