Memorandum

MIAMI-DADE COUNTY

Date:	June 3, 2010
To:	Honorable Chairman Dennis C. Moss And Members, Board of County Commissioners
From:	George M. Burgess County Manager
Subject:	Governmental Facilities Hearing Application GF09-09 Arcola Fire Rescue Station No. 67

Agenda Item No. 5(E)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution that would approve the revised General Plan for the Arcola Fire Rescue Station No. 67 located at 1275 NW 79 Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Fire Rescue Department and is recommended for approval.

LOCATION:	1275 NW 79 Street, unincorporated Miami-Dade County
COMMISSION DISTRICT:	2
COMMISSION DISTRICT IMPACTED:	2
FOLIO NUMBER:	30-3111-015-0010
SIZE:	0.68-acre
BACKGROUND:	In 2007, Resolution 209-07 authorized the erection, construction and operation of the Arcola Fire Station No. 67. Miami-Dade Fire Rescue determined that the previously approved 8,000 sq. ft., two-bay, two-story facility was inadequate to meet the current needs of the community.
ZONING:	BU-2, Special Business and RU-2, Two Family Residential
JUSTIFICATION:	The revised General Plan for the Arcola Fire Rescue Station No. 67 will allow for the development of a facility that can meet the needs of the community.
FACILITY DESCRIPTION:	The Arcola Fire Rescue Station No. 67 will be a new two-story 14,212 square foot, three bay facility, designed to accommodate up to twelve (12) firefighters/paramedics, 24 hours a day, 7 days a week. The station will be capable of

accommodating an Advanced Life Support Suppression and a rescue unit that will respond to the fire and medical needs of the community.

The first floor of the station will have the following:

- Public lobby
- Office
- Storage rooms
- Work room with laundry facilities
- Exercise room
- Designated area bunker gear
- Designated EMS area
- Two (2) half bathrooms, one that is handicap accessible

The second floor of the station will have the following:

- Twelve (12) dormitory-style rooms for sleeping
- Six (6) full bathrooms
- Large room with kitchen, dining and dayroom functions
- Pantry
- Study
- Office
- Storage
- IT room
- Open terrace

DEVELOPMENT: The Arcola Fire Rescue Station No. 67 will be developed as follows:

June 2010 – January 2011: preliminary design & completion of construction documents
February 2011 – October 2011: obtain building permits
November 2011 – December 2011: bidding process
January 2012 – February 2012: construction begins
February 2012 – March 2013: final construction

FUNDING: This project has been identified in the Resource Allocation and Multi-Year Capital Plan and will be funded by Impact Fees and future Capital Improvement Bonds. The estimated project cost is $3.5 million.

SITE REVIEW COMMITTEE: The committee's task is to review projects subject to 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 November 18, 2009.

PUBLIC HEARING:	Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction, erection or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners (BCC) is required. The BCC may only authorize the use, construction, erection 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 properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.
MONITOR:	Gilberto Blanco, Principal Planner
DELEGATED AUTHORITY:	The attached resolution would approve the revised General Plan for the Arcola Fire Rescue Station No. 67.

Assistant County Manager

Memorandum

MIAMI-DADE COUNTY

Date: June 3, 2010

To: George M. Burgess
County Manager

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF09-09 Arcola Fire Rescue Station No. 67

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution for the revised General Plan for the Arcola Fire Rescue Station No. 67 located at 1275 NW 79 Street, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Fire Rescue Department and is recommended for approval. The Miami-Dade 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 facility, its impact upon the surrounding community, and other similar considerations. All committee members recommend approval of the revised General Plan for the Arcola Fire Rescue Station No. 67.

BACKGROUND

In 2007, pursuant to Resolution R-209-07, the subject property was approved with a two-story fire station consisting of 8,000 square feet and two (2) apparatus bays. However, the Miami-Dade Fire Rescue Department has determined that the previously approved two (2) apparatus bay facility would not provide adequate service to the community and is seeking approval of the new plans submitted with this application. The subject property is surrounded by duplexes and single-family residences to the north, apartments to the south, a combination of residential and commercial development to the east, and commercial development to the west.

PROJECT DESCRIPTION

The Arcola Fire Rescue Station No. 67 will be a new 14,212 square foot two–story, three bay facility, designed to accommodate up to twelve (12) firefighters/paramedics, 24 hours a day, 7 days a week. The station will be capable of accommodating an Advanced Life Support Suppression and a rescue unit that will respond to the fire and medical needs of the community.

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- Pantry
- Study
- Office
- Storage
- IT room
- Open terrace

ZONING AND EXISTING LAND USE	CDMP LAND USE PLAN DESIGNATION
Subject Property:	
BU-2 & RU-2; vacant	Business and Office Low-Medium Density Residential 6 to 13 dua
NORTH: RU-2; duplex residence	Low-Medium Density Residential 6 to 13 dua
SOUTH: RU-4M; multi-family apartments	Business & Office
EAST : RU-2 and BU-2; single-family residences and vacant	Business & Office Low-Medium Density Residential 6 to 13 dua
WEST: RU-2 and BU-3; retail	Business & Office Low-Medium Density Residential 6 to 13 dua

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning** has reviewed the application, recommends approval and provides the following comments:

The subject site, currently vacant, is designated **Business and Office** and **Low-Medium Density Residential Use** on the adopted Comprehensive Development Master Plan (CDMP) Land Use Plan map. The site is adjacent to residentially designated land to the north and lies across from commercially designated land to the south. The Business and Office land use category accommodates the full range of sales and service activities; zoning requests and site plans considered to be appropriate will depend on locational factors, particularly compatibility with adjacent and adjoining uses, availability of highway capacity, ease of access and availability of other public services and facilities. The Low-Medium Density Residential designation allows a range in density from 6 to 13 DU/Ac;

housing typically found in these areas include single-family homes, townhouses and low-rise apartments. **Both of these categories allow institutional uses such as the proposed fire-rescue station.** The adopted text of the CDMP indicates that small-scale uses such as fire stations may be permitted on compatible sites in Residential Communities, subject to adequate design and buffering, and are preferably located in activity nodes, transition areas, major thoroughfares, and at section centers if designed to serve the immediate neighborhood.

The subject parcel fronts NW 79 Street, a major thoroughfare that can be used to quickly reach and serve the existing commercial and residential development fronting and connected to said corridor. Also, the location of the subject property, between a section and ½-section line road, is in conformance with the adopted CDMP Guidelines for Urban Form development patterns, which designates parcels between major roadways as transition areas, suitable for higher residential densities and public uses such as the proposed fire station. The site plan submitted for this hearing includes the reservation of a greenbelt around the subject property's perimeter. Staff recommends landscaping, in accordance with Chapter 18A (Landscape Code) for the subject property to help mitigate any adverse impacts the proposed facility may generate on adjoining uses. The scale of the proposed 2-story, predominately 30' high fire station is appropriate for the parcel and compatible with the surrounding area when considering that single-family residential zoning permits homes up to 35' in height and commercial zoning such as BU-2, do not have height limitations. As such, the request for the fire station facility is deemed to be **consistent** with the adopted 2015 and 2025 Comprehensive Development Master Plan.

CONDITIONS:

1. That in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Arcola Fire Rescue Station No. 67", prepared by Miami-Dade Fire Rescue Facilities and Construction, dated 10/28/09 consisting of 6 pages.

2. That all landscaping to be provided on site be in accordance with Chapter 18A (The Landscape Code).

3. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.

4. That the applicant coordinate with the Office of Americans with Disabilities Act Coordination and other permit agencies to address all accessibility requirements.

5. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Sections 9-71 through 9-75 of the Code of Miami-Dade County.

The **Public Works Department – Right of Way Division** has reviewed the application and provides the following comment:

- No additional right-of-way dedication is required.

The **Public Works Department (PWD) – Highway Engineering Division** has reviewed the application and provides the following comments:

- Currently, PWD does not have any proposed roadway projects adjacent to the subject site in the 2010 Transportation Improvement Plan (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).

- Please be advised that NW 79 Street (SR 934) is part of the State Highway System. Please contact Ali Al-Said, P.E., Florida Department of Transportation (FDOT), at (305) 470-5367, for information regarding permitting requirements.

- Please be advised that a PWD permit will be required for this project. Please contact the PWD Permit Section, at (305) 375-2142 for more information.

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

The **Public Works Department – Land Development Division** has reviewed the application and provides the following comments:

- The subject property was subdivided prior to January 1, 1958 as per Warranty Deed recorded in Book 3428 Page 518; therefore complies with the Subdivision Code requirements and a plat is not required.

- The existing tree within the sidewalk area, may need to be relocated.

The **Fire Rescue Department** is the applicant and has no comments.

The **Miami-Dade Water & Sewer Department (M-DWASD)** comments and recommendations for the site review are as follows:

Water
Connect to an existing eight (8)-inch water main in NW 79 Street and NW 13 Avenue and extend a twelve (12)-inch water main easterly in NW 79 Street to NW 12 Place interconnecting to an existing six (6)-inch water main at that location. If the Fire Department requires a new fire hydrant in NW 12 Place, then an eight (8)-inch water main would be required in said road as required to feed the hydrant. Any public water main extension within the property shall be twelve (12)-inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s)

Sewer
Connect to an existing eight (8)-inch gravity sewers in NW 79 Street abutting a portion of the south boundary of the property. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-inch minimum in diameter.

General Notes
The size of the required water mains will depend upon the subject property's approved land use, being twelve (12) inch minimum in diameter required for high density

residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8) inch minimum in diameter required for low and medium density residential land use.

Please note that improvements to the sewer system may be required based on the project's sewage flow to be discharged into M-DWASD's system and the condition of the sewage pump station(s) receiving the reference sewage flow at the time a request is sent to the M-DWASD. Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27, 1993, the First Amendment to Settlement Agreement between DEP and the County dated December 21, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

The **General Services Administration Design and Construction Services Division** has reviewed the subject application and provides the following comments:

- Dumpster/Trash enclosure location does not appear to allow proper access for garbage truck. NW 12 Place vehicle entrance becomes blocked when truck is accessing dumpster.

- Recommend that a LEED consultant is retained as soon as possible since drawings are advanced enough to determine viable LEED credits.

- Confirm that all ground level floor changes are properly addressed and delineated in the design and construction documents.

The **Department of Environmental Resources Management (DERM)** 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 (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new

sewer service 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 alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with 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 properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the stormwater. Pollution control devices shall be required at all drainage inlet structures.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code.

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 CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2009-TREE-PER-00475 was issued to Miami-Dade County Fire Rescue Department on January 8, 2010 and is scheduled to expire on January 8, 2011. This permit requires the preservation of one specimen sized (trunk diameter 18 inches or greater) live oak tree in the right of way as identified in DERM-approved permitted plans. The tree removal plan submitted with this application entitled "Tree Removal Plan", sheet A-1.0, prepared by Angel H. Lamela, Architect and dated October 28, 2009, depicts this tree to remain.

All approved tree removal; relocation, replanting and final inspection must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. A two-week notice is required prior to the final inspection.

Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2009-TREE-PER-0045 is required prior to the removal or relocation of any other tree on the subject property. Please contact this Program at 305-372-6574 for information regarding tree permits.

Enforcement History
DERM has found no open or closed enforcement records for the subject property.

Hazardous Materials Management
Due to the nature of the proposed land use, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some activities inherent to the requested land use. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning management practices as related to the handling of hazardous materials.

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 is advised that due to the nature of the requested land use, operating permits from DERM may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information 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 Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Concurrency Review Summary
DERM 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 CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject 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 order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez, Interim Manager at (305) 372-6764.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF09-09

MIAMI-DADE FIRE RESCUE
ARCOLA FIRE RESCUE STATION

Esther Calas, Director
Public Works Department

Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department

Jose Gonzalez, P.E., Assistant Director
Department of Environmental
Resource Management

for Maria T. Cabate P/E
Sergio Garcia, Plans Review Manager
Plans Review Section
Water and Sewer Department

Wendi J. Norris, Director
General Services Administration

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: June 3, 2010

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 5(E)

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**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) 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. 5(E)

6-3-10

RESOLUTION NO. _____

RESOLUTION APPROVING THE REVISED GENERAL PLAN OF THE ARCOLA FIRE RESCUE STATION NO. 67 LOCATED AT 1275 NW 79 STREET, IN COMPLIANCE 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 this Board hereby finds and declares that the revised General Plan for the erection, construction and operation of the 2-story Arcola Fire Rescue Station No. 67 on a 0.68-acre vacant parcel of land located at 1275 NW 79 Street, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for and protect the public health, safety and welfare of the citizens residents 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.

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

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 2010. 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

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

CHC

Craig H. Coller

EXHIBIT "A"

MIAMI-DADE COUNTY FIRE RESCUE STATION No. 67

Legal Description

Lots 1 and 2 less the South 15 feet; Lots 4 and 5 less

the Westerly 60 feet; and Lots 16 and 17, all in Block 1, of "CRESCENT HEIGHTS", according to the Plat thereof, as recorded in Plat Book 9 at Page 173, of the Public Records of Miami-Dade County, Florida; and less all that part of said Lot 1 of Block 1, which lies within the external area bounded by a 25.00 foot radius curve concave to the Northwest, bounded on the south by the north line of the south 50 feet of the NW 1/4 of Section 11, Township 53 South, Range 39 East, said line also being the Northerly Right-of-Way Line of N.W. 79th Street (State Road 934) and bounded on the east by the Westerly Right-of-Way Line of N.W. 12th Place.

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
NOTICE OF PUBLIC HEARING

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Thursday 3rd day of June 2010 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application:	ARCOLA FIRE RESCUE STATION NO. 67
Number:	GF09-09
Applicant:	MIAMI-DADE FIRE RESCUE
Location:	1275 NW 79 Street, incorporated Miami-Dade County
Size:	0.68-acre
Request:	Approval of the revised general plan for the erection, construction and operation of the Arcola Fire Rescue Station No. 67.

Legal Description: FOLIO: 30-3111-015-0010
Lots 1 and 2 less the South 15 feet; Lots 4 and 5 less the Westerly 60 feet; and Lots 16 and 17, all in Block 1, of "CRESCENT HEIGHTS", according to the Plat thereof, as recorded in Plat Book 9 at Page 173, of the Public Records of Miami-Dade County, Florida; and less all that part of said Lot 1 of Block 1, which lies within the external area bounded by a 25.00 foot radius curve concave to the Northwest, bounded on the south by the north line of the south 50 feet of the NW 1/4 of Section 11, Township 53 South, Range 39 East, said line also being the Northerly Right-of-Way Line of N.W. 79th Street (State Road 934) and bounded on the east by the Westerly Right-of-Way Line of N.W. 12th Place.

OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF PLANNING AND ZONING, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.

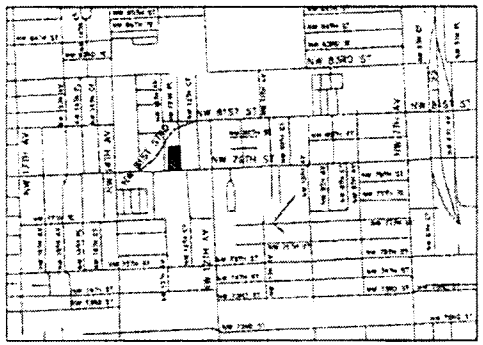
EXHIBIT "A"

MIAMI-DADE COUNTY FIRE RESCUE STATION No. 67

Legal Description

Lots 1 and 2 less the South 15 feet; Lots 4 and 5 less

the Westerly 60 feet; and Lots 16 and 17, all in Block 1, of "CRESCENT HEIGHTS", according to the Plat thereof, as recorded in Plat Book 9 at Page 173, of the Public Records of Miami-Dade County, Florida; and less all that part of said Lot 1 of Block 1, which lies within the external area bounded by a 25.00 foot radius curve concave to the Northwest, bounded on the south by the north line of the south 50 feet of the NW 1/4 of Section 11, Township 53 South, Range 39 East, said line also being the Northerly Right-of-Way Line of N.W. 79th Street (State Road 934) and bounded on the east by the Westerly Right-of-Way Line of N.W. 12th Place.



NORTH
LOCATION SKETCH
SCALE: N.T.S.

ZONING LEGEND		
ARCOLA FIRE STATION No. 67		
FLOOD ZONE : X FLOOD ELEVATION: N/A		
ZONING CLASSIFICATION: BU-2		
LOT AREA : 26,664 S.F.		
BUILDING AREA : 14,211.9 S.F. (GROSS)		
1ST. FLOOR: 8,503.5 S.F. 2ND FLOOR: 5,648.4 S.F.		
	ALLOWED	PROVIDED
FAR	12,667.8 S.F. (47%)	14,211.9 S.F. (.533)
LOT COVERAGE	11,665.8 S.F. (40%)	8,503.5 S.F. (32.0%)
IMPERVIOUS AREA	N/A	22,366.4 S.F. (83.9%)
LANDSCAPE AREA	5,335.2 S.F. (20%)	4,297.6 S.F. (16.1%)
BUILDING HEIGHT	N/A	42.0 FT.
SETBACKS	REQUIRED	PROVIDED
FRONT	25'	25'-3"
INTERIOR SIDE	5'-0"	5'-0"
SIDE STREET	15'-0"	15'-0"
REAR	10'-0"	107'-0"
PARKING	REQUIRED	PROVIDED
STAFF	27 SPACES	30 SPACES
PUBLIC	7 SPACES	8 SPACES
H.C. ACCESSIBLE	1 SPACES	1 SPACES
TOTAL	35 SPACES	39 SPACES

PROJECT INFORMATION

CLASSIFICATION
BUILDING CODE: FLORIDA BUILDING CODE 2007 EDITION
OCCUPANCY GROUP: GROUP A-3
CONSTRUCTION TYPE: V-B
FACILITY WILL BE FIRE SPRINKLERED. (NFPA 13)

AREA BREAKDOWN
GROUND FLOOR ..... = 8,503.5 SQ. FT.
SECOND FLOOR ..... = 5,648.4 SQ. FT.
TOTAL = 14,211.9 SQ. FT.

ALTERATION TYPE: LEVEL 3
PROPOSED NO. OF EXITS: 2
FOOD BRAND REPRESENTED: FIRE
OCCUPANCY LOAD: 100 S.F. PER OCC. - GROSS

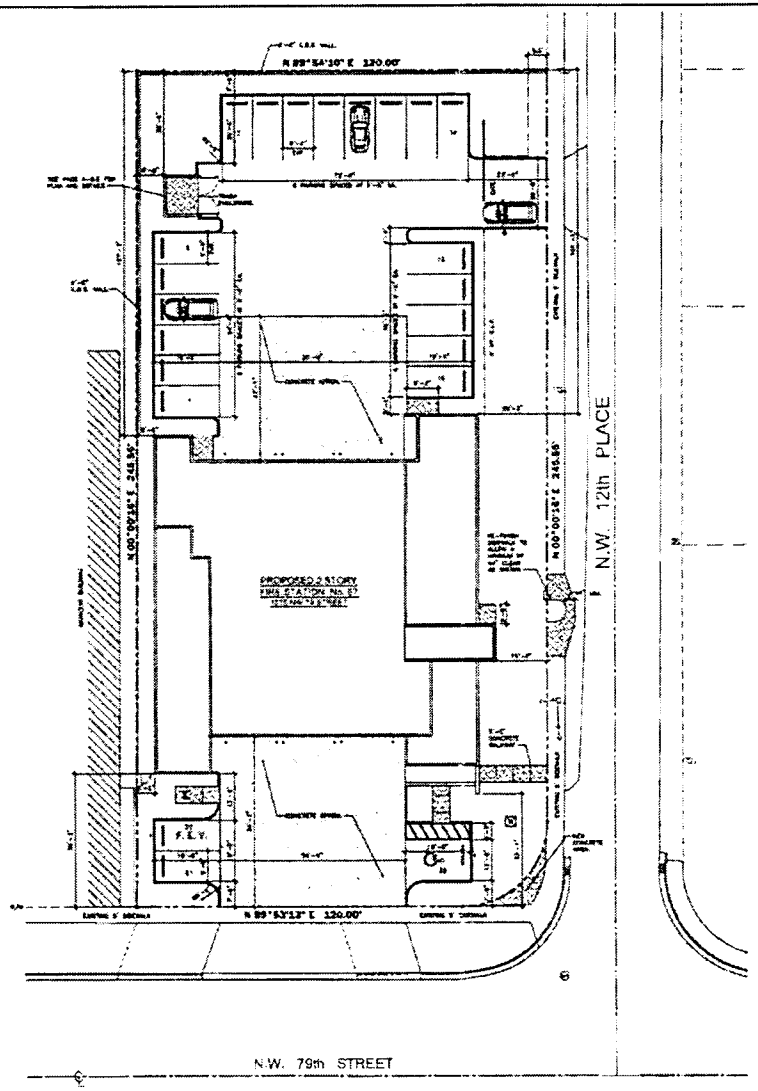
INTERIOR FINISH REQUIREMENTS
(AS PER F.B.C. 2007, 803.1 AND TABLE 803.9)
EXITS: CLASS B MINIMUM
CORRIDORS: CLASS B MINIMUM
OTHER SPACES: CLASS C MINIMUM
FLOOR FINISHES: CLASS I OR II
(RATINGS MAY BE REDUCED TO NEXT CLASSIFICATION DUE TO AUTOMATIC SPRINKLER SYSTEM)

FIRE RESISTANCE REQUIREMENTS
COLUMNS: TABLE 601 OF F.B.C.
EXTERIOR WALLS: TABLE 601 OF F.B.C.
ROOF: TABLE 601 OF F.B.C.
DEMISING WALLS OF PARKING: TABLE 706.4 OF F.B.C.

MIAMI-DADE FIRE RESCUE HAS OBTAINED AN ACCESSIBILITY WAIVER FOR THIS STATION. ALL EMPLOYEES WILL BE ABLE TO BODY AND WILL PERFORM OPERATIONAL DUTIES ONLY WITHIN PORTION OF THE STATION THAT IS ACCESSIBLE COMPLYING WITH F.B.C. 2007 EDITION, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN THE N.W. 1/4 OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:
ALL THAT PART OF LOT 1 OF BLOCK 1 OF "PRESIDENT HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 8, AT PAGE 175 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WITHIN THE EXTERNAL AREA SCRIBED BY A 25.00 FOOT RADIUS CURVE TO THE NORTHWEST, BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 50 FEET OF THE NW 1/4 OF SAID SECTION 11, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 79TH STREET (STATE ROAD 934) AND BOUNDED ON THE EAST BY THE WESTLY RIGHT-OF-WAY LINE OF N.W. 12TH PLACE, CONTAINING AN AREA OF 135 SQUARE FEET, MORE OR LESS.



NORTH
SITE PLAN
SCALE: 1/16" = 1'-0"

MIAMI DADE FIRE RESCUE
Facilities & Construction
9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4521

ANGEL H. LANZELA
ARCHITECT AR 0007520

MIAMI-DADE COUNTY

PROJECT:
FIRE RESCUE STATION No. 67

12710 NW 79 STREET
MIAMI, FLORIDA

PROJECT No.
STATION 67
ISSUED FOR:
PERMIT

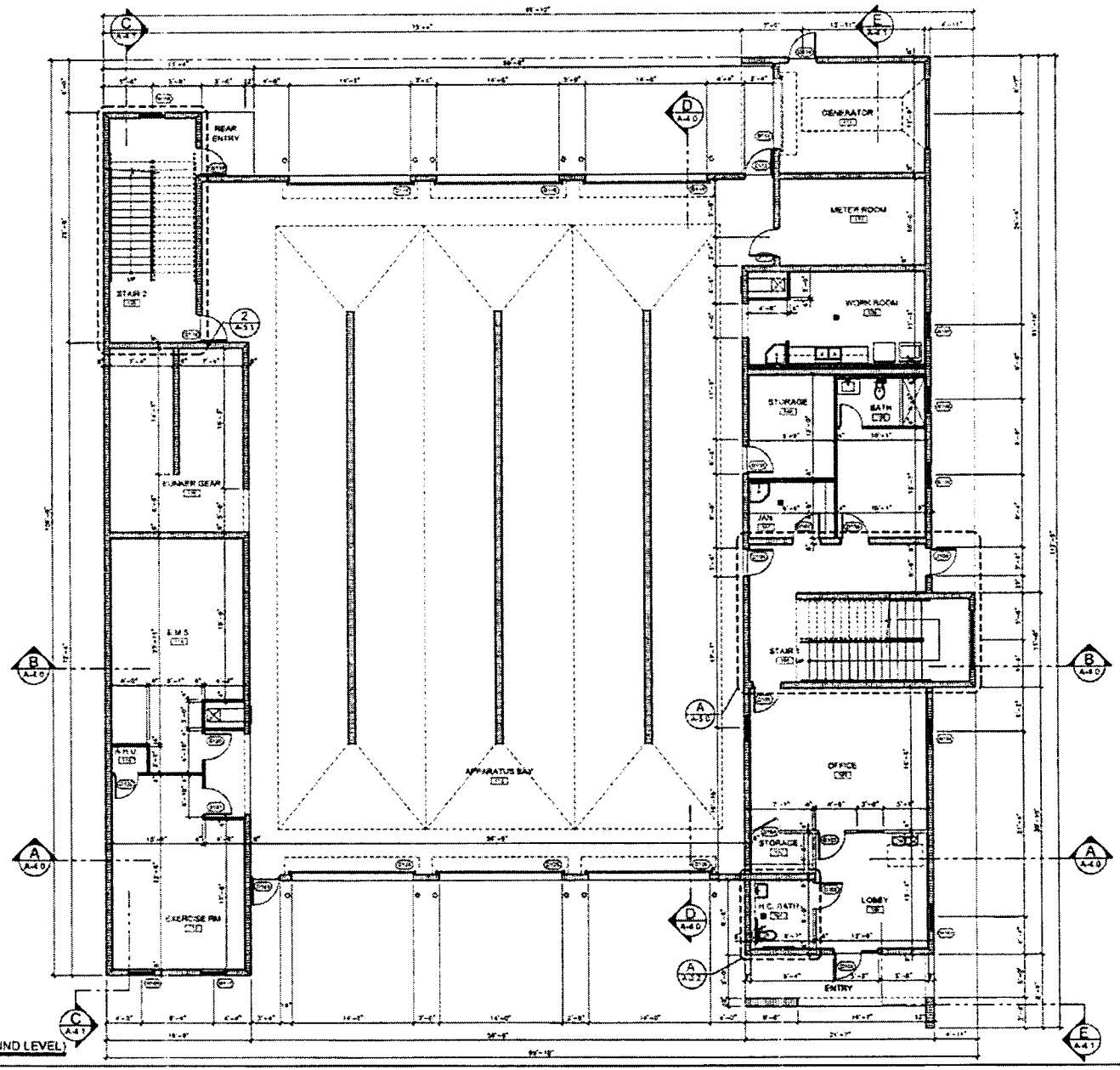
No.	DATE	REVISION	BY

DATE: 10.13.2008
SCALE: AS SHOWN
DRAWN BY: ABM
CHECKED BY: AHL

SITE PLAN

A-1.0

9-1



NORTH

FLOOR PLAN (GROUND LEVEL)

SCALE: 3/16" = 1'-0"

MIAMI DADE FIRE RESCUE

Facilities & Construction

6300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4501

ANGEL H. LAMELA
ARCHITECT AR 0009540

MIAMI-DADE COUNTY

PROJECT

FIRE RESCUE STATION No. 67

1275 NW 79 STREET
MIAMI, FLORIDA

PROJECT No.
STATION 67
ISSUED FOR
PERMIT

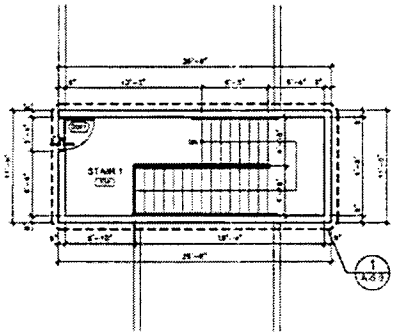
No.	DATE	REVISION	BY

DATE: 10-29-2009
SCALE: AS SHOWN
DRAWN BY: JOSE M. MERLAS
CHECKED BY: A.H.L.

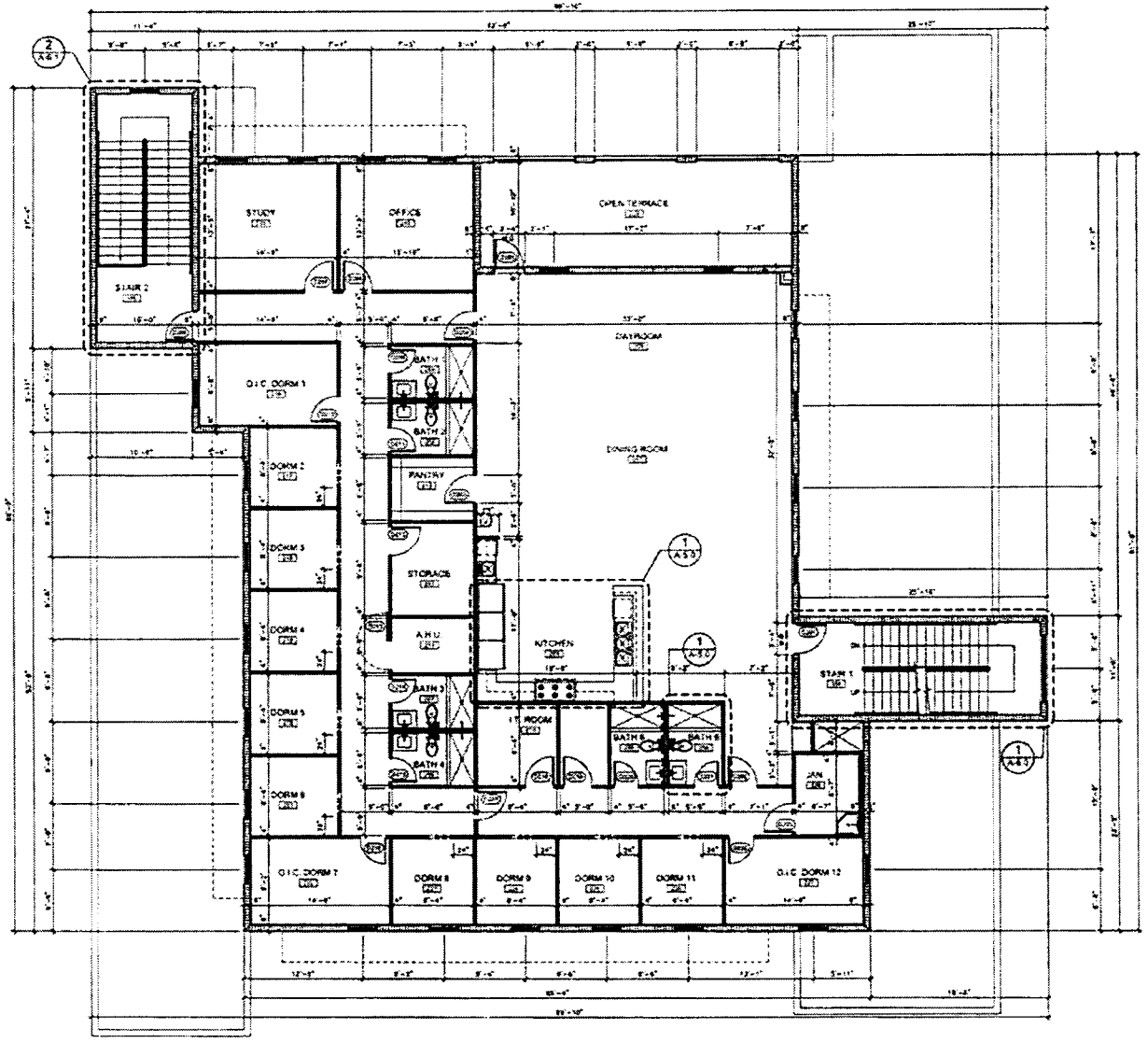
GROUND LEVEL FLOOR PLAN

A-2.0

19



NORTH
FLOOR PLAN (ROOF LEVEL)
SCALE 3/16" = 1'-0"



NORTH
FLOOR PLAN (SECOND LEVEL)
SCALE 3/16" = 1'-0"

MIAMI DADE
FIRE RESCUE
Facilities & Construction
9300 NW 41st STREET
MIAMI, FLORIDA 33178
tel (305) 331-4500
fax (305) 331-4501

ANGEL H. LAMELA
ARCHITECT AR-0009521

MIAMI-DADE COUNTY

PROJECT

FIRE RESCUE
STATION No. 67

1025 NW 29 STREET
MIAMI, FLORIDA

PROJECT No.
STATION 67

ISSUED FOR:
PERMIT

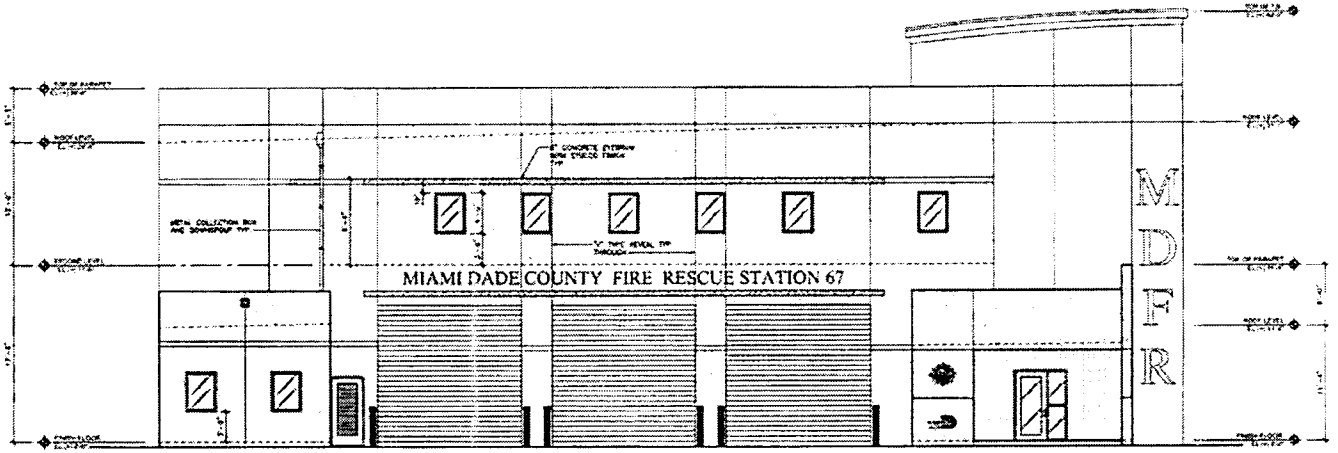
No.	DATE	REVISION	BY

DATE
SCALE
AS SHOWN
DRAWN BY
CHECKED BY
A.H.L.

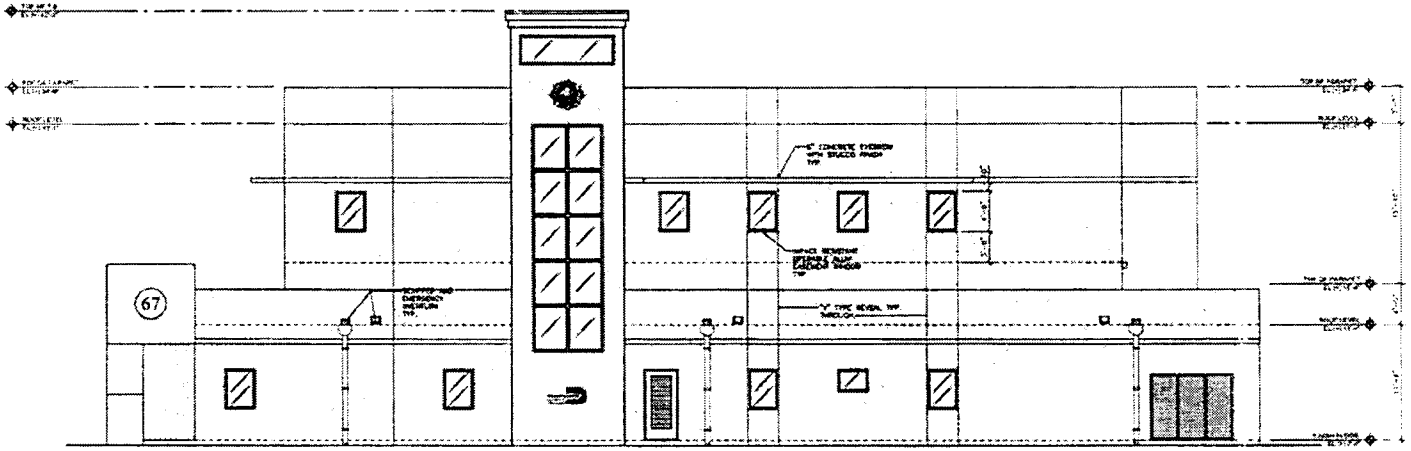
SECOND
LEVEL
FLOOR PLAN

A-2.1

20



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

MIAMI DADE FIRE RESCUE
Facilities & Construction
9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4501

ANGEL H. LAMELA
ARCHITECT AR-0008120

MIAMI-DADE COUNTY

PROJECT:

FIRE RESCUE
STATION No. 67

1275 NW 79 STREET
MIAMI, FLORIDA

PROJECT No.
STATION 67

ISSUED FOR:
PERMIT

No.	DATE	REVISION	BY

DATE
10-08-2014

SCALE
AS SHOWN

DRAWN BY
JOSE M. MESLAS

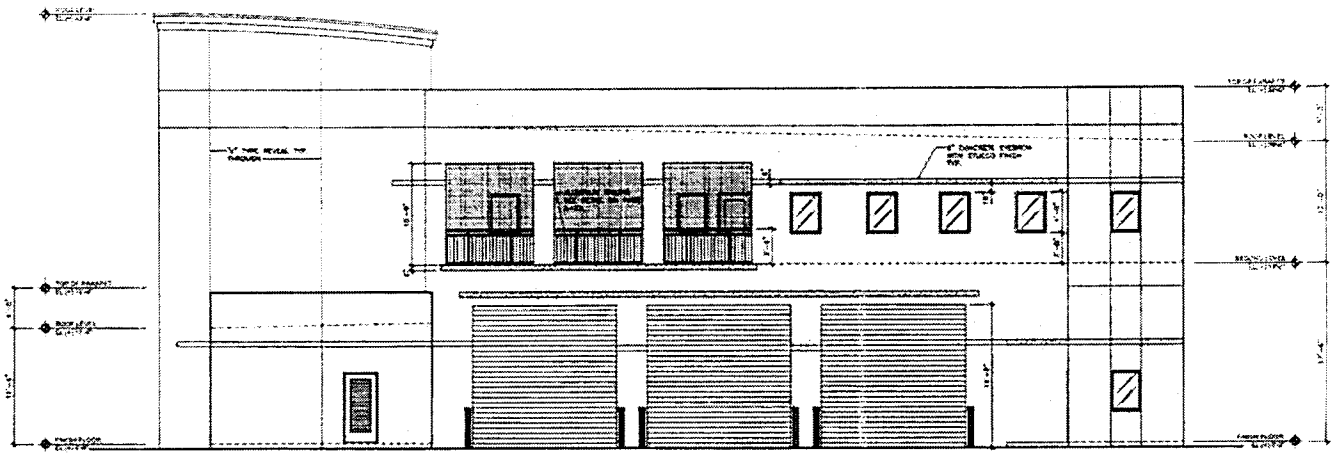
CHECKED BY
R.H.L.

SEAL / SIGNATURE

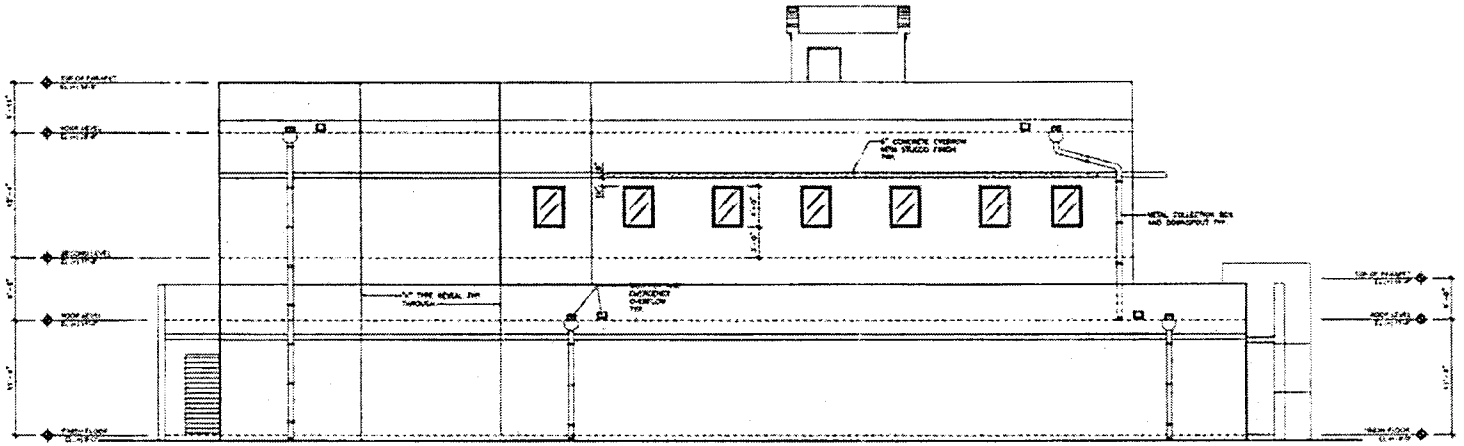
SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A-3.0

21



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

MIAMI DADE
FIRE RESCUE
Facilities & Construction
9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4501

ANGEL H. LAMELA
ARCHITECT AR 0009320

MIAMI-DADE COUNTY

PROJECT

FIRE RESCUE
STATION No. 67

1275 NW 72 STREET
MIAMI, FLORIDA

PROJECT No.

STATION 67

ISSUED FOR:

PERMIT

No.	DATE	REVISION	BY

DATE
6-29-2006

SCALE
AS SHOWN

DRAWN BY
JOSE M. MEDINA

CHECKED BY
A.H.L.

SEAL / SIGNATURE

SHEET TITLE

BUILDING
ELEVATIONS

SHEET NUMBER

A-3.1

22