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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: March 17, 2009

Agenda Item No. 5(D)

To: Honorable Chairman Dennis C. Moss
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Resolution No. R-281-09

Subject: Governmental Facilities Hearing Application GF07-08 Model Cities Fire Rescue Station No. 2 for the Fire Rescue Department

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RECOMMENDATION

It is recommended that the Board approve the attached resolution authorizing the erection, construction, and operation of a new Model Cities Fire Rescue Station No. 2 located at 6460 NW 27 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Fire Rescue Department (MDFR) and is recommended for approval.

LOCATION: 6460 NW 27 Avenue, unincorporated Miami-Dade County.

COMMISSION DISTRICT: 2

COMMISSION DISTRICT IMPACTED: 2

FOLIO NUMBER: 30-3116-000-0051

SIZE: Approximately 2 acres

BACKGROUND: The Miami-Dade Fire Rescue Department is requesting a governmental facilities hearing in order to replace the existing Model Cities Fire Rescue Station No. 2 with a new facility, which will include additional training rooms, training tower, and will contain the units that currently operate out of the existing station: a sixty-five (65) foot aerial Basic Life Support (BLS) unit, an Advanced Life Support (ALS) Rescue unit, and a Battalion Chief.

The existing fire rescue station facility consists of a one-story, 5,900 square foot structure constructed in 1973 located between NW 64 Street and NW 65 Street, on the west side of NW 27 Avenue. The property is designated as Business and Office Use and Low Density Residential on the adopted 2015 - 2025 Land Use Plan map of the Comprehensive Development Master Plan (CDMP). The subject property is currently surrounded by a Miami-Dade

County Office of Community Economic Development facility to the north, Gladeview Elementary Public School to the south, single-family residences to the west and NW 27 Avenue, a major section-line right-of-way to the east.

ZONING: The property has split zoning; the front portion is zoned BU-2, Special Business District, and the rear portion is zoned RU-1, Single Family Residential District.

JUSTIFICATION: The purpose of this application is to authorize the erection, construction, and operation of a new Model Cities Fire Rescue Station No. 2 facility. The proposed fire rescue station facility will provide additional services to residential communities not available at the current station. The subject property will be accessible from NW 27 Avenue, a highly trafficked section-line roadway, and, as such, no local residential streets will be impacted by the traffic generated from the proposal.

FACILITY DESCRIPTION: The new 14,799 sq. ft. Model Cities Fire Rescue Station No. 2 facility consists of a one-story, 12,038 sq. ft. fire station, which will include a lobby area, three offices, fifteen dormitory rooms, a kitchen, day room, dining area, restrooms, an exercise room, work room, telecom room, three (3) truck bays, an E.M.S. storage room, and other ancillary spaces used for the enhancement of station functions. A 1,408 sq. ft., training classroom building and a 3-story, 1,353 sq. ft. training tower are also part of the new facility. The fire station is designed to accommodate up to fifteen (15) firefighters/paramedics, 24 hours a day, 7 days a week and will be equipped with a sixty-five (65) foot aerial Basic Life Support unit responsive to the fire and emergency medical needs of the community.

DEVELOPMENT SCHEDULE: The new Model Cities Fire Rescue Station No. 2 project will be done in three (3) phases:

Phase I, will consist of the construction of an approximate 12,038 square foot, 3-bay fire rescue station and required parking spaces.

Phase II A, will consist of the demolition of the existing station and the construction of a 1,353 square foot, 3-story training tower and part of the driveway apron.

The final stage, Phase II B, will consist of the construction of a 1,408 square foot training/classroom building and completion of the driveway apron.

The estimated completion date for on-line service is August 2010.

FUNDING: The proposed acquisition is a funded project within the MDFR Budget and Multi-Year Capital Plan. The total budget allocated for construction of the facility is $5.2 million and is to be funded through three (3) sources; $1,200,000 from Fire Rescue Impact Fees collected in the district, $502,000 from Interest Earnings, and $3,500,000 from Sunshine State Financing for the design and construction of the facility.

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 considerations. The Committee reviewed this project on July 16, 2008. The Miami-Dade Fire Rescue Department addressed the issues raised during the review process and satisfied the Committee's requirements.

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 the 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.

MONITOR: Gilberto Blanco, Principal Planner

DELEGATED AUTHORITY: This resolution authorizes the erection, construction, and operation of the Model Cities Fire Rescue Station No. 2.

Assistant County Manager

Memorandum

MIAMI-DADE COUNTY

Date: March 17, 2009

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing Application GF07-08 Model Cities Fire Rescue Station No. 2 for the Fire Rescue Department

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RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction, and operation of a new Model Cities Fire Rescue Station No. 2 facility, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Fire Rescue Department (MDFR) and is recommended for approval. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations.

BACKGROUND

The Miami-Dade Fire Rescue Department is requesting a governmental facilities hearing in order to demolish the existing fire station facility at 6460 NW 27 Avenue and replace it with a new and enhanced fire station facility. The new fire station facility will include additional training rooms, a training tower, and will contain the units that currently operate out of the existing station: a sixty-five (65) foot aerial Basic Life Support (BLS) unit, an Advanced Life Support (ALS) Rescue unit, and a Battalion Chief.

PROJECT DESCRIPTION

The front portion of the subject property, zoned BU-2, Special Business District, is improved with a fire station and the rear portion, zoned RU-1, Single Family Residential District, is vacant. The LUP map of the adopted 2015 – 2025 Comprehensive Development Master Plan (CDMP) designates the front BU-2 zoned portion of the subject property as Business and Office use and the rear, RU-1 zoned portion of the subject property as Low Density Residential.

Surrounding land uses to the proposed Model Cities Fire Rescue Station No. 2 facility consist of a Miami-Dade County Office of Community Economic Development facility to the north, Gladeview Elementary Public School to the south, single-family residences to the west and NW 27 Avenue, a major section-line right-of-way to the east. The subject property will be accessible from NW 27 Avenue.

The new fire rescue facility's site will be improved with a one-story, 12,038 square foot 3-bay concrete block fire station to replace the current 5,900 sq. ft. station; a 1,353 sq. ft., 3-

story training tower; and a 1,408 square foot training classroom building.

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** has reviewed the application and recommends approval with conditions.

RECOMMENDATION

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 of the Comprehensive Development Master Plan (CDMP). Staff recommends approval of the new fire station facility with the following conditions: that the applicant increase the width of the landscaped strip along the rear (west) property line from 15' to 21' and install a double row of trees within said strip, and that the proposed use meet Chapter 18A (the Landscape Code) regulations. The widening of the landscaped strip and double row of trees will mitigate any negative impact generated by the proposed use on neighboring properties to the west developed with single family residences. In staff's opinion, with the installation of the recommended trees and increased landscape strip width along the rear (west) property line, the request for the new fire station facility is deemed to be consistent with the adopted 2015 and 2025 Comprehensive Development Master Plan (CDMP) and compatible with surrounding institutional, business and residentially designated areas.

BACKGROUND

The subject property is divided by two (2) zoning districts; the front portion, zoned BU-2, Special Business District, is where the fire station currently exists and the rear portion, zoned RU-1, Single Family Residential District, is currently vacant. The LUP map of the adopted 2015-2025 Comprehensive Development Master Plan (CDMP) designates the front BU-2 portion of the subject property as Business and Office use and the rear, RU-1 portion of the subject property as Low Density Residential. The subject property is surrounded by a Miami-Dade County Office of Community Economic Development to the north, a Public School (Gladeview Elementary) to the south, single-family residences to the west and a major section-line right-of-way (NW 27 Avenue) to the east.

FACILITY DESCRIPTION

The proposed Model Cities Fire Rescue Station No. 2 facility will be a three-bay,12,038 square foot concrete block structure, designed to accommodate up to fifteen firefighters and paramedics, 24 hours a day, 7 days a week. The station will be equipped with a sixty-five foot (65) aerial Basic Life Support unit that will respond to the fire and emergency medical needs of the community. The submitted plan indicates the footprint of the proposed fire station building sited at the center of the property, the footprint of a proposed 3-story training tower located on the northeast portion of the site and a training classroom building proposed along the south property line. Staff notes, the existing fire station building will remain in operation until the construction of the new facility is completed. Once the construction of the new fire station is completed and the old fire station is demolished, the

area occupied by the old fire station will be utilized for parking, driveways and a landscaped area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The property is designated for Business and Office use and Low Density Residential on the adopted 2015-2025 Land Use Plan map of the Comprehensive Development Master Plan (CDMP), and is adjacent to residentially designated land to the north, south and west and commercially designated land to the north, south and east. The Business and Office land use category accommodates the full range of sales and service activities. The Low Density Residential designation allows a residential density from 2.5 to 6 dwelling units per gross acre, and typically includes single-family detached homes, cluster homes and townhouses. Both land use categories allow institutional uses such as the proposed fire-rescue station facility.

The interpretative text of the CDMP (page I-35) indicates that small-scale uses or facilities intended to serve the immediate needs of a community, including schools, libraries and fire rescue facilities, may be approved on compatible sites in all residential communities, subject to adequate design and buffering, and are preferably located in activity nodes, transition areas, major thoroughfares, and at section centers if designed to serve the immediate neighborhood. On page I-53, the CDMP also states that neighborhood or community serving institutional uses, including schools, libraries and fire rescue facilities may be approved where compatible in all urban land use categories, in keeping with the specific conditions of the applicable category, and where compatible with proximate land uses as provided in Policy LU-4A.

EXISTING LAND USE PATTERN

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-2 and RU-1; fire station	Business and Office/Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: BU-2 and GU; office use	Business and Office/Low Density Residential, 2.5 to 6 dua
SOUTH: BU-2, RU-1, and GU; Public School	Business and Office/Low Density Residential, 2.5 to 6 dua
EAST: BU-2; retail	Business and Office
WEST: RU-1; single family residence	Low Density Residential, 2.5 to 6 dua

IMPACT OF FACILITY ON SURROUNDING LAND USE

The proposed fire rescue station facility will provide additional services to the surrounding community and improve services offered by the current fire station. The subject property is accessible from NW 27 Avenue, a highly trafficked section-line roadway and, as such, traffic generated by the proposed new facility will not impact local residential streets. In order to properly mitigate any visual and aural impacts generated by this facility on neighboring residential properties to the west, staff recommends all proposed landscaping be installed in accordance with Chapter 18A (Landscape Code), an increase in the width of the proposed landscaped strip along the rear (west) property line from 15' to 21' and the planting of a double row of trees along said strip to buffer the adjacent residential community.

CONDITION:

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 in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Model Cities Fire Rescue Station No. 2", prepared by Landera Associates, P.A., dated May 1, 2008 consisting of 13 pages, except as modified herein to provide the 21' wide landscaped buffer along the rear (west) property line.

3. 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.

4. That the landscaped buffer along the rear (west) property line be increased from 15' to 21' and that a double row of either Live Oak or Mahogany trees with a maximum height of 10' to 12' at the time of planting, spaced 25' on center, be provided within the buffer area along the rear west property line.

5. That the use be established and maintained in accordance with the approved plan.

6. That all landscaping to be provided on site be in accordance with Chapter 18A.

The **Public Works Department – Right-of-Way Division** reviewed the application and has no comments regarding this application.

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

Currently, Public Works Department has no proposed roadway project adjacent to the subject site in the 2009 Transportation Improvement Program (TIP), or in the 2030 Long Range Transportation Plan (LRTP).

SW/NW 27 Avenue/Unity Boulevard (SR-9) from SR 5/US 1/South Dixie Highway to Golden

Glades Interchange/SR 7/US 441 is part of the State Highway System. Please contact Ali Al-Said, P.E., Florida Department of Transportation (FDOT), at (305) 470-5367, for information regarding permitting requirements.

FDOT, in the 2030 LRTP, has listed as Priority II (planned 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/NW 17 Avenue/27 Avenue Corridor from US 1 to Broward County Line.

Please contact Rory Santana, P.E. [FDOT ITS, Tel: (305) 470-6934], Debora Rivera, P.E. [Traffic Operations, 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.

A Public Works Department (PWD) permit will be required for this project. Please contact PWD Permit Section at (305) 375-2142, for more information.

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

A Waiver of Plat is required to legalize the division of land.

The **Fire Rescue Department** is the applicant for this project.

The **Miami-Dade Water and Sewer Department** has reviewed the application and provides the following comments and recommendations for the project:

Water:

Connect to an existing twelve (12)-in. water main in NW 27 Avenue. Any public W.M. extension within the property shall be twelve (12)-in. minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s). if this is the case the second point of connection shall be the four (4)-in. W.M. in NW 65 Street close to the western boundary of the property. Please refer to water conservation requirements attached.

Sewer:

Connect to an existing eight (8)-in. gravity sewer in NW 65 Street abutting the western boundary of the property. If Unity of Title does not apply, then 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)-in. minimum in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. minimum in diameter required for low and medium density residential zonings. Please note that the

aforementioned zonings are Miami-Dade County or equivalent based on total amount of units per acre.

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 State of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

WATER CONSERVATION:

Miami-Dade County is currently developing recommendations for new development that would achieve higher water use savings than currently required by code.

The following is a list of water saving practices to be used as a guide to achieve additional water savings above current code requirements. The recommendations are targeted at new commercial and institutional construction projects and are based on the following principles:

- Use waterless technologies where available
- Maximize use of on-site sources of water
- Choose equipment that is water and energy efficient
- Install automatic shot offs, solenoids and controllers to turn water off when not in use
- Install flow restrictors when possible
- Eliminate once-through cooling

Plumbing Fixtures and Practices

Toilets and Urinals

- Ensure all water closets use no more than 1.3 gallons per flush, high efficiency toilets (HETs) can achieve 20 to 25% water use savings.
- Use toilets included in the Uniform North American Requirements (UNAR) certified list.
- Consider waterless urinals

Faucets

- Install hand washing faucets or aerators that use no more than 1.0 gallons per minute
- Install sensor controls on hand washing faucets in public restrooms

- Install showerheads that use no more than 1.5 gallons per minute

Plumbing Design

- Use tankless water heating or other devices that reduce water wasted waiting for the water to get hot where possible

- Post prominent signs in all restrooms and other water using areas listing telephone numbers to promptly report leaks and other plumbing problems.

Metering and Sub-Metering

- Install a separate meter and keep monthly records of all major water-using function such as cooling towers and individual buildings.

Heating Ventilation and Air Conditioning Equipment

Cooling Towers

- Eliminate all once-through cooling
- On cooling towers, install both makeup and blowdown meters
- Equip cooling towers with overflow sensors on the overflow pipes to alert the operator to problems that can waste thousands of gallons daily
- All cooling towers should achieve at least (5.0) cycles of concentration

Boilers

- Equip boilers with makeup meters and conductivity controllers for blowdown control
- Reuse or return steam condensate to the boiler wherever possible
- Install makeup meters on all recirculating closed water loops used for heating and cooling systems so that leaks in the recirculating systems can be easily detected.

Food Service

Equipment Selection

- Eliminate all water cooled equipment using once-through cooling
- All water-cooled equipment should be eliminated unless it uses chilled water or cooling tower loop. This includes ice makers, refrigeration equipment, and ice cream machines.

Dishwashing Equipment

- Dishwashers should use less than 1.2 gallons per rack for fill-and-dump machines and less than 0.9 gallons per rack for all other types of machines. For under the counter machines, water use should not exceed 1.0 gallons per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines.
- Pre-rinse spray valves that use 1.6 gallons per minute and have a shot off valve.

Food preparation

- Use connectionless steamers. They do not need either a water supply or a wastewater drain.
- Select ice machines that use no more than 20 gallons per hundred pounds of ice made.

Efficient Landscape Irrigation

Water may be conserved through the use of a properly designed and managed landscape irrigation systems, and choice of plant material.

Irrigation controllers

- Moisture sensing shut-off switch equipment for automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture. Said equipment shall consist of an automatic mechanical or electronic sensing devise or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

Irrigation equipment and design

- Use drip irrigation or microsprinklers for planning beds (once plants are established, irrigation is not usually needed)
- Irrigated areas shall not be less than 4 feet wide, except when next to contiguous property or using micro or drip irrigation.
- Create hydrozoned areas, with beds and turf watered separately (plant beds may not need irrigation after plants are established)
- Design systems to maintain manufacturer-recommended pressure to prevent misting and unnecessary pipe wear

Soil

- Terrace any area that exceeds a 3.1 slope
- Do not add soil on top of tree roots

Mulch

- Use organic, preferably locally derived mulch, such as pine bark, dyed landscape mulch, or enviromulch. Avoid cypress mulch which encourages deforestation of natural areas.
- Limit use of rock mulch due to increased heat and reflection.
- Mulch should be 3-4 inches deep over the root zone and several inches away from the base of plants

Plant Selection

- Use low-maintenance (drought tolerant) species. The Extension Service's Florida Yards and Neighborhoods Program list these in a publication for South Florida. http://miami-dade.ifas.ufl.edu/programs/fyn/publications/dtpl.htm
- Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities. Select plants that are drought and freeze tolerant.
- For area with limited soil space such as parking lots, use naturally small stature trees or use palms. Information for small stature trees for restricted spaces, such as narrow swales and limited space residential lots where canopy and roots can become a problem can be found at http://miami-dade.ufledu/programs/urbanhort/publications/PDF/SamII%20Trees%20for%20 Miami-Dade.pdf

- Xeriscape or Florida-friendly landscape principles should be applied. These principles conserve water and protect the environment and include efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref.373.185 F.S.)

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

The facility is to comply with ADAAG CFR Part 36, and FBC 2004, Chapter 11.
Progress design plans at the 50% design stage are recommended to be submitted for review by the Office of ADA.

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

Reduce the employee parking paved asphalt area to the minimum required by code or replace the asphalt employee parking lot with grass pavers in order to provide a more open/percolation landscape area and reduce the impact to the adjacent residential properties.

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

Potable Water Supply and Wastewater Disposal:

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

Existing public water and public sanitary 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 of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

Stormwater Management:
All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-retention of the stormwater runoff of a 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 LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

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 305-372-6700.

Hazardous Materials Management:
Due to the nature of uses allowed in the existing and proposed land uses, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associates with some of the activities inherent to the existing land use. The applicant is advised to contract the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 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 may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

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

Air Quality Preservation:
Based on the scope provided, this project involves demolition, removal or renovation of an existing structure(s). Therefore, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of

Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Wetlands:
The subject property 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 (305) 526-7181, the 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:
There are no tree resources issues on the subject property.

Concurrency Review Summary

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

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent 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 GF07-08

MODEL CITIES FIRE RESCUE STATION NO. 2

Esther Calas, Director
Public Works Department

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

Mirtha Paez
Capital Improvement and Planning
Fire and Rescue Department

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

for Mario T. Cabrera
Phillip Torres, P.E., Chief
Plans Review Section
Department of Water & Sewer

Wendi J. Norris, Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: March 17, 2009

FROM: R. A. Cuevas, Jr. 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 Mayor's written recommendation**

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

✓ **Housekeeping item (no policy decision required)**

✓ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(D)
3-17-09

RESOLUTION NO. R-281-09

RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION, AND OPERATION OF THE MIAMI-DADE FIRE RESCUE DEPARTMENT MODEL CITIES FIRE RESCUE STATION NO. 2, LOCATED AT 6460 NW 27 AVENUE, UNINCORPORATED MIAMI-DADE COUNTY, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

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

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby finds and declares that the erection, construction, and operation of the Model Cities Fire Rescue Station No. 2 located at 6460 NW 27 Avenue, unincorporated Miami-Dade County, more specifically described as follows:

SEE ATTACHED EXHIBIT A

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

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

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

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

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of March, 2009. 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.

Craig H. Coller

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday the 17th day of March 2009 at 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application:	MODEL CITIES FIRE RESCUE STATION NO. 2
Number:	GF07-08
Applicant:	MIAMI-DADE FIRE RESCUE DEPARTMENT
Location:	6460 NW 27 Avenue, unincorporated Miami-Dade County
Size:	Approximately 2 acres
Request:	Approval of the erection, construction and operation of a new Model Cities Fire Rescue Station No. 2
Legal Description:	FOLIO: 30-3116-000-0051 The South 175 feet of the East ¾ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ less the East 50 feet thereof, for Right-of-Way purposes, of Section 16, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida. Containing 79,093 square feet or 1.82 acres more or less.

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

EXHIBIT "A"

Model Cities Fire Rescue Station No. 2

Legal Description

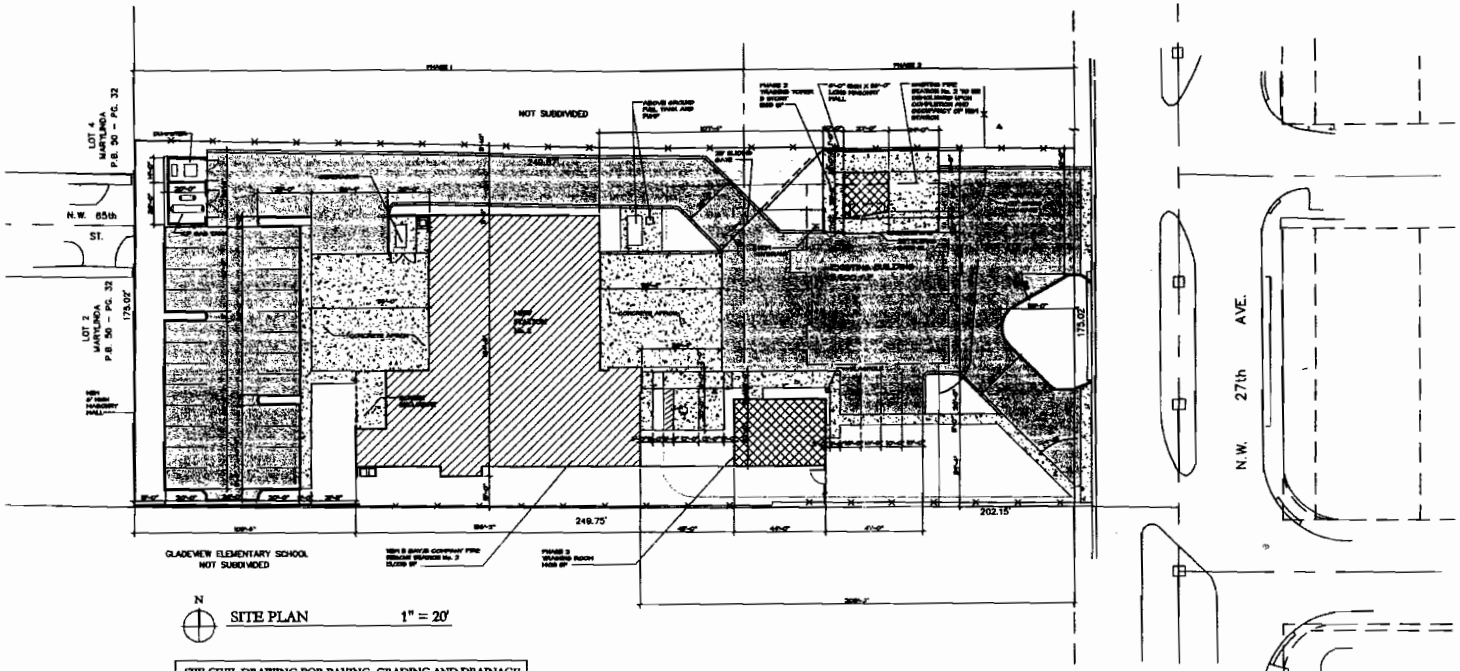
FOLIO NUMBERS: 30-3116-000-0051

Property Address: 6460 NW 27 Avenue, unincorporated Miami-Dade County

Legal Description:

The South 175 feet of the East ¾ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ less the East 50 feet thereof, for Right-of-Way purposes, of Section 16, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida.

Containing 79,093 square feet or 1.82 acres more or less.



N

SITE PLAN 1" = 20'

SEE CIVIL DRAWING FOR PAVING, GRADING AND DRAINAGE

LEGAL DESCRIPTION

The South 175 feet of the East 3/4 of the N.E. ¼ of the S.E. 1/4 of the N.E. 1/4 less the East 50 feet thereof, for Right-of-Way purposes, of Section 16, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida. Containing 79,893 square feet or 1.82 acres more or less by calculations.

FLOOD ZONE : X FLOOD ELEVATION: N/A

ZONING LEGEND

MIAMI-DADE COUNTY, FLORIDA
ZONING DISTRICT: INSTITUTIONAL - GOVERNMENT

LOT AREA (TRACT B) : - 79,045 SF (1.83 ACRES)

BUILDING AREA : 12,058 SF / 1,408 SF / 1,288 SF = 14,744 SF

LOT COVERAGE : MAX ALLOWED N/A PROVIDED : -

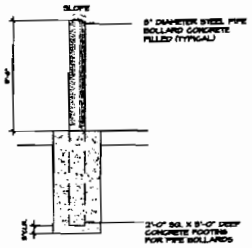
GREEN (OPEN) SPACE : REQUIRED PROVIDED : 20,501 SF (25%)

SETBACKS :	REQUIRED :	PROVIDED :
FRONT	20'	64'
SIDE :	15'	15'
REAR	25'	105'
PARKING	REQUIRED :	PROVIDED :
	N/A	STAFF 24 SPACES VISITOR 6 SPACES * 1 HC ACCESSIBLE

FLORIDA BUILDING CODE 2004 WITH 2006 SUPPLEMENT

OCCUPANCY GROUP: FBC BUSINESS (B) OCCUPANT LOAD: IS ACTUAL

CONSTRUCTION TYPE : FBC VB



BOLLARD DETAIL N.T.S.

NOTE:
BOLLARDS ARE TO BE PRIMED AND PAINTED, COLOR, SAFETY YELLOW

S E A L

LANDMERA ASSOCIATES, P.A.

Site Plan

Model Cities Fire Rescue Station No. 2
6490 N.W. 27th Avenue, Miami, Florida

Miami-Dade Fire Rescue Department
9300 N.W. 41st Street, Miami, Florida

PROJECT NO.
LA 07001.2

REVISIONS

DATE 5/1/08
CLL VJF

A0.0

OF

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