Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)
03-20-07

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

RESOLUTION NO. R-362-07

RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION AND OPERATION OF THE COMMUNITY ACTION AGENCY (CAA) ARCOLA REGIONAL CHILDCARE CENTER ON A 2.17-ACRE PORTION OF COUNTY OWNED PROPERTY LOCATED AT 799 NW 81ST 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 CAA Arcola Regional Childcare Center on a 2.17 acre portion of County owned land, located at 799 NW 81st 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.

5

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

The foregoing resolution was offered by Commissioner Dorrin D. Rolle, who moved its adoption. The motion was seconded by Commissioner Rebeca Sosa 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	Rebecca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th 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 County Attorney as
to form and legal sufficiency. CHC

Craig H. Coller

Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(B)

Date: March 20, 2007

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

From: George M. Burgess
County Manager

Subject: Governmental Facilities Hearing for CAA Arcola Childcare Center
GF06-07

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of the Arcola Childcare Center. This item was prepared by General Services Administration at the request of the Community Action Agency and is recommended for approval.

LOCATION: 799 NW 81st Street, in northwest Miami-Dade County.

COMMISSION DISTRICT: 2

BACKGROUND: The 9.34-acre Arcola site was acquired on May 4, 2006 pursuant to Resolution R-333-06. The acquisition was the culmination of an extensive search to accommodate the facility needs of three separate departments: Miami-Dade Police Department, Community Action Agency and Miami-Dade Public Library System. Following careful review, the departments were able to confirm the suitability of the site for shared use by all three agencies.

This primarily vacant property lies between NW 81st and 83rd Streets and west of NW 7th Avenue (799 NW 81st Street). A 2,700 square foot vacant single-story building is located at the northeast corner of the site. The structure was formerly used to house a cellular tower that has since been dismantled by the cellular company. Prior to construction of the County facilities, the structure will be demolished. Approximately 8.34-acres of the 9.34-acre site is zoned BU-2 (Business) and the remaining acre is zoned RU-1 (Residential).

The proposed regional childcare center will complement the Department's existing 56 facilities that are located throughout the County. The facility will serve over 200 pre-school children, aged 3 to 5 years of age, from low income families. These families will benefit from early childhood development programs, health programs, disability services and parent involvement training.

FACILITY DESCRIPTION:

The Miami-Dade County Community Action Agency (CAA) proposes to construct an approximately 18,000 square foot regional Head Start Center on the site. The child care facility will consist of ten (10) classrooms with a minimum of 35 square feet of usable classroom space for each child. It will also provide office space for the director, curriculum specialist, secretary, nurse and social workers. In addition to a large, dividable multipurpose room intended to accommodate parent and community meetings, the plan also includes a kitchen/food preparation room where breakfast, snack and lunch will be prepared for the children. The remaining sections of the center will include a staff conference room and lounge; computer training room; public bathrooms and waiting area; clinic; parent room; mechanical/electrical room; janitorial closet; and center storage and file room.

The site plan indicates that the facility will be located on the northwest corner of the property, with vehicular access for drop-offs and parking provided along NW 83rd Street. The parent drop-off area and bus loading/unloading will be at the front of the facility. Parking for staff, parents and visitors will be in the parking lot on the west side of the building. The parking lot will also provide direct access to the fire lane for emergencies. A 12,165 square foot fenced area at the rear of the building has been designated as the center's playground. On the east side of the building, access has been created for garbage pickup and deliveries.

The regional Head Start center benefits from two other County facilities (regional library and police substation) proposed for development on the Arcola property. The proposed regional library will be located on 2.17 acres to the east of the Head Start Center, with the proposed police substation planned for construction on the remaining 5 acres to the south of (and behind) the center. The library portion of the site is in the midst of the Governmental Facility process and it is anticipated that the public hearing on the proposed development will come before the Board of County Commissioners for approval in early summer 2007.

PROGRAM DESCRIPTION:

The new Head Start facility will provide child development programs to enhance the social and cognitive development of pre-school children. The services in the center will address early childhood development, nutrition, health, and other social services determined to be necessary and beneficial for the welfare of the children and the parents of these children. In addition, there may be employment and volunteer opportunities for parents and community residents in the operation of the center.

DEVELOPMENT SCHEDULE:	It is anticipated that construction will commence in mid 2008.
FUNDING SOURCES:	Funding for the construction of the regional child care center is being provided from the Building Better Communities General Obligation Bond. Operational costs will be covered by Federal grants (US Department's of Health and Human Services & Agriculture) and County general funds received by CAA for Head Start.
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 October 4, 2006. Since that time, CAA has been addressing issues raised during the review process, ultimately satisfying all requirements of the Committee, thereby receiving unanimous approval in December, 2006.
COMMUNITY COUNCIL:	The project was presented to Community Council # 8 on September 13, 2006. Council members were fully supportive and recommended approval of the application request.
PUBLIC HEARING:	Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

Assistant County Manager

MEMORANDUM
(Revised)

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

DATE: March 20, 2007

FROM: Murray A. Greenberg County Attorney

SUBJECT: Agenda Item No. 5(B)

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

NE ¼ of the SE ¼ of the NE ¼ LESS EAST 50 FEET THEREOF, AND THE EAST 50 FEET OF THE NW ¼ OF THE SE ¼ ALL IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST IN MIAMI-DADE COUNTY.

Memorandum

MIAMI-DADE COUNTY

Date:

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing for CAA Arcola Childcare Center
GF06-07

RECOMMENDATION

This application was reviewed by the Site Review Committee. All committee members recommend approval of the erection, construction and operation of the Arcola Childcare Center located at ~~799~~ NW 81st 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

On May 4, 2006, the 9.34 acre Arcola multipurpose site was acquired pursuant to Resolution R-333-06. The acquisition was the result of an extensive search to accommodate the needs of three County departments: Miami-Dade Police, Community Action Agency and Miami-Dade Public Library. After careful analysis, the departments identified the site as suitable in size and ideal in location for their combined use.

The property is primarily vacant land, located between NW 81st and 83rd Street and west of NW 7th Avenue (799 NW 81st Street.), with the exception of a 2,700 square foot vacant single story building located on the northeast corner of the site. The structure was formerly used to house a cellular tower that has since been dismantled by the cellular company. Prior to construction of the Head Start Center, the facility will be demolished. Approximately 8.34-acres of the 9.34-acre site is zoned BU-2 (Business) and the remaining acre is zoned RU-1 (Residential).

The proposed regional childcare center will complement the Department's existing 56 facilities located throughout the County. The facility will serve over 200 children in the nearby community, providing education in early childhood development programs, health programs, disability services and parent involvement services to low-income families with children three to five years of age.

FACILITY DESCRIPTION

The Miami-Dade County Community Action Agency (CAA) proposes to construct an 18,000-plus square foot comprehensive regional Head Start center on this property. The childcare center will consist of ten (10) classrooms with a minimum of 35 square feet of usable classroom space for each child. It will also provide office space for the director, curriculum specialist, secretary, nurse and social workers. The new facility will have child development programs to enhance the social and cognitive development of pre-school children. Health, education, nutrition and social services determined to be necessary and beneficial for the welfare of the children and the parents of these children will also be offered.

A large, dividable multipurpose room for parent and community meetings and a kitchen/food preparation area to provide breakfast, snacks and lunch for the children are included in the plan. The remaining sections of the center will include a staff conference room and lounge; computer training room; public bathrooms and waiting area; clinic; parent room; mechanical/electrical room; janitorial closet; and center storage and file room.

The regional Head Start Center will be built on 2.17-acres of the 9.34-acre mixed use site. The site plan indicates that the center will be located on the northwest corner of the property. Vehicular access for drop-off and parking will be on NW 83rd Street. The parent drop-off area and bus loading/unloading will be at the front of the center. Parking for staff, parents and visitors will be in the parking lot on the west side of the building. The parking lot will also provide direct access to the fire lane for emergencies. A 12,165 square foot (fenced) area at the rear of the building has been designated as the center's playground. On the east side of the building, access has been created for garbage pickup and deliveries. The proposed regional library will be located on 2.17 acres to the east of the Head Start Center, and the Miami-Dade Police substation is planned for construction on the five-acre site directly behind the Head Start Center, to the south.

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) along the western 2/3 of the site (5.35 acres net). The subject property is located at 799 NW 81st Street. The childcare center will occupy the northwest corner of the lot and will be built on a 2.17-acre portion of the 9.34 acre site. The subject property consists of mostly vacant land and an abandoned drive-in movie theatre. To the north, south and west is residential development.

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.

The Comprehensive Development Master Plan's (CDMP) Adopted 2015 and 2025 Land Use Plan map designates the subject property for Business and Office use along the eastern 1/3 of the site (3.99 acres net). To the east, across NW 7th Avenue are retail areas under the Business and Office land use designation.

Business and Office

This category accommodates the full range of sales and service activities. Included are retail, wholesale and personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the Institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.

The operation of a childcare facility is permitted in all areas designated as Residential and Business and Office as described in the Land Use Element. As such, the proposed use is **consistent** with the CDMP.

Also, the following section of the Land Use Element discusses public facilities:

Institutional and Public Facilities:

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, and where provided in certain Open Land sub-areas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas, however. When considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

The application also furthers the following Policies of the Land Use Element of the CDMP:

Policy LU-1D

In conducting its planning regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic (Land Use Element, page 1-3).

Policy LU-2B

Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas (Land Use Element, page 1-6).

Policy LU-4D

Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements (Land use Element, page 1-14).

Policy LU-5C

All planning activities pertaining to development and redevelopment and the provision of public services and facilities in Miami-Dade County shall be consistent with the "Population Estimates and Projections" contained in this Element, and with the locations and extent of future land uses as identified by the LUP map and its interpretive text. Plans for providing public facilities and services in Miami –Dade County shall be updated by the responsible service providers as soon as possible after filing of applications to amend the CDMP population projections, and the corresponding elements for the CDMP shall be updated in association with the updating of the facility/services plans (Land Use Element, page 1-15).

EXISTING LAND USE PATTERN		LAND USE PLAN DESIGNATION
Subject Property: BU-2, RU-1; Vacant		Business and Office and Low-Medium Density Residential 6 to 13 dua
Surrounding Properties:		
NORTH:	BU-3, RU-1; commercial	Low Density Residential 2.5 to 6 dua
SOUTH:	RU-2; single-family Residential	Low-Medium Density Residential, 6 to 13 dua
EAST:	BU-2; Retail Residences	Business and Office
WEST:	RU-2l; Two-family Residences.	Low-Medium Density Residential 6 to 13 dua

IMPACT OF FACILITY ON SURROUNDING LAND USE

The 19,260 square foot childcare facility will provide a daily educational program for 200 pre-school children of low-income families and will occupy the northwest corner of the site. A 12,165 square foot playground will be located behind the building to the south. 60 parking spaces will be provided in an area west of the proposed building, while access will be provided by a circular driveway off NW 83rd Street. An increase in auto traffic in the predominately residential area where the facility will be located is expected but only during the morning and afternoon hours when the children are delivered to and/or picked up from said facility. Staff notes that a six (6) foot high hedge is proposed along both the east and west sides of the property to visually buffer a proposed library to the east and the existing residences to the west of the property. Additionally, abundant landscaping along the southern portion of the property will help mitigate any negative impact and or from a proposed police station.

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** recommends approval with conditions of the request to develop a childcare facility. The facility is deemed consistent with the Miami –Dade County

Comprehensive Development Master Plan (CDMP) that permits childcare uses in all land use designations when compatible with the surrounding area. Staff is of the opinion that the facility is well landscaped and has an architectural scale that is in harmony with the surrounding residential community, therefore staff also finds the childcare facility to be compatible with the surrounding zoning districts.

CONDITIONS:

1. That a plot plan be submitted to and meet the approval of the Director; said plan to include among other things but not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.

2. That the applicant submit to the Department of Planning and Zoning for its review and approval at the time of building permit, a landscaping plan which indicates the type of plant material and size to be installed prior to final construction sign off.

3. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Fire Department, the Miami-Dade County Department of Public Health, and the State of Florida Department of Children and Families (Child Care Licensing Unit).

4. That the use shall be restricted to a maximum number of 200 children.

The **Public Works Department – Right-of Way Division** recommends approval of the proposed project as presented at the Site Review Committee Meeting.

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

- Currently, PWD has no proposed roadway project adjacent to the proposed childcare center site in the 2007 Transportation Improvement Program (TIP) or the 2030 Long Range Transportation Plan (LRTP).
- Please be advised that NW 81st Street (SR 934) and NW 7th Avenue (SR 7) are part of the State Highway System. The Florida Department of Transportation (FDOT), in the 2007 TIP, includes the following projects in the area:

  - Project: SR7/NW 7 Avenue from NW 79 Street to NW 107 Street (FDOT # 2500812, 2007 TIP Section A1, Pg 13 of 157)
  - Description: Landscaping
  - Status: Proposed funding for Preliminary Engineering (PE) in FY 2006-2007, proposed funding for Construction (CST) in FY 2008-2009.

  - Project: SR 934/NW 79 Street from NW 13 Court to Biscayne Bay (FDOT #4209041, 2007 TIP Section A1, Pg 107 of 157)
  - Description: Right of Way Acquisition
  - Status: Proposed funding for ROW in FY 2006-2007.

Note: FDOT has a Project Development and Environment Study (PD&E) for the area. Please contact Rene De Huelbes, P.E., FDOT, at (305) 470-5308, for more information. Also, please be advised that FDOT, in the 2030 LRTP, has listed as Priority II 9planned to be funded between 2010 and 2015) an intelligent Transportation Systems (ITS) project, which includes closed circuit television (CCTV), roadway sensors, arterial dynamic message signs, and wireless communications along:

- US 441 from US1 to Broward County Line
- NE/NW 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. (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 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 questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

The **Public Works Department (Land Development Division)** and based on the following conditions recommends approval:

- A Waiver of Plat is required. It should include the three proposed uses on the site.
- Note: Florida Department of Transportation (FDOT) approval is required for access to NW 7th Avenue (SR 7).

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 conditions:

1. Plans will be permitted by Miami-Dade Building Department and the Office of ADA Coordination will review final site constructions for the compliance prior to issuance of building permit.
2. An accessible route will be provided to nearest bus stop.
3. Conceptually, there are no ADA site issues, however, we will carefully review final site construction plans for the following:
4. Accessible routes including slopes and cross slopes.
5. Tactile warnings along accessible routes at vehicular crossings.
6. Accessible parking space locations, slopes, dimensions, striping and signage.
7. Final design of vehicular drop off area including width of vehicle lane, access aisle, path of travel between drop-off vehicle and front door of facility and location of bollards (if any).
8. Play equipment must comply with design guidelines published in July 23, 2004 Federal Register.
9. This office will also review and approve building construction plans for ADA compliance prior to issuance of Miami-Dade Building Permit.

The **Fire Rescue Department** has reviewed this application and makes the following comments:

The closest fire rescue station to this project is Miami Shores Fire Rescue Station # 30 located at 9500 NE 2nd Avenue. This station is equipped with a rescue and an engine and will be permanently staff with 7 firefighters/paramedics. Miami-Dade Fire Rescue has planned the construction of the Arcola Fire Rescue Station # 67 to be located at 1275 NW 79th Street, and is estimated for completion in December 2008. During the fiscal year 06-07 Miami-Dade Fire Rescue will enhance services by placing Rescue # 67 at Station # 7 located at 9350 NW 22nd Avenue to address the increase in call volume until completion of the new station.

This project must comply with Uniform Fire Safety Rules and Standards. All site plans must be reviewed by Fire and Water Engineering Bureau located at 11805 SW 26th Street. The telephone number is 786-315-2771.

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

Water:
Connect to an existing twenty (20)-in. water main in NW 7th Avenue and NW 81 Street and extend a twelve (12)-in water main westerly in NW 81st Street to the SW corner of the property, interconnecting to an existing six (6)-in water main at that location. Any public water main extension within the property shall be twelve (12)-in water main 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 public water main extensions within the property, then the water system shall be looped with two (2) P.O.C. Separate connections for fire lines and fire hydrants are required.

Sewer:
Connect to any of the existing eight (8)-in. gravity sewer in NW 83rd Street and/or NW 7th Avenue. If unity of title does not apply any gravity sewer within the property shall be public and eight (8)-in. minimum in diameter.

General Notes:
The size of the required water mains will depend upon the subject property's approved zoning, 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 zonings. Please note that improvements to the sewer system may be required, based on the project's sewage flow to be discharged into the MDWSD system and the condition of the sewage pump station(s) receiving the referenced sewage flow at the time a request is sent to the MDWSD.

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 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 Sates, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

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:
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 Miami-Dade County Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must e provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm.

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.

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.

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

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

Application GF06-07

CAA ARCOLA REGIONAL CHILDCARE CENTER

Esther Calas, Director
Public Works Department

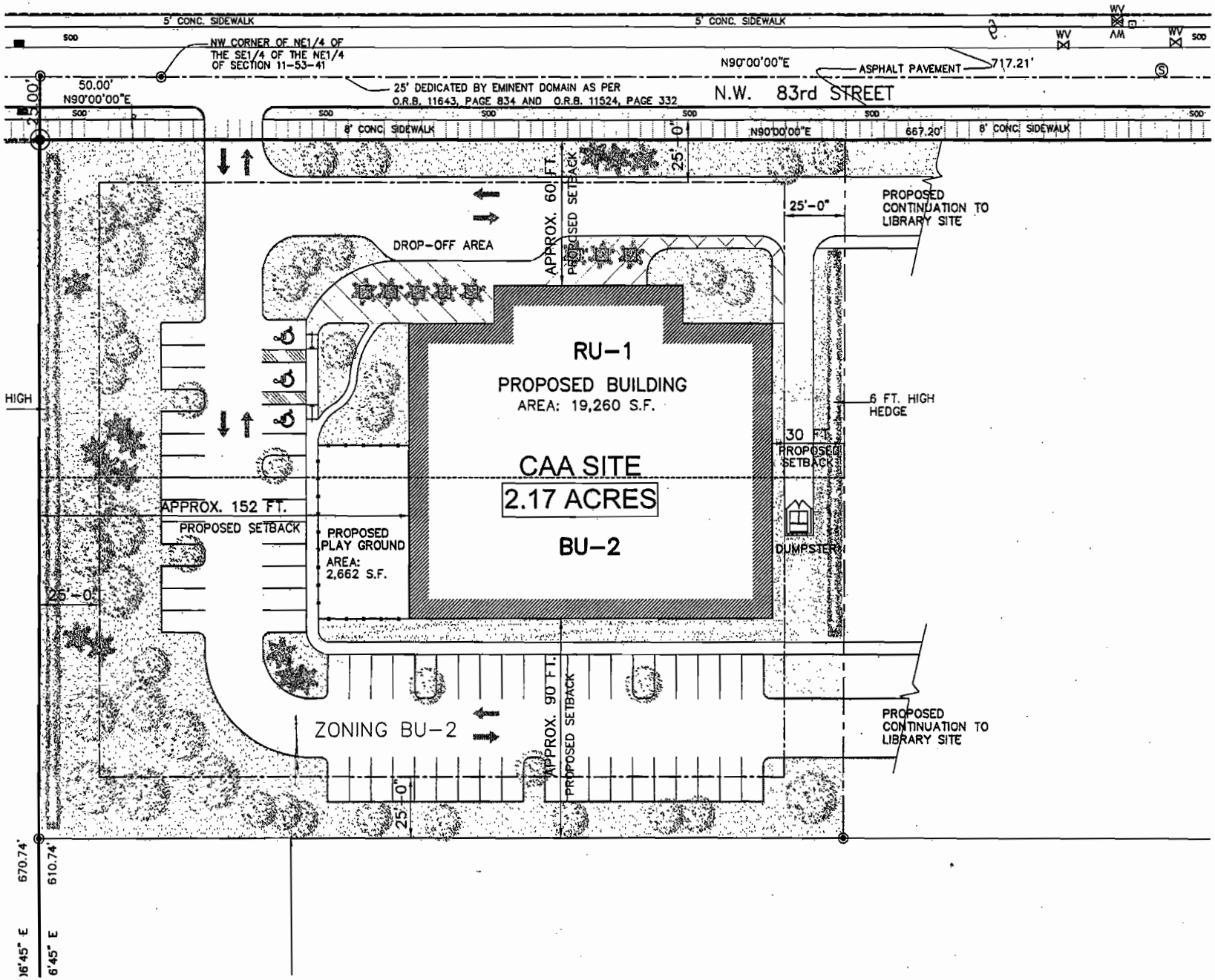
for Diane O'Quinn Williams,
Director
Department of Planning & Zoning

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

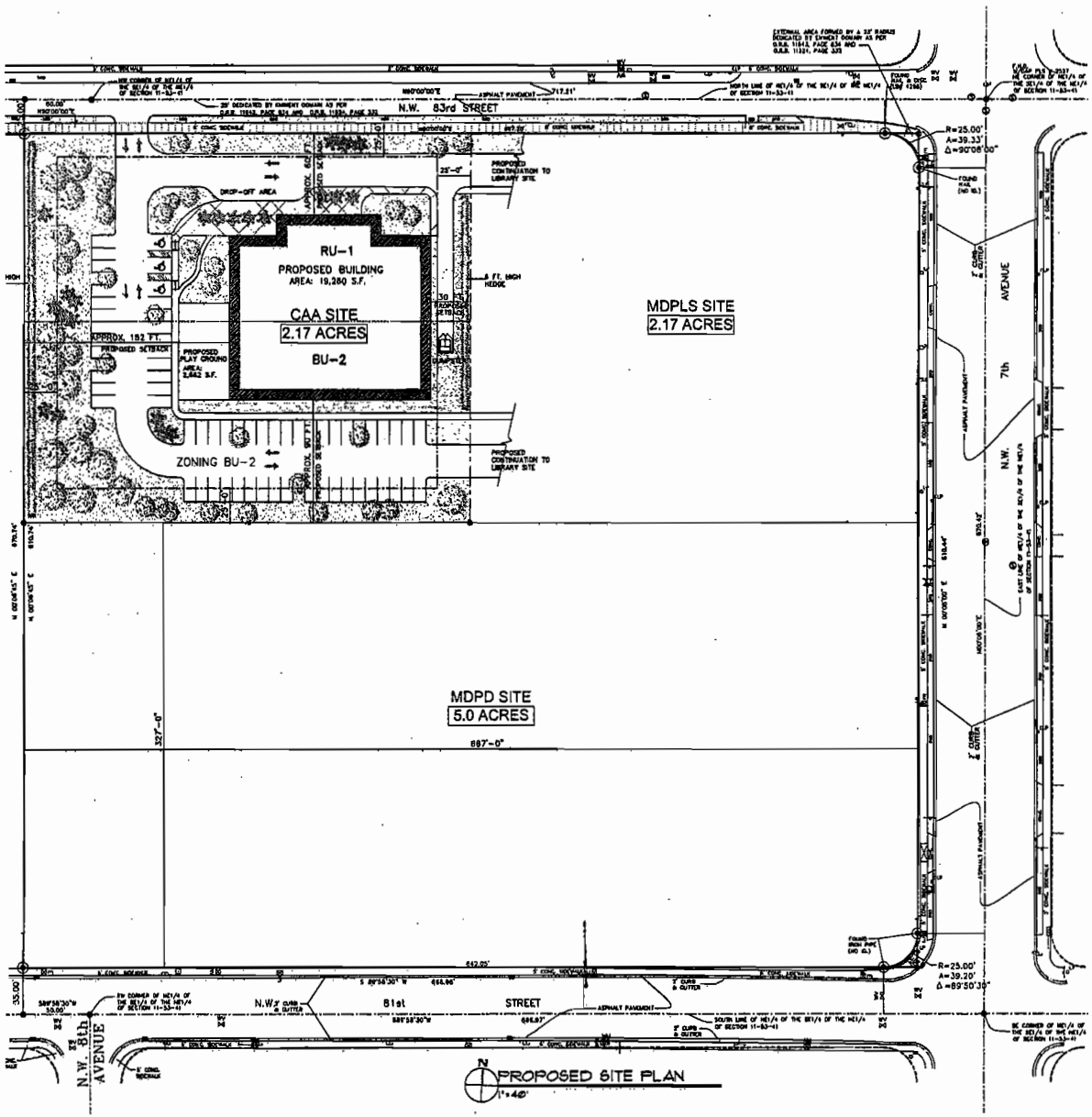
Jose Gonzalez, P.E., Assistant Director
Department of Environmental
Resources Management

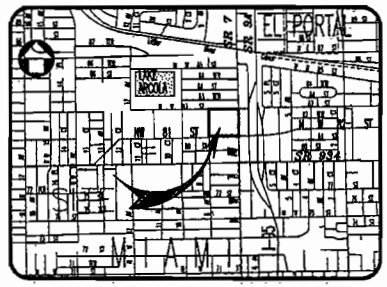
Phillip Torres, P.E., Chief
Plans Review Section
Department of Water & Sewer

Wendi J. Norris, Director
General Services Administration


5' CONC. SIDEWALK
5' CONC. SIDEWALK
SOD
NW CORNER OF NE1/4 OF THE SE1/4 OF THE NE1/4 OF SECTION 11-53-41
N90°00'00"E
ASPHALT PAVEMENT
717.21'
50.00'
N90°00'00"E
25' DEDICATED BY EMINENT DOMAIN AS PER O.R.B. 11643, PAGE 834 AND O.R.B. 11524, PAGE 332
N.W. 83rd STREET
8' CONC. SIDEWALK
N90°00'00"E
667.20'
8' CONC. SIDEWALK
25'-0"
APPROX. 60 FT.
PROPOSED SETBACK
25'-0"
PROPOSED CONTINUATION TO LIBRARY SITE
DROP-OFF AREA
RU-1
PROPOSED BUILDING
AREA: 19,260 S.F.
CAA SITE
2.17 ACRES
BU-2
6 FT. HIGH HEDGE
30 FT. PROPOSED SETBACK
DUMPSTER
HIGH
APPROX. 152 FT.
PROPOSED SETBACK
PROPOSED PLAY GROUND
AREA: 2,662 S.F.
25'-0"
ZONING BU-2
APPROX. 90 FT.
PROPOSED SETBACK
PROPOSED CONTINUATION TO LIBRARY SITE
25'-0"
670.74'
610.74'
6'45" E

19





VICINITY MAP
NOT TO SCALE

ZONING LEGEND

ZONING: RU-1 & BU-2

NET LAND AREA	2.17 ACRES
LOT COVERAGE (EVERYTHING UNDER ROOF)	19,260 SF
LANDSCAPED AREA	40% OF NET NET LAND AREA

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25 FEET	60'
SIDES	25 FEET	15' EAST / 50' WEST
REAR	25 FEET	90'-0"

PARKING SPACES

61 PARKING SPACES ARE PROVIDED (INCLUDING 3 HC SPACES)

LOCATION MAP
NOT TO SCALE

ISSUE DATE: 6-21-08

REVISIONS:

ARCOLA/CAA SITE PLAN

NW 7th AVENUE AND 81st STREET
MIAMI FL

MIAMI-DADE COUNTY

MIAMI-DADE COUNTY, FLORIDA
GENERAL SERVICES ADMINISTRATION
CONSTRUCTION MANAGEMENT AND RENOVATION SERVICES DIVISION

AGUSTIN LUGONES
AR0013985

111 NW 1st STREET, SUITE 2420
MIAMI, FLORIDA 33128
(305) 375-4400

SEAL

DRAWING DESCRIPTION

PROPOSED
CAA SITE PLAN

APPROVED BY: A. LUGONES

CHECKED BY:

DRAWN BY: A. PALMA

WORK ORDER NO. W/O NUMBER

SHEET 1 OF 3

02