Approved _____ Mayor
Veto _____
Override _____

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

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

RESOLUTION NO. R-210-07

RESOLUTION APPROVING IMPROVEMENTS TO THE EXISTING SCHOOL FACILITIES AT SABAL CHASE PARK, IN ACCORDANCE WITH THE LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND MIAMI-DADE COUNTY SCHOOL BOARD PURSUANT TO 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 improvements to the existing school facilities at Sabal Chase Park located on the northwest corner of SW 113th Place and extending to SW 109th Road, in accordance with the lease agreement between Miami-Dade County and Miami-Dade County School Board, more specifically described as follows:

See Attached Exhibit "A"

is necessary to provide for and to 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 Sally A. Heyman, who moved its adoption. The motion was seconded by Commissioner Jose "Pepe" Diaz and upon being put to 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
Katy 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

By: KAY SULLIVAN
Deputy Clerk

Approved by the County Attorney as
to form and legal sufficiency. JM
John McInnis

Memorandum

MIAMI-DADE COUNTY

Date: March 6, 2007

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

From: George M. Burgess
County Manager

Agenda Item No. 5(E)

Subject: Governmental Facilities Hearing
Sabal Chase School General Plan at Sabal Chase Park Site
GF05-03

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of the classroom expansion at the William Lehman Elementary School. The existing forty-year Lease Agreement between Miami-Dade County and Miami-Dade County Public Schools (MDCPS) authorized the construction of a school on the Sabal Chase Park site, and provides for expansions to the school, so long as such plans comply with the requirements of Section 33-303 of the Code of Miami-Dade County. The current request, known as the Sabal Chase School General Plan at Sabal Chase Park, is for the replacement of classrooms, and the addition of an outdoor fitness station and three (3) multi-purpose courts. This item has been prepared by General Services Administration at the request of the Miami-Dade Park and Recreation Department.

LOCATION: SW 109th Road and SW 113th Place, in southwest Miami-Dade County.

COMMISION DISTRICT: 8

BACKGROUND: In 1975, the Arvida Corporation, (the original developer of the Sabal Chase community), conveyed approximately 8.9 acres of vacant land to MDCPS for a proposed school site. The site is located adjacent to a 4.5 acre parcel of land that the developer had conveyed to Miami-Dade County for a park. The deed for the proposed school site provided that, if construction of a school had not commenced within fifteen years, by October 1989, the ownership of the 8.9 acre parcel would automatically transfer to the County for any use in the public interest compatible with the surrounding area.

In May 1984, the County entered into a forty (40) year lease with MDCPS, with renewal options, to utilize the 8.9 acre site for recreational use. The Lease Agreement provided that, should construction of the school be subsequently deemed necessary by the MDCPS, the County would make the land available for school purposes, subject to compliance with the requirements of Section 33-303

In October 1989, the County assumed ownership of the 8.9 acre parcel from MDCPS, subject to the terms of the original conveyance by the Arvida Corporation, and the 1984 Lease Agreement.

In 1990, MDCPS requested approval to erect, construct, and operate the school facility on the subject property as authorized by the Lease Agreement. After a public hearing pursuant to Section 33-303, the Board of County Commissioners adopted Resolution 1016-90, approving construction of the school. In 1993, MDCPS entered into a second agreement with the County, this one for the construction and maintenance of the school and for joint use of the Sabal Chase Park property. The agreement required that additional permanent or temporary structures be approved through Section 33-303, of the Code of Miami-Dade County. Approval of the pending application will permit MDCPS to proceed with the planned construction at the existing William Lehman Elementary School.

In 2007, following negotiations with County staff, MDCPS approved amendments to the Lease Agreement to (1) provide that all structures and improvements constructed by MDCPS would comply with the Americans with Disabilities Act (ADA) and Americans with Disabilities Act Accessibility Guidelines (ADAAG), (2) commit to correct any existing ADA and/or ADAAG violations, and; (3) indemnify the County from liability from all existing and future claims arising out of ADA or ADAAG requirements. In addition, the amendment provides that MDCPS shall be responsible for building permits for construction on the leased premises. The proposed amended lease, as authorized by the Miami-Dade County School Board, is a companion item on today's agenda for your consideration.

FACILITY DESCRIPTION:

This request calls for the replacement of classrooms, and the addition of an outdoor fitness station and three multi-purpose courts. The submitted plans indicate existing structures that consist of four buildings creating a courtyard. One of the existing school buildings is located in the center of the courtyard. Parking for staff and faculty is located along the southeasterly portion and southwest corner of the site, and a physical education shelter and playground are located on the north side of the existing facility. The new modular building will be sited on the northwesterly portion of the site. New basketball, volleyball, and handball equipment will be placed on the east side of the modular building and north of the existing playground and physical education shelter. An existing network of sidewalks that connect the buildings and parking lots will be tied into the proposed sidewalks that lead to the planned expansion and existing physical education shelter.

JUSTIFICATION: There is a significant demand for classroom space to reduce overcrowding at William Lehman Elementary School. With the close proximity of Sabal Chase Park, the improvements will create a desirable mixed use at this site. In addition, the site's new basketball, volleyball, and handball courts benefit the community by being made available to the public when school is not in session.

DEVELOPMENT SCHEDULE: It is estimated that the permitting and bidding process for the modular classrooms and amenities will be completed approximately four months following approval by the Board of County Commissioners. Construction of the project should be completed within six months, allowing time for preparation of the August-September 2007 school year.

FUNDING SOURCES: The total cost of this project will be borne by the Miami-Dade County Public School system. The estimated budget is $2,500,000.00. Funds will be provided by Impact Fees and Certificates of Participation.

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 Park and Recreation Department has been addressing issues raised during the review process. Ultimately, all concerns and requirements of the Committee were satisfied. The Committee unanimously recommended approval in January 2007.

COMMUNITY COUNCIL: The project was presented at Community Council #12 on July 19, 2005 where it received a unanimous recommendation for approval.

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, must conduct a public hearing before the Board of County Commissioners. 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 Bruno A. Barreiro and Members, Board of County Commissioners

DATE: March 6, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 5(E)

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
SABAL CHASE SCHOOL SITE LEGAL DESCRIPTION

A portion of the Northwest ¼ of Section 7, Township 55 South, Range 40 East being more particularly described as follows:

Commence at the Southeast corner of the Northwest ¼ of said Section 7 and run North 47° 10' 14" West for 1392.12 feet to the Point of Beginning of the parcel hereinafter described; thence South 44° 28' 03" West for 97.94 feet to a Point of Curvature of an arc to the left having a radius of 300.00 feet and a central angle of 42° 08' 17"; thence North 75° 45' 30" West for 287.52 feet; thence North 67° 59' 34" West for 57.78 feet; thence North ~~48° 13~~' 55" West for 450.67 feet to a Point of Intersection with the arc of a curve having a radius of 500.00 feet and a central angle of 22° 15' 02" said point having a radial bearing of North 50° 41' 28" West to the center of said curve; thence Northerly along the arc of said curve to the left for an arc distance of 194.17 feet to a Point of Tangency; thence North 17° 13' 30" East for 157.99 feet to a Point of Curvature of an arc to the right having a radius of 375.00 feet and a central angle of 30° 35' 35"; thence South 43° 20' 36" East for 380.00 feet; thence North 46° 39' 24" East for 140.00 feet; thence South 43° 20' 36" East for 70.00 feet; thence South 23° 27' 29" West for 152.32 feet; thence South 43° 20' 36" East for 331.92 feet to the Point of Beginning; lying and being in Dade County, Florida. Less portions of subject property dedicated or to be dedicated for road rights-of-way.

Memorandum

MIAMI-DADE COUNTY

Date: January 24, 2007

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing
Sabal Chase School General Plan
At Sabal Chase Park Site
GF05-03

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the replacement of school classrooms, and the addition of an outdoor fitness station and three multipurpose courts at the site located on the northwest corner of SW 113th Place and extending to SW 109th Road. This application is submitted pursuant to an agreement between Miami-Dade County and the Miami-Dade County School Board. This application was reviewed by the Site Review Committee. The 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

In 1975, the Arvida Corporation, the original developer of the Sabal Chase community, conveyed approximately 8.9 acres of vacant land to the School Board. The site is located adjacent to a 4.5 acre parcel simultaneously conveyed to Miami-Dade County for a park. The deed for the proposed school site provided that if construction of a school had not commenced within fifteen years, by October 1989, the ownership of the 8.9 acre parcel would automatically transfer to the County for any use in the public interest compatible with the surrounding area.

In May 1984, the School Board and the County entered into a forty (40) year lease agreement, with renewal options, to utilize the 8.9 acre site for recreational use. The agreement provided that, if construction of the school was later deemed necessary by the School Board, the County would make the land available for school purposes, subject to the project's compliance with the requirements of Section 33-303.

In October 1989, Miami-Dade County assumed ownership of the 8.9 acre parcel, subject to the terms of the original conveyance by the Arvida Corporation and the subsequent 1984 Lease Agreement. In 1990, the School Board requested approval to erect, construct, and operate the school facility on the subject property, as authorized by the Lease Agreement. Following a public hearing pursuant to Section 33-303, the Board of County Commissioners adopted Resolution 1016-90, which approved construction of the school. In 1993, the School Board and Miami Dade County entered into another lease agreement for the construction and maintenance of the school and for joint use of the Sabal Chase Park property. The lease required that additional permanent or temporary structures were to be approved through compliance with Section 33-303, of the Code of Miami-Dade County. Approval of the pending application will permit the School Board to proceed with construction at the existing William Lehman Elementary School.

FACILITY DESCRIPTION

The purpose of this request is for classroom replacements, an outdoor fitness station, and three multi-purpose courts. The submitted plans indicate an existing layout consisting of 4 buildings forming a courtyard. One of the existing school buildings is located in the center of the courtyard. Parking for staff and faculty is located along the southeasterly portion and southwest corner of the site, with a physical education shelter and playground on the north side of the existing facility. The new modular building will be sited on the northwesterly portion of the site. New basketball, volleyball, and handball equipment will be placed on the east side of the modular building and north of the existing playground and physical education shelter. A network of sidewalks connects buildings and parking lots, and will ultimately be connected to the proposed sidewalks that lead to the proposed expansion and existing physical education shelter.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Comprehensive Development Master Plan (CDMP) Adopted 2005 and 2015 Land Use Plan (LUP) map designate the subject property as Low Density Residential Community (2.5 to 6 dwelling units per gross acre). The site is located northwest of SW 113th Place, and extends to SW 109th Road. William Lehman Elementary School is located on land that is leased from Miami-Dade County by the Miami-Dade County Public School District, and southwest of the adjoining Sabal Chase Park. The school site is surrounded on all other sides by residential dwelling units, and the LUP map depicts all surrounding land for Low Density Residential Communities. (Land Use Element, page I-20.2).

All of the aforementioned functions would be consistent with the operation of a public school that is operated on County land under a joint use agreement and which, as a neighborhood or community service, is specifically permitted in Residential Communities.

The proposed school expansion 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. In addition, the property is designated low-density residential. The low density category permits residential development at a maximum density of 6 units per gross acre and institutional uses such as schools and houses of worship. The site plan indicates that the school expansion and ancillary recreational uses will be sited in close proximity to Sabal Chase Park to reduce potential impacts generated by the use on adjoining residential properties. Staff notes that the original school was designated for an estimated 800+ student population that has since grown to 900+ students. The proposed modular building with its new classrooms will provide relief for some of the school overcrowding at William Lehman Elementary School, while the recreational facilities will serve the public, as well as students, since the new combination basketball, volleyball, hand courts will be open to the public when the school is not in session.

Notwithstanding the aforementioned, staff will require that the applicant buffer the site from adjoining residences by installing, in accordance with Chapter 18A (Landscape Code), street trees and parking lot buffers along those portions of the property fronting on rights-of-way. In staff's opinion, the expansion's scale and height is in keeping with the existing school facility and in scale with residences surrounding the subject property. With the recommended landscaping, the request for the school expansion is deemed to be compatible with the surrounding area and consistent with the Adopted 2005 and 2015 Comprehensive Development Master Plan (CDMP).

All future use of the property under the proposed expansion plan would be consistent with the operation of a public school that is operated on County land under a joint use agreement and which, as a neighborhood or community service, is permitted in Residential Communities.

Residential Communities
The areas designated Residential Communities permit housing types ranging from detached single-family to attached multi-family buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship. (Land Use Element, page I-31).

EXISTING LAND USE PATTERN		LAND USE PLAN DESIGNATION
Subject Property:		
GU; William Lehman Elementary		Low Density Residential, 2.5 to 6 dua (dwelling units per acre)
Surrounding Properties:		
NORTH:	GU; Sabal Chase Park	Low Density Residential, 2.5 to 6 dua
SOUTH:	RU-TH & RU-3M; Apartments And townhouses	Low Density Residential, 2.5 to 5 dua
EAST:	GU & RU-TH; Apartments, Clubhouse and townhouses	Low Density Residential, 2.5 to 6 dua
WEST:	GU & RU-3M; Apartments	Low Density Residential, 2.5 to 6 dua

IMPACT OF FACILITY ON SURROUNDING LAND USE

The proposed school expansion, consisting of a proposed modular building and recreation courts, will provide relief from some of the school overcrowding in the area (student population has increased from the designed 800+ students to about 900+). The traffic generated by students attending the school will be most apparent during the morning and afternoon hours when children are dropped off or picked up by parents and buses. Adjacent residences, however, could be aurally and visually impacted by the proposed school expansion. As such, staff will require, as a condition of approval, that street trees and parking lot buffers be installed along those portions of the property fronting on rights-of-way in accordance with Chapter 18A (Landscape Code) in order to mitigate the impacts generated by this facility onto residential uses.

STAFF RECOMMENDATIONS:

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

1. That the applicant install street trees and parking lot buffers along those portions of the property fronting on rights-of-way in accordance with Chapter 18A (Landscape Code).

The **Public Works Department – Right of Way and Survey Division** has reviewed the application and offers no objections to the proposed project.

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

1. The Public Works Department (PWD) currently has no plans to widen the roadways adjacent to this facility in the 2006 Transportation Improvement Program (TIP) or the 2030 Long Range Transportation Plan (LRTP).
2. For proper assessment of this project, PWD will require a traffic study and a site plan from Miami Dade County Public Schools (MDCPS) addressing the additional impact of the proposed new permanent student stations (approximately 200). This information is necessary, since the original school approved by PWD only accounted for 800+ students in permanent student stations; whereas, the existing school has 900+ students in temporary and permanent facilities. Therefore, the impact of these new permanent student stations must now be reviewed by PWD to determine if any additional improvements by MDCPS are necessary to accommodate this traffic.

For further information or 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 **Public Works Department – Land Development Division** has reviewed the application and states the following condition, that a Waiver of Plat, to comply with the Miami-Dade County Subdivision Code (Chapter 28), will be required on this project. The process takes approximately three (3) months from submittal to final approval by the Board of County Commissioners.

The **Office of ADA Coordination** has reviewed the application and offers the following comments:

1. The Department would prefer this project be permitted by the Miami-Dade Building Department. If not, the Office will not be able to assure ADA compliance. By prior agreement with the Building Department, permitted construction projects require review and approval from the Office of ADA Coordination. If construction permits are only issued by the School Board, the Office cannot be assured that the construction plans will be ADA-compliant.
2. Existing parking lots at William Lehman Elementary School do not comply with ADA accessibility Guidelines (ADAAG). The number, location and design of accessible parking spaces do not comply with ADAAG and modifications are therefore required as part of this expansion to satisfy ADAAG's 20% rule.
3. The existing vehicular drop-off area does not comply with ADAAG. This area should also be made accessible as part of this project to comply with ADAAG's 20% rule.
4. Plans submitted by the applicant for review and approval by the Site Review Committee contain insufficient information to ascertain whether new or existing paths of travel connecting accessible parking spaces, drop-off areas and street sidewalks to new and existing buildings and facilities are accessible.
5. No existing or new curb cuts are indicated. ADAAG compliant curb cuts are required if existing curbs are present.
6. Proposed basketball and volleyball hard courts and fitness equipment areas are not on ADAAG required accessible routes.
7. More information (dimensions, elevations, etc.) is required for the classroom building to determine ADAAG compliance.

8. The Office of ADA Coordination would be pleased to coordinate these ADA compliance comments with our ADA plan review counterparts at the School Board.

The **Fire Rescue Department** has reviewed the application and makes the following comments: The Closest fire rescue station to this project is Station # 53 Turnpike, located at 11600 SW Turnpike Highway. This station is equipped with a rescue vehicle, and service can be provided with a 2 to 3 minute response time. Other stations able to respond to calls would be Station # 9 Kendall, located at 7777 SW 117th Avenue. This station is equipped with a rescue and an advanced life support engine.

Fire and Water Engineering Comments are as follows:
1. There must be access to the new building. The fence around the property must have a gate for emergency vehicle access.
2. A minimum of two (2) fire hydrants at 2, 000 GPM fire flow are required.
3. This project must comply with Uniform Fire Safety Rules and Standards.

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

Water:
School sites, either public or private, having water main(s) abutting the property that are less than twelve (12) inch in diameter need to be reviewed by the M-D WASD's Infill Committee. Contact Mr. Jose Gonzalez at 305-669-7667. There are water 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 must be closed and vacated before starting construction in the easements(s) areas. Cutting and plugging of existing mains shall be done by M-D WASD's forces at owner's expense. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Service to existing customers can not be interrupted.

Sewer:
Connect to any of the existing eight (8)-inch gravity sewers on SW 109th Road and/or SW 113th Place. Any sewer extension within the property shall be eight (8)-inches minimum in diameter.

The **General Services Administration CMRS Division** has reviewed the application and offers no objections to the plan as presented to the Site Review Committee.

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.

Wellfield Protection:
The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24.43 of the Code. Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Water and Sewer Service:
Public water and public sanitary sewers can be made available to this site. Connection to any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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:
A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on site utilizing property designed seepage or infiltration drainage structures. Drainage must provide for the 5-year/1 day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

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.

Air Quality Preservation:
DERM staff has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality. Fugitive dust emissions shall be minimized during all construction phases. Any involved demolition will require an asbestos survey and any required asbestos abatement shall be done prior to demolition.

Pollution Remediation:
The subject property is not currently or historically permitted with DERM and there are no records of current of historical contamination assessment or remediation issues on the property.

Wetlands:
The subject site is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in 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:
The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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 05-03

Sabal Chase School General Plan at Sabal Chase Park Site

Esther Calas, Director
Public Works Department
Right-of-Way Division

Esther Calas, Director
Public Works Department

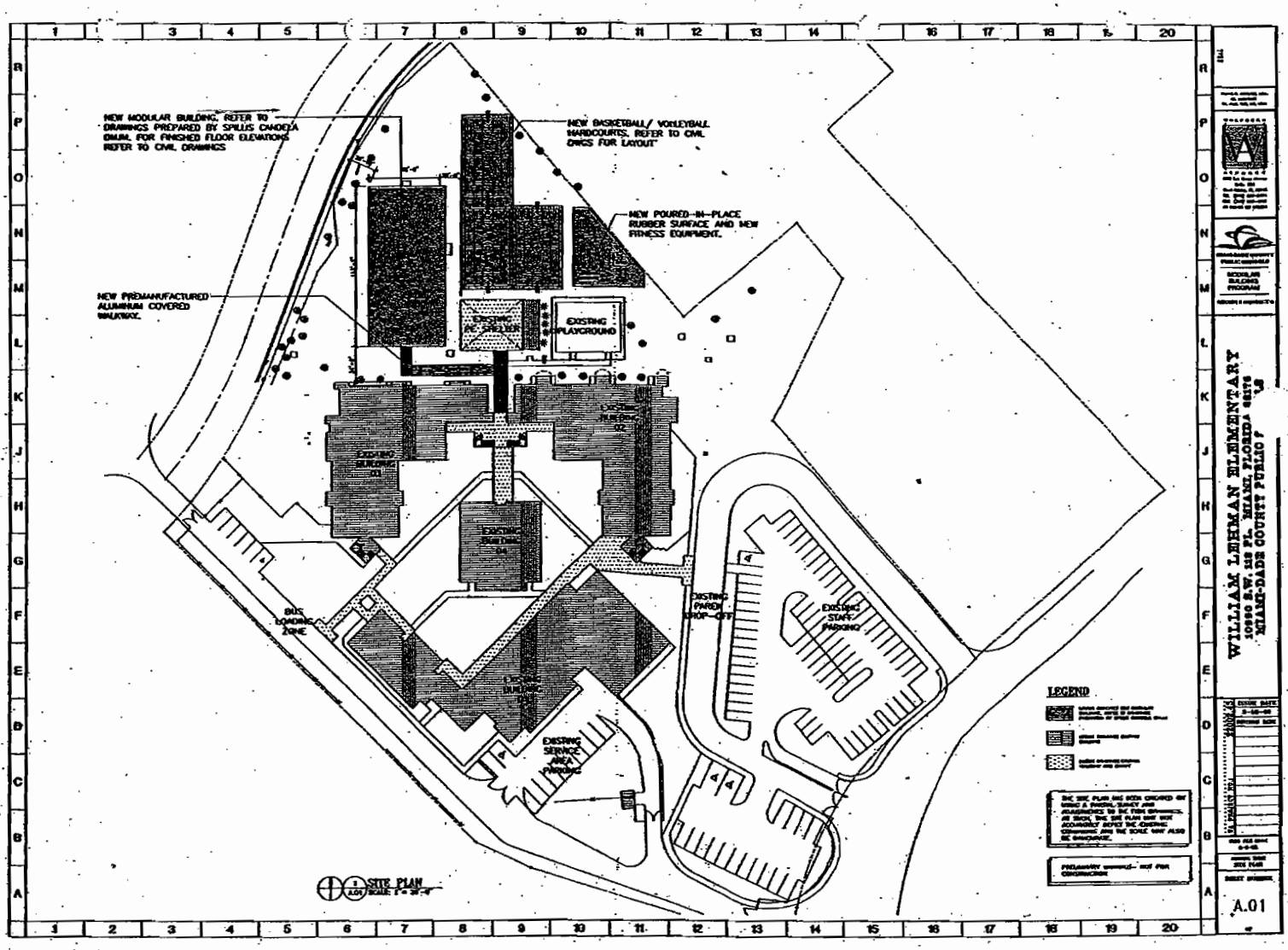
for Diane O'Quinn Williams, Director
Department of Planning and Zoning

for Mirtha Paez
Capital Improvement and Planning
Fire and 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


NEW MODULAR BUILDING. REFER TO DRAWINGS PREPARED BY SPILLIS CANDELA DIMM. FOR FINISHED FLOOR ELEVATIONS REFER TO CIVIL DRAWINGS
NEW BASKETBALL/ VOLLEYBALL HARDCOURTS. REFER TO CIVIL DWGS FOR LAYOUT
NEW POURED-IN-PLACE RUBBER SURFACE AND NEW FITNESS EQUIPMENT.
NEW PREMANUFACTURED ALUMINUM COVERED WALKWAY.
EXISTING PE SHELTER
EXISTING PLAYGROUND
EXISTING BUILDING 01
EXISTING BUILDING 02
EXISTING BUILDING 04
EXISTING BUILDING 05
BUS LOADING ZONE
EXISTING PARENT DROP-OFF
EXISTING STAFF PARKING
EXISTING SERVICE AREA PARKING
LEGEND
SITE PLAN
WILLIAM LEHMAN ELEMENTARY
MIAMI-DADE COUNTY PUBLIC
A.01