Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(D)
03-06-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-209-07

RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION AND OPERATION OF THE TWO-STORY ARCOLA FIRE RESCUE STATION ON A 0.68 ACRE VACANT PARCEL OF LAND LOCATED AT 1275 NW 79th 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:

Section 1. This Board hereby finds and declares that the erection, construction and operation of the two-story Arcola Fire Rescue Station on a 0.68 acre vacant parcel of land located at 1275 NW 79th 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 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.

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 Carlos A. Gimenez, who moved its adoption. The motion was seconded by Commissioner Sally A. Heyman and upon being put a vote, the vote was as follows:

Bruno A. Barreiro, Chairman aye
Barbara J. Jordan, Vice-Chairwoman aye

Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Kay Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of March, 2007. 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

COUNTY COMMISSIONERS DADE COUNTY FLORIDA

KAY SULLIVAN
Deputy Clerk

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

Craig H. Coller

Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(D)

Date: March 6, 2007

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Governmental Facilities Hearing for Arcola Fire Rescue Station
GF06-06

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of the Arcola Fire Rescue Station. This item was prepared by General Services Administration at the request of the Miami-Dade Fire Rescue Department and is recommended for approval.

LOCATION: 1275 NW 79th Street, in northwest Miami-Dade County.

COMMISSION DISTRICTS: 2

BACKGROUND: The subject property is vacant, surplus County land. It is designated Business and Office and Low-Medium Density Residential on the Land Use Plan map of the Comprehensive Development Master Plan (CDMP). It is surrounded by residential areas to the north and multi-unit apartments to the south. This station has been identified in the Resource Allocation and Multi-Year Capital Plan and will be funded by the Capital Improvement Bonds.

FACILITY DESCRIPTION: The Arcola Fire Rescue Station will be an 8,000 square foot two-story concrete block structure designed to accommodate up to eight (8) firefighters and paramedics, 24 hours a day, 7 days a week. This will be the first two-story fire rescue facility to be constructed by Miami-Dade Fire Rescue. The proposed construction of a two-story station is warranted because of the critical need for a station in this high volume area and the lack of available larger parcels within the two-mile radius search zone. This site contains 0.68 acres.

The first floor of the station will contain the lobby and information kiosk, two (2) apparatus bays and EMS supplies. In addition, the development plan includes a work room which will include washer and dryer facilities, and an exercise room.

The second floor plan includes dormitory-style sleeping quarters, two (2) bathrooms, a kitchen and a day room. There will also be an office for administrative personnel.

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: March 6, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 5(D)

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**

EXHIBIT A

Legal Description

LOTS 1 & 2 LESS S15Ft TO CO LOTS 4 & 5 LESS WLY60FT & LOTS 16 & 17 BLK 1 CRESCENT HGTS Plat Book 9, Page 173 and recorded in OR 20444, page 492 in public records of Miami-Dade County, Florida.

The station will be equipped with an Advanced Life Support Suppression unit and a rescue unit that will respond to the fire and emergency medical needs of the community.

JUSTIFICATION:

The demand for improved fire rescue service and a faster response time has led the Fire Rescue Department, in conjunction with General Services Administration, to undertake an extensive search within the targeted northwest area for available property on which to construct a new station. Having determined that this site is ideal in location, the size and configuration of the parcel presented the Fire Department with an exciting new challenge in designing its first two-story fire rescue station. This new station design is expected to provide a viable option when larger parcels of land are not available for development.

DEVELOPMENT SCHEDULE:

The planning and design phase of this fire rescue station will begin upon approval of this request. The estimated completion date for on-line service is July 2008.

FUNDING SOURCES:

The total budget allocated for construction of the facility is $3,126,000.00. Funds will be provided by the Capital Improvement Bond.

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 September 6, 2006. 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 December 2006.

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

MIAMI-DADE COUNTY

Date: January 9, 2007

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing for Arcola Fire Rescue Station
06GF06

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 1275 NW 79th Street, in northwest 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 subject site is currently vacant and is designated Business and Office and Low-Medium Density Residential on the LUP map of the Comprehensive Development Master Plan (CDMP). It is surrounded by residential areas to the north and multi-unit apartments to the south. The property was surplus land that was acquired by the County for utilization of the Miami-Dade Fire Department in March of 2004. This station has been identified in the Resource Allocation and Multi-Year Capital Plan and will be funded by the Capital Improvement Bonds.

FACILITY DESCRIPTION

The Arcola Fire Rescue Station will be an 8,000 square foot two-story concrete block structure, designed to accommodate up to eight (8) firefighters and paramedics, 24 hours a day, 7 days a week. The station will be equipped with an Advanced Life Support Suppression unit and a rescue unit that will respond to the fire and medical needs of the community. Access to the station is from NW 79th Street.

This will be the first two story fire rescue facility to be constructed by Miami-Dade Fire Rescue. The proposed construction of a two-story station is warranted because of the critical need for a station in this high volume target area and the lack of available larger parcels within the two mile radius search zone. This site contains 0.68 acres.

The first floor of the station will contain the lobby and information kiosk, two (2) apparatus bays and EMS supplies. In addition, the development plan includes a work room which will include washer and dryer facilities, and an exercise room. The fire station will also be equipped with an ADA compliant elevator.

The second floor plan includes sleeping quarters (dormitory style), two (2) bathrooms, kitchen and a day room. There will also be an office for administrative personnel.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Comprehensive Development Master Plan (CDMP) Adopted 2005 and 2015 Land Use Plan (LUP) map designates the subject property as Low-Medium Density Residential Use (6 to 13 dwelling units per acre) and Business and Office Use. Fire rescue station facilities are permitted within all urban land use categories contained in the Land Use Element's section describing the Institutional and Public Facility section on page 1-63:" ... Neighborhood – or- community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations 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."

EXISTING LAND USE PATTERN		LAND USE PLAN DESIGNATION
Subject Property: RU-and BU-2; vacant property		Business and Office and Low-Medium Density Residential 6 to 13 dua
Surrounding Properties:		Low-Medium Density Residential,
NORTH:	RU-2; Duplex Residence	6 to 13 dua
SOUTH:	RU-4M; Multi-family apartment Development	Business and Office
EAST:	RU-2 and BU-2; Duplex Residences and vacant lots	Business and Office and Low-Medium Density Residential 6 to 13 dua
WEST:	RU-2 and BU-3; Retail properties	Business and Office and Low-Medium Density Residential 6 to 13 dua

IMPACT OF FACILITY ON SURROUNDING LAND USE

The proposed fire station facility will offer life and safety services to the surrounding residential communities. The subject property will be accessible from NW 79th Street, a highly trafficked Section Line roadway and, as such, no local residential streets will be impacted by the traffic generated by the proposed station. To properly mitigate the visual and aural impacts that could be generated by this facility onto the residential area to the north, staff recommends that the applicant install a 6 foot high wall along the north property line. In order to further buffer the impact on surrounding uses, staff recommends the applicant install lot trees, street trees, and shrubs in accordance with Chapter 18A (Landscape Code).

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** recommends approval with conditions of this application. The proposed fire rescue facility is a neighborhood-or-community-serving institutional use that may be approved where compatible in all urban land use categories of the Land Use Plan

(LUP) map. Since the proposed station will be 2 stories high, staff recommends that the applicant coordinate with the Office of ADA Coordination to ensure that all of their accessibility requirements are met. Additionally, staff recommends that the applicant install a 6 foot high concrete wall, in addition to lot trees and shrubs along the north property line to help mitigate the impacts that the proposed station might beset on the residential area to the north. With the installation of the required buffering, the request for the fire station facility is deemed to be consistent with the adopted 2015 and 2025 Comprehensive Development Master Plan (CDMP) and compatible with the surrounding residential and business districts.

CONDITIONS:

1. That the applicant provide buffering in the form of a 6' high concrete block wall along the north property line in order to help mitigate any impact of the proposed fire station on the neighboring properties.

2. That the applicant installs lot trees and shrubs along the north property in accordance with Chapter 18A of the Landscape Code.

The **Public Works Department – Right-of Way Division** recommends approval of the proposed project with the following condition:

- A 5 foot dedication along NW 12th Place is required.

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

2. The Public Works Department (PWD) has no proposed projects in the 2006 Transportation Improvement Program (TIP) nor the 2030 Long Range Transportation Plan (LRTP).
3. Please be advised that NW 79th Street (SR 934) is part of the State Highway System. The Florida Department of Transportation (FDOT), in the 2007 TIP, includes the following projects in the area:

- Project #1:: SR 934/NW 79 Street from 175 FT of NW 12th Avenue to 1-95 NB Underpass (Project #4198551)
- Description: Mill and Resurface
- Comments: Proposed funding for Preliminary Engineering (PE) in FY 2007-2008. Please contact Rene De Huelbes, P.E., FDOT, at (305) 470-5308 (rene.dehuelbes@dot.state.fl.us) for more information.
- Project #2: SR934/NW 79 Street from NW 13 Court to Biscayne Bay (Project #4209041)
- Description: Right of Way Acquisition
- Comments: Proposed funding for ROW in FY 2006-2007

Note: FDOT has a Project Development and Environmental (PD&E) Study for the area. Please contact Rene De Huelbes, P.E., FDOT< at (305) 470-5308 (rene.dehuelbes@dot.state.fl.us) for more information.

Also, please be advised that FDOT, in the 2030 LRTP, has listed as Priority II (planned to be funded between 2010 and 2015) an Intelligent Transportation System (ITS) project, which includes closed circuit television (CCTV), roadway sensors, arterial dynamic message signs, and wireless communications along NW/NE 79 Street from Homestead Extension of Florida's Turnpike (HEFT) to A1A. Please contact Rory Santana, P.E. (FDOT ITS, Tel: (305) 470-6934), Debora Rivera, P.E., (FDOT Traffic Operation, Tel: (305) 470-5335), and Robert Williams, P.E., P.T.O.E. (MDPWD Traffic Signals and Signs, Tel: (305) 592-8925) for more information.

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

Should you have any questions, please do not hesitate to contact Mr. Javier Heredia, P.E., Section Head, Highway Planning at (305)375-1901.

The **Public Works Department (Land Development Division)** recommends approval of this application and states the following:

- The applicant provided proof of Subdivision of those portions of Lots 4 & 5 prior to January 1, 1958 so a Waiver of Plat is not required.

The **General Services Administration CMRS Division** has reviewed the application and site plan and recommends approval of the request.

The **Office of ADA Coordination** has reviewed the application and approves based on the following condition:

- One accessible parking space is required in front of the building and there should be an accessible route between it and the front entrance. Also, because the building will contain a second story, Title II of ADA requires an elevator.

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 recommendations:

Water:
Connect to an existing eight (8)-inch line in NW 79 St. and NW 13th Avenue and extend a twelve (12)-inch line easterly in NW 79th Street and NW 12th Place, interconnecting to an existing six (6)-in water main at that location. If the Fire Department requires a fire hydrant in NW 12th Place, then an eight (8)-in. water main would be required to feed said hydrant.

Sewer:
Connect to an existing eight (8)-inch gravity sewer on NW 79th Street, abutting a portion of the south boundary of the property.

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, connection of the proposed development to the public water supply and public sanitary sewer systems 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, 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.

Site grading and development 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 Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

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 is advised that the requested use of the subject property will require operating permits from DERM. 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.

Pollution Remediation:
The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning ~~these~~ incentives contact the Pollution Remediation Section of DERM at 305-375-6700.

Wetlands:
The subject property does not contain jurisdictional wetlands, as defined in 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 (USACOE) (305-526-7181), 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. It is the applicant's responsibility to contact these agencies.

Tree Preservation:
The subject property may contain specimen –sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject applicant is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History:
DERM has reviewed the Permits and Enforcement (PEN) database and the Enforcement Case Tracking System (ECTS), and has found no open or closed enforcement records for the subject property.

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.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

Application GF06-06

ARCOLA FIRE RESCUE STATION

Esther Calas, Director
Public Works Department

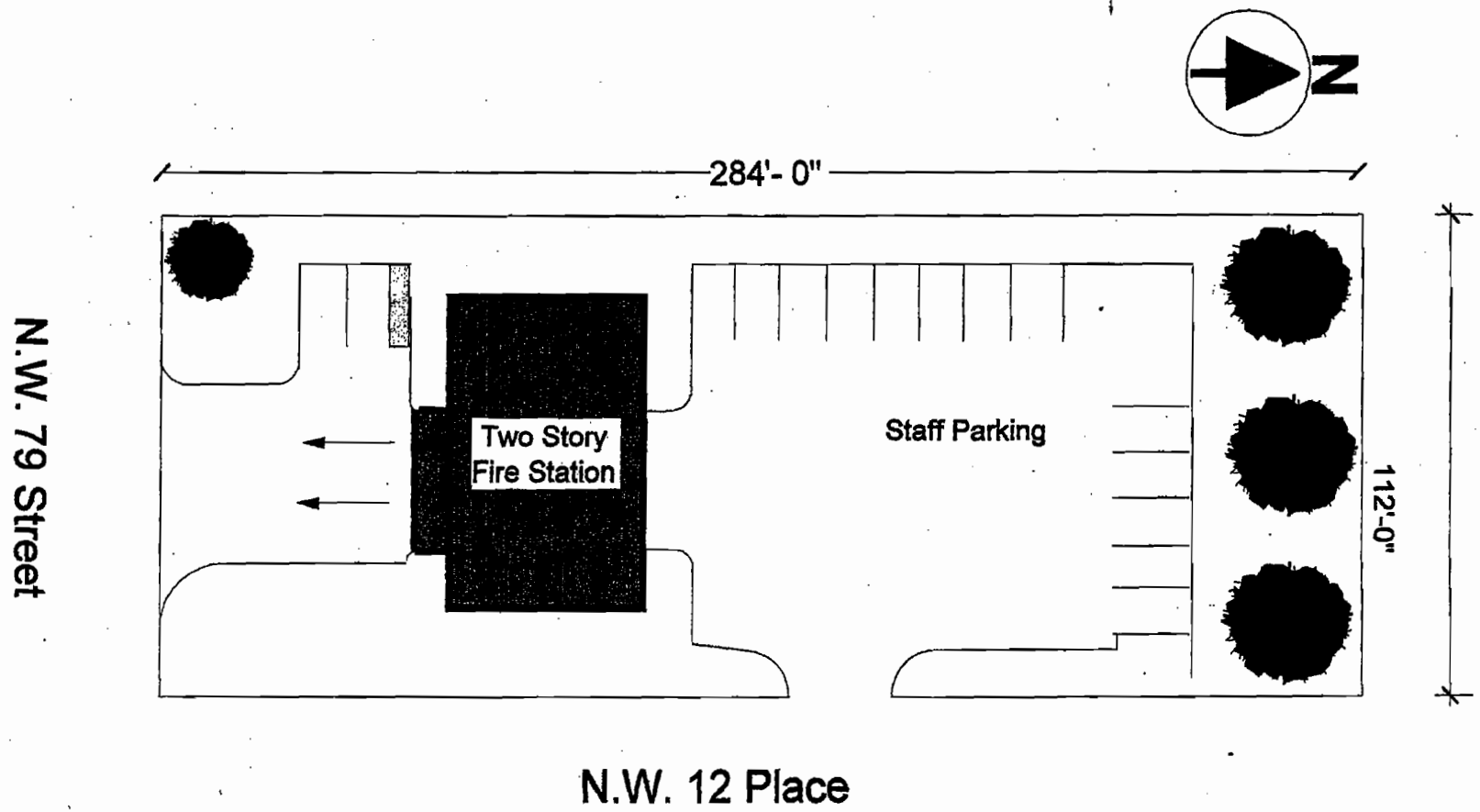
for Diane O'Quinn Williams,
Director
Department of Planning & Zoning

for Mirtha Paez, Special Projects
Administrator, Planning Section
Fire Rescue Department

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

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

Wendi J. Norris, Director
General Services Administration



MIAMI-DADE FIRE RESCUE DEPARTMENT
Proposed Site for Arcola Fire Station # 67
Scale 1=40 October 2006

PROPOSED ARCOLA FIRE RESCUE STATION

MIAMI-DADE FIRE RESCUE DEPARTMENT