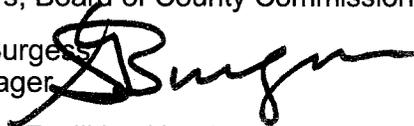


# Memorandum



**Date:** September 22, 2005

**To:** Honorable Chairman Joe A. Martinez  
And Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager 

**Subject:** Governmental Facilities Hearing  
Highland Oaks Fire Rescue Station  
GF05-04

Agenda Item No. 5(A)

## RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of the Highland Oaks Fire Rescue Station. A request to approve a long-term lease on the site is the subject of an accompanying item on today's agenda. This item was prepared by General Services Administration at the request of the Miami-Dade Fire Rescue Department and is recommended for approval.

**LOCATION:** 1773 NE 205<sup>th</sup> Street, in northeast Miami-Dade County

**COMMISSION DISTRICTS:** 1 and 4

**BACKGROUND:** The Miami-Dade Fire Rescue Department has negotiated a twenty-five (25) year sublease agreement, with four (4) five-year renewal option periods, with the State of Florida Department of Transportation (FDOT) for a site located at 1773 NE 205<sup>th</sup> Street. The sublease agreement is a companion item on today's agenda. The 3.4-acre site is part of an 11.06 acre parcel that is owned by the State of Florida Board of Trustees of the Internal Improvement Trust Fund and is leased to the State of Florida Department of Transportation. The 3.4 acre parcel will be redeveloped into a fire rescue station and the remainder of the 11.06-acre site will continue to be utilized by FDOT as a maintenance facility.

The proposed fire rescue station will be completed in two phases. Phase 1 will involve converting a portion of the existing FDOT maintenance building into a one bay station with sleeping quarters. Construction of the first phase will begin immediately after Board approval and will take approximately eighteen months. Phase 2 will involve retrofitting the remainder of the facility into a three bay station housing up to eight (8) persons, 24-hours a day, 7-days a week. The facility will also have training classrooms and office space. The station will be equipped with up to three emergency response units.

**FACILITY DESCRIPTION:**

The L-shaped parcel lies on the north side of NE 205<sup>th</sup> Street, between NE 16<sup>th</sup> Avenue and Interstate-95. The maintenance building being retrofitted is located at the southwest corner of the parcel, inside the FDOT maintenance yard facility. Once completed, the fire rescue station will contain twelve (12) offices, service bay areas, three (3) storage rooms, two (2) reception rooms, two (2) lounge area rooms, a locker room, guard kiosk, a copy room and restrooms. Parking for the facility is indicated on the north and west sides of the building, where it currently exists.

**JUSTIFICATION:**

The demand for improved fire rescue service and quicker response time has led the Fire Department, in conjunction with General Services Administration, to undertake an extensive search within the targeted northeast area for available property on which to construct a new station. The selected site is located within the service boundary area and the cost to rent the land and buildings is significantly lower than any other property. The total rent for the entire 25-year term of the lease is \$150,000 to be paid in three equal rental payments during the first three years. Additionally, during the duration of the lease the County will pay a \$300 annual administrative fee. The fire station will initially be equipped with one rescue unit. Once the second phase is completed, the station will be equipped with up to three emergency response units that will respond to the emergency and medical needs of the surrounding community.

**DEVELOPMENT SCHEDULE:**

As stated before, the development will be completed in two phases. Phase 1 is expected to commence immediately after Board approval and take approximately 18 months to complete. Final design and site planning of Phase 2 is expected to take approximately 26 months. At that time, the Fire Department will submit a governmental facilities hearing application for review and approval of the final design of the entire facility.

**FUNDING SOURCES:**

The estimated budget for the entire renovation and construction of the fire station project is \$2,800,000. The estimated cost for Phase 1 is \$660,000, which will be funded by Impact Fees.

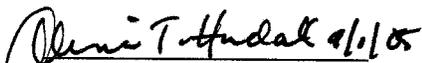
SITE REVIEW COMMITTEE:

The 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 Committee reviewed this project on June 8, 2005. Since that time, the Fire Department has been addressing issues raised during the review process, ultimately satisfying all requirements of the Committee, thereby receiving unanimous approval in July 2005.

In addition to presentation before the Site Review Committee, the preliminary drawings and site plan for the fire rescue complex were presented to the surrounding neighborhood on July 27, 2005 through an advertised public meeting. Input from the review and meeting will be incorporated into the final planning and design phase of the project.

PUBLIC HEARING:

Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities 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 property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

  
Assistant County Manager

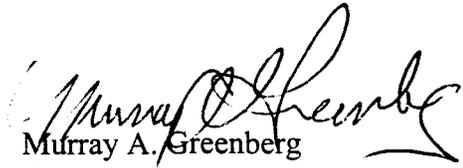


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** September 22, 2005

**FROM:**   
Murray A. Greenberg  
County Attorney

**SUBJECT:** Agenda Item No. 5(A)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(A)  
09-22-05

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE ERECTION,  
CONSTRUCTION AND OPERATION OF THE HIGHLAND  
OAKS FIRE RESCUE STATION TO BE LOCATED AT 1773 NE  
205<sup>TH</sup> STREET, IN ACCORDANCE WITH SECTION 33-303 OF  
THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

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

Section 1. This Board hereby finds and declares that the erection, construction and operation of the Highland Oaks Fire Rescue Station located at 1773 NE 205<sup>th</sup> Street, more specifically described as follows:

A 3.4-acre portion of NORTH DADE MAINTENANCE YARD PB 155-88 T-20488 TRACT A Lot Size 11.06 AC M/L according to the Public Records of Miami-Dade County, Florida.

is necessary to provide for and protect the public health, safety and welfare of the citizens of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

5

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put a vote, the vote was as follows:

Joe A. Martinez, Chairman  
Dennis C. Moss, Vice-Chairman

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Dorrin D. Rolle  
Katy Sorenson  
Sen. Javier D. Souto

Dr. Barbara Carey-Shuler  
Carlos A. Gimenez  
Barbara J. Jordan  
Natacha Seijas  
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of September, 2005. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

Approved by the County Attorney as  
to form and legal sufficiency. CAC

Craig H. Collier

By: \_\_\_\_\_  
Deputy Clerk

# Memorandum



**Date:** July 15, 2005  
**To:** George M. Burgess  
County Manager  
**From:** Miami-Dade County  
Site Review Committee  
**Subject:** Governmental Facilities Hearing  
Highland Oaks Fire Rescue Station  
05GF04

---

## RECOMMENDATION

This application was reviewed by the Site Review Committee. All committee members recommend approval of the erection, construction and operation of a fire rescue station to be located at 1773 NE 205<sup>th</sup> Street, in northeast Miami-Dade County. The Miami-Dade County 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.

## BACKGROUND

The Miami-Dade Fire Rescue Department has negotiated a twenty-five (25) year sublease agreement, with four (4) five-year renewal option periods, with the State of Florida Department of Transportation (FDOT) for a site located at 1773 NE 205<sup>th</sup> Street. The 3.4-acre site is part of an 11.06 acre parcel that is owned by the State of Florida Board of Trustees of the Internal Improvement Trust Fund and is leased to the State of Florida Department of Transportation. The 3.4 acre parcel will be redeveloped into a fire rescue station and the remainder of the 11.06-acre site will continue to be utilized by FDOT as a maintenance facility.

The proposed fire rescue station will be completed in two phases. Phase I will involve converting a portion of the existing FDOT maintenance building into a one bay station with sleeping quarters. Construction of the first phase will begin immediately after Board approval. Phase 2 will involve retrofitting the remainder of the facility into a three bay station housing up to eight (8) persons, 24-hours a day, 7-days a week. The facility will also have training classrooms and office space. The station will be equipped with up to three emergency response units.

## FACILITY DESCRIPTION

The L-shaped parcel lies on the north side of NE 205<sup>th</sup> Street, between NE 16<sup>th</sup> Avenue and Interstate-95. The maintenance building being retrofitted is located at the southwest corner of the parcel, inside the FDOT maintenance yard facility. Once completed, the fire rescue station will contain twelve (12) offices, service bay areas, three (3) storage rooms, two (2) reception rooms, two (2) lounge area rooms, a locker room, guard kiosk, a copy room and restrooms. Parking for the facility will remain on the north and west sides of the building..

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Comprehensive Development Master Plan (CDMP) Adopted 2005 and 2015 Land Use Plan (LUP) map designates the subject property as Industrial and Office. The subject property is located on a 3.4 acre parcel located on the northeast corner of NE 16<sup>th</sup> Avenue and NE 205<sup>th</sup> Street. The LUP map designation for land surrounding the site for the proposed fire rescue station is Industrial and Office to the north and south, and Low-Density Residential Communities (2.5 to 6 dwelling units per gross acre) to the west. Land to the northeast, the site of Ives Estates Park, is proposed for an LUP map change to Parks and Recreation as part of the October 2004 Cycle Applications to Amend the CDMP.

Fire rescue facilities are permitted within the Industrial and Office land use category, with applicable text contained in the Land Use Element's section describing the Institutional and Public Facility section on pages 1-43 and 1-44: "...Neighborhood-or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category...All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan." The application would permit a new fire station to be erected on this FDOT maintenance yard site to serve this intensifying and redeveloping area located within the Urban Development Boundary.

EXISTING LAND USE PATTERN

LAND USE PLAN DESIGNATION

Subject Property:

IU-1 & IU-2; FDOT maintenance yard

Industrial and Office

Surrounding Properties:

NORTH: IU-1; warehouses and park and recreation parcel

Industrial and Office

SOUTH: IU-3; warehouses

Industrial and Office

EAST: I-95

I-95

WEST: RU-1; single-family residences

Low Density Residential, 2.5 to 6 du

IMPACT OF FACILITY ON SURROUNDING LAND USE

The fire station facility will not increase traffic in the area as said use is not visited or patronized by community residents as would, for example, a shopping center or office building. In addition, the facility is surrounded on two sides by industrial uses and I-95. Staff will condition that this application comply with Chapter 18A (Landscape Code) to enhance the look of the site and minimize any impacts on the area.

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** recommends that this application be approved, subject to the following conditions:

CONDITIONS:

1. That a plot plan be submitted to and meet the approval of the Director; said plan to include among other things but not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That the applicant submit to the Department of Planning and Zoning for its review and approval at the time of building permit, a landscaping plan which indicates the type of plant material and size to be installed prior to final construction sign off.
3. That the use be established and maintained in accordance with the approved plan.

The **Public Works Department – Right-of Way Division** recommends approval of the proposed project and raises no objections to the plan as presented to the Site Review Committee.

The **Public Works Department – Traffic & Highway Engineering** has reviewed the application subject to the following conditions:

1. The Public Works Department (PWD) has no proposed projects in the 2006 Transportation Improvement Program (TIP) nor the 2030 Long Range Transportation Plan (LRTP) in the vicinity of the proposed Highland Oaks Fire Station site. The Florida Department of Transportation (FDOT) does have an interchange improvement project at I-95 and Ives Dairy Road (NE 205<sup>th</sup>/203<sup>rd</sup> Street) listed in the 2030 LRTP under Priority II. Please Contact Mr. Christopher Dube, FDOT Project Manager at (305) 470-5100 for more information on how it may impact this facility.
2. The PWD has no objection to the construction of Phase I of the project as it deals with interior work of the existing structure. There was no development plan submitted at this time to properly evaluate the site with regards to internal and external traffic circulation, a public works permit will be required for both phases prior to beginning any remodeling work, and Phase II will require a traffic impact study site plan review, and perhaps driveway redesign, all to be reviewed and approved by the Traffic Engineering Division.

Should you have any questions, please do not hesitate to contact Mr. Gaspar Miranda, P.E., Chief, Highway Division at (305)375-2130 or Mr. Muhammad Hasan, P.E., Chief Traffic Engineering Division at (305) 375-2030.

The **Fire Rescue Department** is the requesting department on this application.

The **Miami-Dade Water & Sewer Department (MDWSD)** recommends the application and further makes the following recommendation:

Water:

Connect to an existing twelve (12)-inch water main on NE 205<sup>th</sup> Street west of NE 16<sup>th</sup> Place and extend same westerly on NE 205<sup>th</sup> Street to be interconnected to an existing sixteen (16)-inch

water main on NE 16<sup>th</sup> Avenue. Any public water main extension within the property shall be twelve (12)-inch minimum in diameter with two (2) points of connection and the system shall be looped, in order to avoid dead end mains. Water points of connection information may be verified by requesting an Infill Committee's analysis from New Business Section, contact person is Jose Gonzalez, phone number 305-669-7667.

Sewer:

Connect to any of the existing eight (8)-inch gravity sewers on NE 16<sup>th</sup> Avenue, NE 17<sup>th</sup> Avenue and/or NE 205<sup>th</sup> Street. Any public gravity sewer within the property shall be eight (8)-inches in diameter. There are sewer mains within the property, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. Services to existing customers cannot be interrupted.

The **General Services Administration CMRS Division** has reviewed the application and makes the following conditional recommendations:

1. Verify whether the existing structure meets the minimum Wind Load criteria as per ASCE-7-98 with appropriate applied Importance Factor, given the nature and importance of the proposed use.
2. The site does not appear to have adequate drainage. Verify the size and capacity of the existing drainage system prior to development plans.

The **Department of Environmental Resources Management** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with the Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing property designed seepage or infiltration drainage structures. Drainage plans shall provide for the 5-year/1 day storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Class VI Water Control Permit may be required for construction of this drainage system due to soil contamination on the subject property. The applicant is advised to contact the Water Control Section of DERM for further information concerning the Class VI Permit.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:

The subject property was historically permitted with industrial waste permit IW-5-10090 and storage tank permits UT-1698, UT-4517, and UT-1378. The site is currently applying for industrial waste permit Iw5-1586. The site is a petroleum contaminated site with two separate petroleum contamination areas. Both areas are in a state cleanup program currently awaiting funding for cleanup; however, voluntary contamination assessment is currently being conducted by the property owner.

Hazardous Materials Management:

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the existing zoning classification, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Storage Tank Section of DERM concerning permitting requirements for fuel storage facilities.

Air Quality Preservation:

Any kind of renovation or demolition activity on the subject property shall require an asbestos survey from a Florida licensed asbestos consultant. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law, then those materials must be removed/abated by

a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Wetlands:

The subject property is not located in jurisdictional wetlands as defined by Chapter 24-5 and 24-48 of the Code of Miami-Dade County, Florida. Therefore, a Class IV Permit for work in the wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

There are no tree resources issues on this property. Therefore, no tree permits will be required.

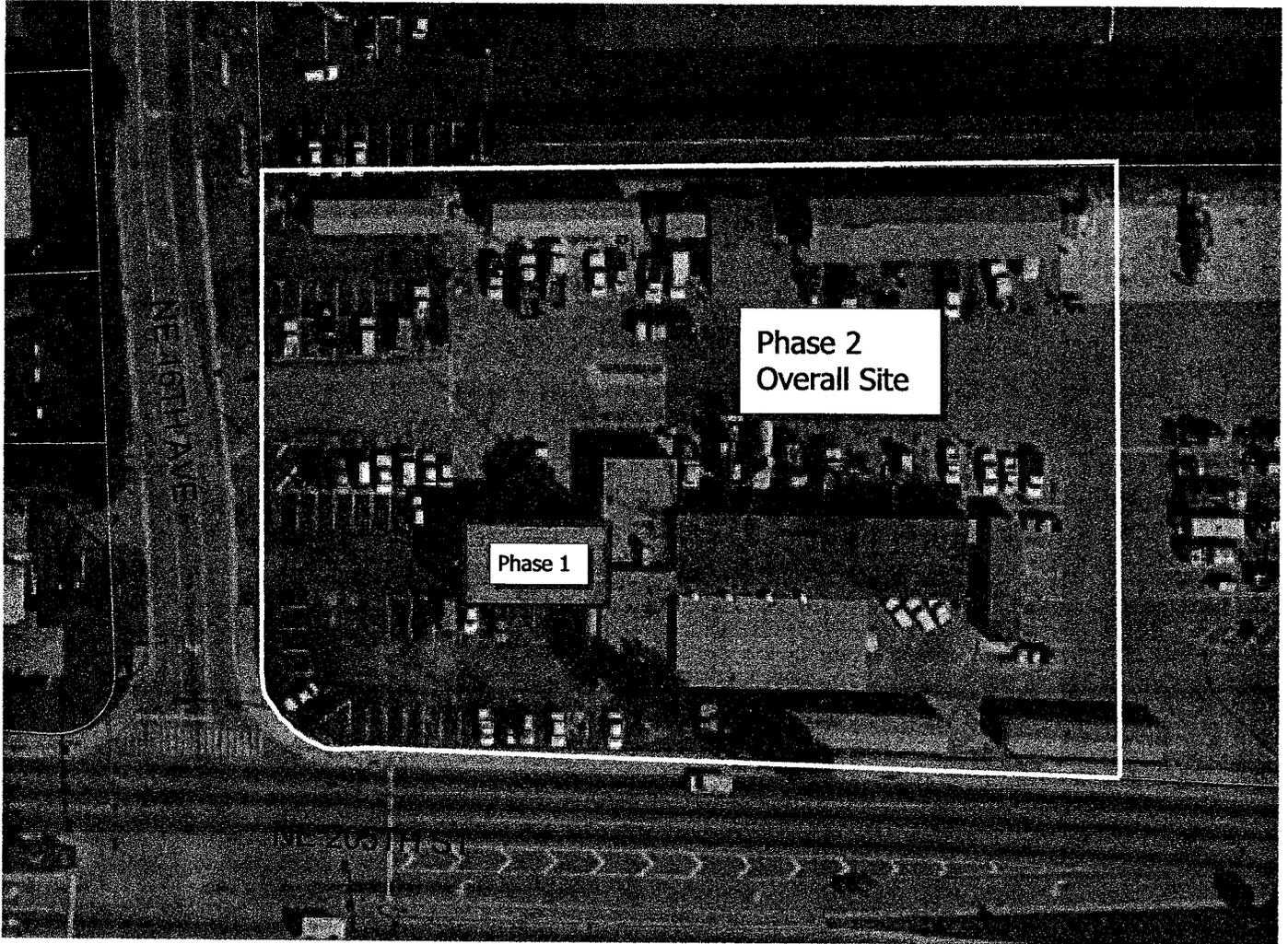
Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

# Highland Oaks



HIGHLAND OAKS  
PARENT TRACT FOLIO:  
30-1232-028-0010

0.02                      0                      0.02                      0.04 Miles



# My Home

**miamidade.gov**

ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Color Aerial Photography - 2004

Digital Orthophotography - 2003

**Summary Details:**

Folio No.:	30-1232-028-0010
Property:	1773 NE 205 ST
Mailing Address:	TIIF/DOT-RD OPS MAINTENANCE YARD % FLORIDA DEPT OF TRANSPORTATION 1000 NW 111 AVE MIAMI FL 33172-5800

**Property Information:**

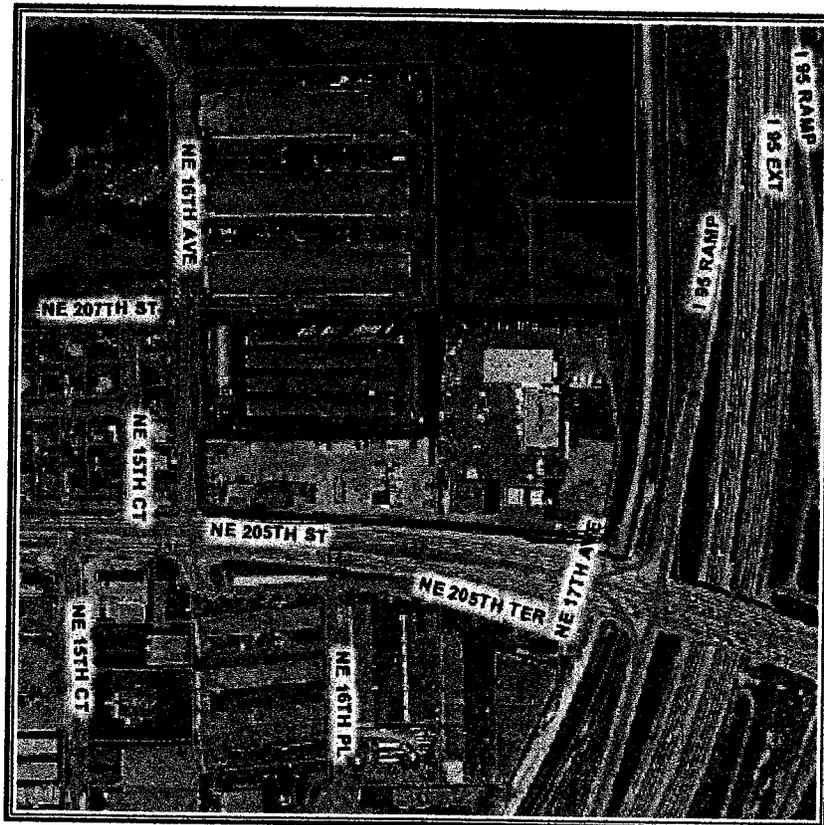
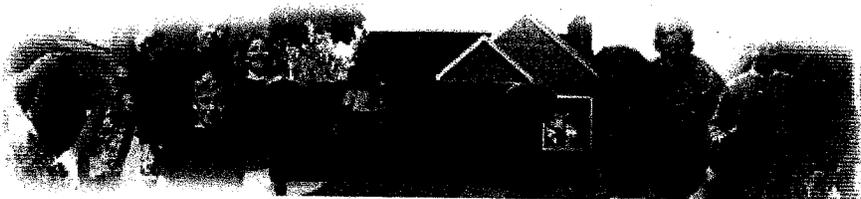
Primary Zone:	7300 INDUSTRIAL-HEAVY
CLUC:	0086 TRUSTEE INTERNAL IMPROVEMENT FUND
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	34,153
Lot Size:	481,697 SQ FT
Year Built:	1968
Legal Description:	NORTH DADE MAINTENANCE YARD PB 155-88 T-20488 TRACT A LOT SIZE 11.06 AC M/L FAU 30-1232-000-0230 & 010- 0020

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2004	2003
Land Value:	\$2,890,182	\$2,890,182
Building Value:	\$1,204,830	\$1,170,251
Market Value:	\$4,095,012	\$4,060,433
Assessed Value:	\$4,095,012	\$4,060,433
Total Exemptions:	\$4,095,012	\$4,060,433
Taxable Value:	\$0	\$0



Aerial Photography - AirPhoto USA 2004

0 ————— 220 ft

We appreciate your feedback, please take a minute to complete our [survey](#).

[My Home](#) | [Property Information](#) | [Property Taxes](#)  
| [My Neighborhood](#) | [Property Appraiser](#)

[Home](#) | [Using Our Site](#) | [About](#) | [Phone Directory](#) | [Privacy](#) | [Disclaimer](#)

If you experience technical difficulties with the Property Information application, please [click here](#) to let us know.

E-mail your comments, questions and suggestions to [Webmaster](#)

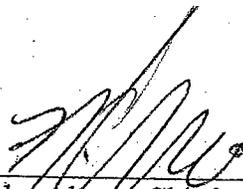
Web Site  
© 2002 Miami-Dade County.  
All rights reserved.

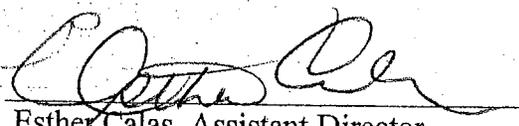
14

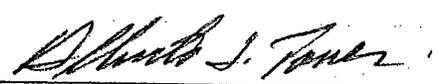
MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

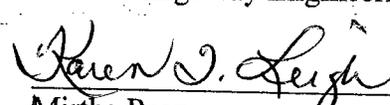
Application 05-04

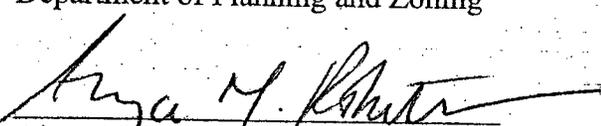
HIGHLAND OAKS FIRE RESCUE STATION

  
Fernando, Alonso Chief  
Right-of-Way Division  
Public Works Department

  
Esther Calas, Assistant Director  
Public Works Department  
Traffic & Highway Engineering

  
for Diane O'Quinn Williams, Director  
Department of Planning and Zoning

  
for Mirtha Paez  
Capital Improvements & Planning  
Fire and Rescue Department

  
Alyce M. Robertson, Assistant Director  
Department of Environmental  
Resources Management

  
Phillip Torres, P.E., Chief  
Plans Review Section  
Department of Water & Sewer

  
Wendi J. Norris, Interim Director  
General Services Administration