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

Memorandum

MIAMI-DADE COUNTY

Date: October 20, 2009

Agenda Item No. 5(C)

To: Honorable Chairman Dennis Moss and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Resolution No. R-1209-09

Subject: Class I Permit Application by Miami-Dade County to Fill Wetlands for the Expansion of Fire Station #10 at 17200 Collins Avenue in Sunny Isles Beach

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Attached, please find for your consideration an application by Miami-Dade County for a Class I permit. Also attached is the recommendation of the Director of the Department of Environmental Resources Management and a resolution seeking the Board's approval of the aforesaid Class I permit.

Assistant County Manager

Memorandum

MIAMI-DADE COUNTY

Date: October 20, 2009

To: George M. Burgess
County Manager

From: Carlos Espinosa, P.E., Director
Environmental Resources Management

Subject: Class I Permit Application by Miami-Dade County to Fill Wetlands for the Expansion of Fire Station #10 at 17200 Collins Avenue in Sunny Isles Beach

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Recommendation
I have reviewed the attached Class I permit application by Miami-Dade County. Based upon the applicable evaluation factors set forth in Chapter 24-48.3 of the Code of Miami-Dade County, Florida, I recommend that the Board of County Commissioners (Board) approve the issuance of a Class I permit for the reasons set forth below.

Scope
The project site is located at 17200 Collins Avenue, Sunny Isles Beach, in Commission District 4 (Comm. Heyman).

Fiscal Impact/Funding Source
Not applicable.

Track Record/Monitor
Not applicable.

Background
The subject Class I permit application involves the dredging and filling of halophytic (salt tolerant) wetlands for the expansion of an existing fire station located at 175 172nd Street in Sunny Isles Beach, Miami-Dade County, Florida. The proposed fire station will be constructed utilizing the area of the existing station and a portion of the adjacent lot to the east (17200 Collins Ave). The proposed project is required to be reviewed and approved by the Board at a public hearing because the scope of work includes the filling of halophytic wetlands as defined in Section 24-5 of the Code of Miami-Dade County (Code). Said work is not specifically referenced in Section 24-48.2 of the Code as work that can be processed administratively with a short form application. Therefore, a standard form application including a public hearing is required.

The Miami-Dade County Fire Rescue Department plans to replace the existing fire station with a modern, improved fire station to provide better service to the City of Sunny Isles Beach (City). The adjacent 12,500 square foot property will be combined with the existing fire station property to provide 28,125 square feet for the construction of the proposed 10,000 square foot, two-story, three-bay fire station building and associated parking areas.

The adjacent property is owned by the City and is a part of a larger parcel of land known as Town Center Park. The City entered into a 99-year lease agreement with Miami-Dade County to allow for the construction of the new, larger fire station. The lease agreement was approved by the Board of County Commissioners on April 24, 2007 and was executed on May 27, 2007.

The adjacent property contains approximately five thousand five hundred thirty (5,530) square feet of upland area that is currently being used for parking. The remaining portion of the property supports halophytic wetlands containing some mangrove and green buttonwood trees. The proposed project will impact six thousand nine hundred seventy (6,970) square feet of these wetlands on the remaining portion of the property. However, a permanent retaining wall shall be constructed along the northern edge of the fire station property to avoid impacts to the higher quality mangrove area located within the adjacent Town Center Park.

Section 24-48.3(2) of the Code requires that filling work proposed in Class I permit applications comply with at least one of the six listed criteria. The proposed project complies with the above-referenced criteria as it relates to the minimum dredging and spoiling for public navigation or public necessity.

Furthermore, Section 24-48.4 of the Code requires that environmental impacts be avoided and minimized. Mitigation is required for otherwise acceptable projects that result in adverse environmental impacts. The project will benefit the public interest and staff believes that the project has been designed to adequately avoid and minimize impacts to the higher quality halophytic wetlands within the adjacent Town Center Park. Additionally, the City stated that a study was conducted to locate a parcel of land that was suitable for the fire station but no alternatives were found due to the lack of vacant parcels within the City limits. To mitigate for adverse environmental impacts to the 0.16 acres (6,970 square feet) of halophytic vegetation, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park.

The proposed project has been designed in accordance with all relevant Miami-Dade County coastal construction criteria and is consistent with all other Miami-Dade County coastal protection provisions. Please find attached a DERM Project Report which sets forth the reasons the proposed project is recommended for approval by DERM pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code. The conditions, limitations, and restrictions set forth in the Project Report attached hereto are incorporated herein by references hereto.

Attachments

Attachment A: Class I Permit Application
Attachment B: Affidavit of Ownership and Hold Harmless Agreement
Attachment C: Owner/Agent Letter, Engineer Certification Letter and Project Sketches
Attachment D: Zoning Memorandum
Attachment E: Names and Addresses of Owners of All Riparian Property within Three Hundred (300) Feet of the Proposed Work
Attachment F: Excess Mitigation Transfer Letter and Mitigation Plan
Attachment G: No Objection Letter from the City of Sunny Isles Beach
Attachment H: Lease Agreement and BCC Approval of Lease Agreement between the City of Sunny Isles Beach and Miami-Dade County
Attachment I: DERM Project Report

NOTICE OF PUBLIC HEARING ON AN APPLICATION BY MIAMI-DADE COUNTY FOR A CLASS I PERMIT TO FILL WETLANDS FOR THE EXPANSION OF FIRE STATION #10 AT 17200 COLLINS AVENUE IN SUNNY ISLES BEACH, MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN pursuant to Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County that the Board of County Commissioners of Miami-Dade County will hold and conduct a Public Hearing on a request by Miami-Dade County for a Class I permit to fill wetlands for the expansion of Fire Station #10 at 17200 Collins Avenue, Sunny Isles Beach, Miami-Dade County. Such Public Hearing will be held on the 20th day of October 2009, at 9:30 AM, at the County Commission Chambers on the 2nd Floor of the Stephen P. Clark Center at 111 NW 1st Street in Miami, Florida.

Plans and details concerning the work requested in the application may be reviewed by interested persons at the office of the Miami-Dade County Department of Environmental Resources Management, 4th Floor, 701 NW 1st Court, Miami, FL 33136-3912.

Oral statements will be heard and appropriate records made. For accuracy of records, all important facts and arguments should be prepared in writing in triplicate, with two copies being submitted to the Deputy Clerk of the County Commission at the hearing or mailed to her beforehand (Diane Collins, Deputy Clerk), 111 NW 1st Street, Stephen P. Clark Center, Suite 17-202, Miami, Florida 33128; and with one copy being submitted beforehand to the Miami-Dade County Department of Environmental Resources Management, 4th Floor, 701 NW 1st Court, Miami, FL 33136-3912.

A person who decides to appeal any decision made by any Board, Agency, or Commission with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK

BY: _____
Diane Collins, Deputy Clerk

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
10-20-09

RESOLUTION NO. R-1209-09

RESOLUTION RELATING TO AN APPLICATION BY MIAMI-DADE COUNTY FOR A CLASS I PERMIT TO FILL WETLANDS FOR THE EXPANSION OF FIRE STATION #10 AT 17200 COLLINS AVENUE IN SUNNY ISLES BEACH, MIAMI-DADE COUNTY, FLORIDA

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference ,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board having considered all the applicable factors contained within Section 24-48.3 of the Code of Miami-Dade County, hereby approves the application by Miami-Dade County for a Class I permit to fill wetlands for the expansion of Fire Station #10 at 17200 Collins Avenue, Sunny Isles Beach, Miami-Dade County, Florida, subject to the conditions set forth in the memorandum from the Director of the Miami-Dade County Department of Environmental Resources Management, a copy of which is attached hereto and made a part hereof. The issuance of this approval does not relieve the applicant from obtaining all applicable Federal, State, and local permits.

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Dorrin D. Rolle 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	absent
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	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 20th day of October, 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: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency. PST

Peter S. Tell

Attachment A

Class I Permit Application

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REGULATION DIVISION

MIAMI-DADE COUNTY

Class I Permit Application

1. Application number	2. Date Day/Month/Year	3. For official use only
2008-CLIPER-00041		

4. Applicant Information:
Name: MIAMI-DADE COUNTY
Address: 9300 NW 41 STREET
MIAMI, FLORIDA Zip Code: 33178
Phone #: (786) 331-4500 Fax #: (786) 331-4501
e-mail

5. Applicant's authorized permit agent
Name: LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC.
Address: 15150 NW 79th COURT, SUITE 200
MIAMI LAKES, FLORIDA Zip Code: 33016
Phone #: (786) 264-7200 Fax #: (786) 264-7201
e-mail DGRENIER@LANGAN.COM

6. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any, to be erected on fills, or pipe or float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance.

CLASS I PERMIT APPLICATION BY MIAMI-DADE COUNTY TO FILL WETLANDS FOR THE EXPANSION OF FIRE STATION #10 AT 17200 COLLINS AVENUE IN SUNNY ISLES BEACH.

Volume of Material: Dredged/Excavated ___ CY Waterward of O.H.W. or M.H.W. ___ CY Landward of O.H.W. or M.H.W. Filled/Deposited ___ CY Waterward of O.H.W. or M.H.W. 20,574 CY Landward of O.H.W. or M.H.W.

7. Proposed Use: (Check One)
☐ Private ☐ Commercial
☐ Other ☒ Public

8. Names and addresses of adjoining property owners whose property also adjoins the waterway.

Name: CITY OF SUNNY ISLES BEACH
Address: 18070 COLLINS AVENUE
SUNNY ISLES BEACH, FLORIDA Zip Code 33160

Name:
Address:
Zip Code

9. Location where proposed activity exists or will occur.
Street Address: 17200 COLLINS AVENUE
State FL County MIAMI-DADE In City or Town SUNNY ISLES BEACH Near City Or Town
Folio #
Latitude 25.9350°N Longitude 80.1228°W
Section Township Range

10. Name of waterway at location of the activity.
INTRACOASTAL WATERWAY

8

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11. Date activity is proposed to:

Commence 9/2009 Be completed WINTER 2009/2010

12. Is any portion of this activity for which authorization is sought now complete?

☐ Yes
☒ No

If answer is "yes", give reasons in the remarks section. Indicate the existing work on the drawings.
Month and Year the activity was completed _____

13. List all approvals or certifications required by other Federal, state or local agencies for any structures, construction, discharges, deposits or other activities described in this application, including whether the project is a Development of Regional Impacts.

Issuing Agency	Type of Approval	Identification Number	Date of Application	Date of Approval
USACE	404	2008-00927	11 MARCH 2008	PENDING
SFWMD	ERP	08022-10	21 FEBRUARY 2008	30 JUNE 2009

14. Has any other agency denied approval for any activity directly related to the activity described herein?

☐ Yes
☒ No

15. Remarks

CITY OF SUNNY ISLES BEACH IS CO-APPLICANT

16. Estimated project cost = $4,000,000

17. Contractor

Name: TO BE DETERMINED License #: _____

Address: _____

_____ Zip Code: _____

Phone #: _____ Fax #: _____

e-mail _____

19. To obtain proprietary authorization for work on state-owned submerged lands, please include an additional copy of the following:

☒ 8½ x 11 Location Map
☒ 8½ x 11 Project Drawing
☒ Copy of Application

18. Application is hereby made for a permit or permit(s) to authorize the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable State Water Quality Standards or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making the preliminary analyses of the site and monitoring permitted works, if permit is granted. I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief, such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of owner: Alina T. Hudak
ASST COUNTY MANAGER, MIAMI-DADE COUNTY
Date 10/2/09

SUBSCRIBED AND SWORN TO ME THIS 2nd DAY OF Oct, 20 09, BY Alina T. Hudak

☒ PERSONALLY KNOWN ☐ PRODUCED IDENTIFICATION (PLEASE CHECK ONE)

TYPE OF ID PRODUCED _____ Margaret Crenshaw NOTARY PUBLIC

Notary Public State of Florida
Margaret R Crenshaw
My Commission DD618080
Expires 12/06/2010

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Attachment B

Affidavit of Ownership and Hold Harmless Agreement

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REGULATION DIVISION

Affidavit of Ownership and Hold Harmless Agreement

Personally Appeared Before Me, Alina T. Hudak ASST COUNTY MANAGER, that
(Property owner, lessee or Corporate Officer if owner is a corporation)
undersigned authority, and hereby swears and affirms under oath as follows:

1. That your affiant is the record owner or lessee of that certain property* more fully described as:

   SEE ATTACHED "LEGAL DESCRIPTION."

   * may attach legal description from public records or plat book or a copy of the warranty deed

2. That your affiant is also the riparian and/or littoral owner or lessee of that certain property that is the subject matter of Application No. 2008-CLIPER-00041 for a Class I permit under and pursuant to Section 24-48 of the Code of Miami-Dade County to construct or engage in the following activity:

   CLASS I PERMIT APPLICATION BY MIAMI-DADE COUNTY TO FILL WETLANDS FOR THE EXPANSION OF FIRE STATION #10 AT 17200 COLLINS AVENUE IN SUNNY ISLES BEACH.

3. That your affiant hereby swears and affirms its ownership or leasehold in the above noted property necessary for the work noted in Paragraph 2 above, and hereby agrees to: defend same and hold the County harmless from any and all liability, claims and damages of any nature whatsoever occurring, including or arising as a result of your affiant not having the proper title to all lands or proper leasehold to all lands that are the subject matter of this application.

STATE OF FLORIDA
COUNTY OF DADE

Owner/Applicant ASST COUNTY MANAGER MIAMI-DADE COUNTY

BEFORE ME, the undersigned authority, personally appeared Alina T. Hudak, who, after being duly sworn, deposes and says that he/she has read the foregoing, and that the statements contained therein are true and correct to the best of his/her knowledge and belief.

Sworn to and subscribed before me this 2nd (day) of Oct (month) 2009 (year).

Notary Signature Margaret R Crenshaw

Notary Seal Notary Public State of Florida Margaret R Crenshaw My Commission DD818080 Expires 12/06/2010

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REGULATION DIVISION

LEGAL DESCRIPTION

THE EAST 400 FEET OF THAT PART OF THE NORTH 100 FEET OF LOT 2, TATUMS SUBDIVISION, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A.1.A., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 30 AND 31, SOUTH SHORE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE SOUTH 100 FEET OF THE EAST 600 FEET OF LOT 3, OF TATUM'S OCEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A.

Attachment C

Owner/Agent Letter, Engineer Certification Letter, and Project Sketches

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

David T. Gockel, P.E., P.P.
George P. Kelley, P.E.
George E. Derrick, P.E.
Michael A. Semeraro, Jr., P.E.
Nicholas De Rose, P.G.
Andrew J. Ciancia, P.E.
George E. Leventis, P.E.
Rudolph P. Frizzi, P.E., G.E.
Ronald A. Fuerst, C.L.A.
Colleen Costello, P.G.
Cristina M. González, P.E.
Gerald J. Zambrella, C.E.M.

Roger A. Archabal, P.E.
Matthew E. Meyer, P.E.

Eric B. Schwarz, P.E.
Vincent D. Yarina, P.G.

29 September 2009

PERMIT APPLICANT / AUTHORIZED AGENT STATEMENT

Miami-Dade County DERM
Class I Permitting Program
701 NW 1st Court
Miami, FL 33136

Re: Class I Standard Form Permit Application Number 2008-CLIPER – 00041
Class I permit application by Miami-Dade County to fill wetlands for the expansion of Fire Station #10 at 17200 Collins Avenue in Sunny Isles Beach

By the attached Class I Standard Form permit application with supporting documents, I, Michael Semeraro, P.E., am the applicant's authorized agent and hereby request permission to perform the following: Class I permit application by Miami-Dade County to fill wetlands for the expansion of Fire Station #10 at 17200 Collins Avenue in Sunny Isles Beach. I understand that a Miami-Dade County Class I Standard Form Permit is required to perform this work.

If approval is granted for the proposed work by the Board of County Commissioners, complete and detailed plans and calculations of the proposed work shall be prepared by an engineer registered/licensed in the State of Florida in accordance with the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Said plans and calculations shall be subject to the review and approval of the Department of Environmental Resources Management. The permit applicant will secure the services of an engineer registered/licensed in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record. In the event that the proposed work which is the subject of this Class I Permit application involves the cutting or trimming of a mangrove tree(s), a detailed plan of the proposed cutting or trimming shall be prepared by a licensed landscape architect and submitted to the Department for review and approval, and the permit applicant will secure the services of a licensed landscape architect to supervise the trimming or cutting,

Respectfully submitted,

Michael A Semeraro/es

Michael A. Semeraro, Jr., P.E.
Vice President

Langan Engineering and Environmental Services, Inc.
Authorized Agent

5001 SW 74TH COURT, SUITE 201, MIAMI, FLORIDA 33155
TEL: 305-662-3887 FAX: 305-662-3858
WWW.SRS-CORP.COM EB-0000731 7
SRS ENGINEERING, INC.

ENGINEER LETTER OF CERTIFICATION

September 29, 2009

Miami-Dade County DERM
Coastal Permitting Program
701 NW 1st Court, 6th Floor
Miami, Florida 33136

Re: Class I Permit Application by Miami-Dade County to fill wetlands for the expansion of the fire station No. 10 at 17200 Collins Avenue in Sunny Isles Beach.

Ladies and Gentlemen:

This letter will certify that I am an engineer registered/licensed in the State of Florida, qualified by education and experience in the area of construction, and that to the best of my knowledge and belief, the proposed work does not violate any laws of the State of Florida or any provision of the Code of Miami Dade County which may be applicable, that diligence and recognized standard practices of the engineering profession have been exercised in the engineer's design process for the proposed work, and in my opinion based upon my knowledge and belief, the following will not occur:

a. Harmful obstruction or undesirable alteration of the natural flow of the water within the area of the proposed work.

b. Harmful or increased erosion, shoaling of channels or stagnant areas of water.

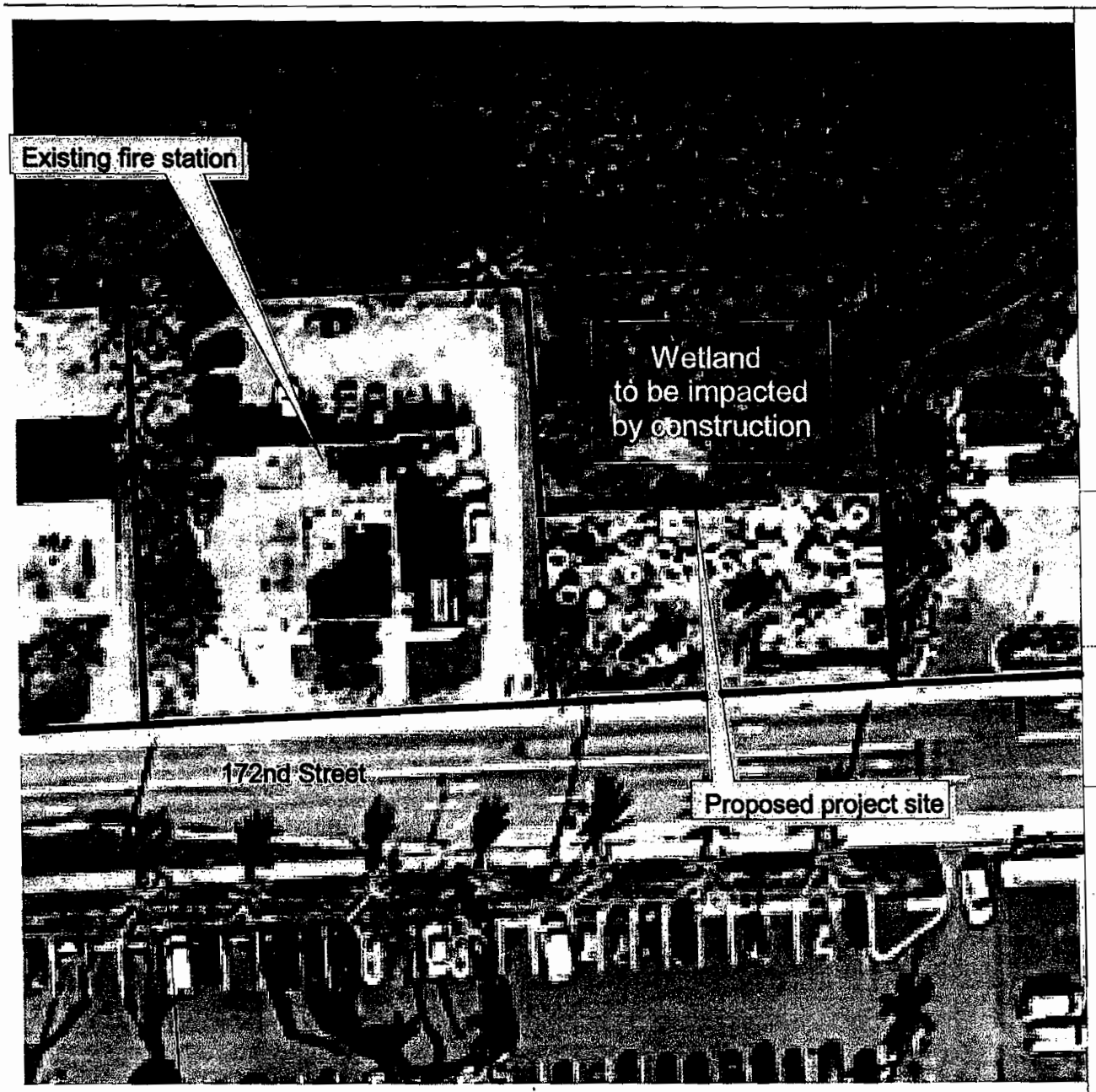
c. Material injury to adjacent property.

d. Adverse environmental impacts from changes in water quality or quantity (Applicable to Class IV Permit only)

Further I have been retained by the applicant to provide inspections throughout the construction period and prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked-up prints, drawings, and other data furnished by the contractor to me.

Sincerely,

Oliverio Sanchez, P.E.
Florida Reg. No. 44771

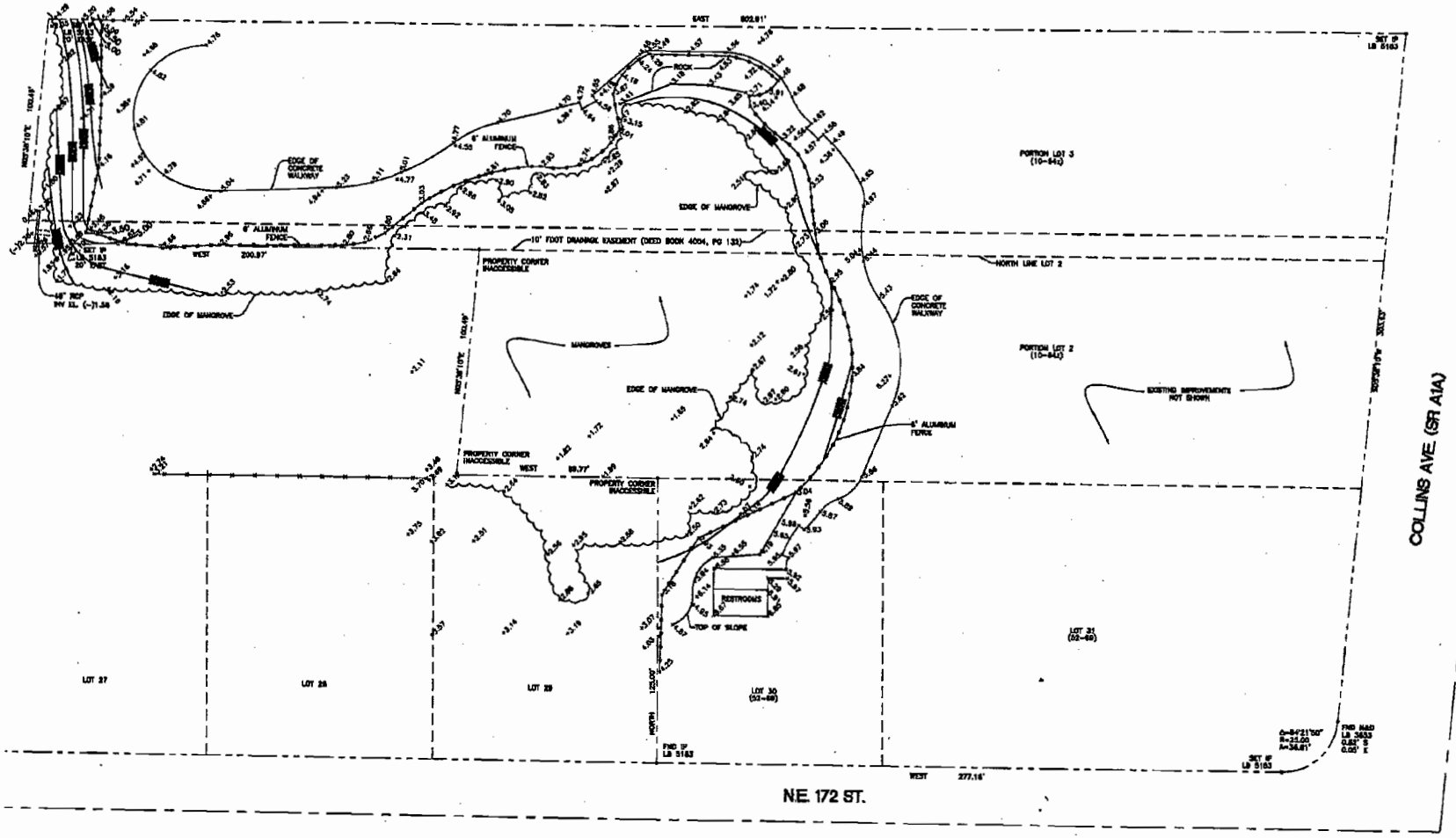


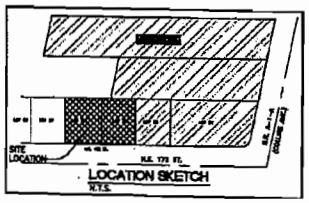
Highways
Major Streets
Parcels
Canvas
33
57

N

COPYRIGHT NOTICE AND DISCLAIMER

SCALE: 1 inch = 45.05 Feet





LOCATION SKETCH
N.T.S.

LEGEND

	CHAIN LINK FENCE	R	MANUS
	METAL FENCE	△	DELTA
	CENTER LINE	A	ARC LENGTH
	RIGHT OF WAY	FND	FOUND
	PROP. CONTOUR	IP	IRON PIPE
			EXISTING ELEVATION

WETLAND TRANSITION GRADING PLAN
SCALE 1"=20'

SEAL

LANDERA ASSOCIATES, P.A.

Sunny Isles Fire Rescue Station No. 10
Wetland Transition Grading Plan
Miami-Dade Fire Rescue Department
9300 N.W. 41st Street, Miami, Florida

PROJECT NO.

REVISIONS

DATE

C-2A

2A OF 14

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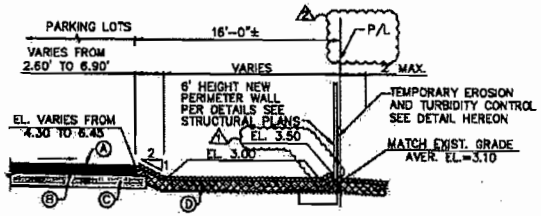
GENERAL NOTES:

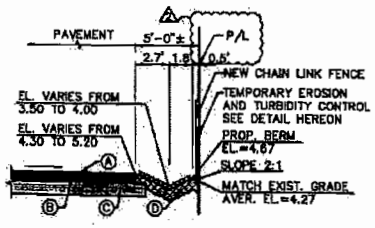
1. EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM THE SKETCH OF TOPOGRAPHIC SURVEY PERFORMED BY AYLWARD ENGINEERING AND SURVEYING, DATED 2-2-07.
2. ELEVATIONS SHOWN ON THE DRAWINGS ARE IN FEET BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D.).
3. FLOOD CRITERIA ELEVATION IS 5.00 FEET BASED ON MIAMI-DADE COUNTY FLOOD CRITERIA MAPS.
4. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE SODDED.
5. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 1205350084 J, MAP REVISED MARCH 2, 1984; THIS PROPERTY IS LOCATED IN FLOOD ZONE AE WITH A BASE AND FLOOD ELEVATION OF 7.00
6. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE, ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ARCHITECT/ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
7. 48 HOURS PRIOR TO DIGGING CONTRACTOR SHALL COORDINATE WITH ALL UNDERGROUND UTILITY SERVICE COMPANIES TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. ADDITIONALLY, CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770) TO ASSURE THAT ALL UTILITIES HAVE BEEN IDENTIFIED.
8. ANY EXISTING BUILDING, PAVEMENT OR OTHER EXISTING IMPROVEMENTS NOT SPECIFIED FOR REMOVAL WHICH IS DAMAGED, EXPOSED OR IN ANY WAY DISTURBED BY CONSTRUCTION PERFORMED UNDER THIS CONTRACT, SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT".
10. THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF THE EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION OF NEW SEWER, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
11. FOR CONTINUATION OF WATER SUPPLY SYSTEM AND SEWER SYSTEM FROM APPROXIMATELY 5 FEET OUTSIDE THE BUILDING SEE PLUMBING DRAWINGS.
12. ALL DRAINAGE CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
13. CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO NEW STORM DRAINAGE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
14. FOR RELOCATION AND REMOVAL OF EXISTING LIGHT POLES, ELECTRICAL BOXES AND OTHER ELECTRICAL OR COMMUNICATIONS IMPROVEMENTS, SEE ELECTRICAL DRAWINGS, WHERE APPLICABLE.
15. DIMENSIONS IN PAVED AREAS ARE TO THE EDGE OF THE ASPHALT.
16. ALL UNSUITABLE MATERIAL UNDER THE NEW PAVEMENT SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS BEFORE PROCEEDING WITH CONSTRUCTION.
17. ALL PARKING STALLS SHALL HAVE A WHEEL STOP AS DETAILED.
18. CONTRACTOR SHALL COORDINATE AND INSTALL ALL DRAINAGE PIPES AND STRUCTURES; IRRIGATION LINES; AND ELECTRICAL LINES AND/OR CONDUITS PRIOR TO BEGINNING SUBGRADE CONSTRUCTION.
19. ALL MUCK AND ORGANIC MATERIALS FOUND WITHIN THE PARKING AREA SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL IN 8 INCH LIFTS COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-180.
20. ALL PARKING LOT GRADES REFER TO FINISH ASPHALT ELEVATIONS.
21. CONTRACTOR SHALL ADJUST ALL EXISTING VALVES BOXES, CATCH BASINS GRATES, MANHOLES COVERS, ETC. TO MEET NEW GRADES WHERE APPLICABLE.
22. PROVIDE A SMOOTH TRANSITION WHERE NEW PAVEMENT, SIDEWALK, OR CURB MEETS EXISTING GRASS AREAS.
23. WHERE NEW PAVEMENT MEETS EXISTING CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT. SAW CUT AT EXISTING PAVEMENT JOINT MATCHING TO NEW PAVEMENT.
24. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF NORTH MIAMI BEACH PUBLIC WORKKS MANUAL AND THE FLORIDA BUILDING CODE. IF ANY ITEM OF WORK IS NOT COVERED IN EITHER OF THE SPECIFICATIONS, IT SHALL BE CONSTRUCTED PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
25. FOR SPECIFICATIONS REGARDING WATER AND SANITARY SEWER OF THIS PROJECT, PLEASE REFER TO NORTH MIAMI BEACH WATER AND SEWER DEPARTMENT STANDARD SPECIFICATIONS.
26. ALL SEWER SYSTEM CONSTRUCTION (PRIVATE & PUBLIC) SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT.
27. PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING TREES, IF REQUIRED, THE CONTRACTOR MUST OBTAIN APPROVAL FROM DERM.
28. CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
29. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONFLICTS BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED.
30. ALL EXCAVATION SHALL BE BACKFILLED. THEREFORE ORIGINAL GRADE SHALL BE RESTORED UPON COMPLETION OF COMPACTION, SODDING OR SEEDING AND MULCHING.
31. BACKFILLING PAVEMENT CUTS AND EXCAVATION WITHIN 2 FEET OF PAVEMENT EDGE SHALL MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:
    (A) COMPACTED TO A DENSITY NOT LESS THAN 98% (ASTM D-1557-70)
    (B) DENSITY TESTS SHALL BE CONDUCTED EVERY 12" OF UNCOMPACTED DEPTH OR AS DIRECTED BY THE ENGINEER.
32. THE CONTRACTOR SHALL PROVIDE ALL WARNING LIGHTS, SIGNALS, SIGNS AND FLAGPERSONS AS REQUIRED BY NORTH MIAMI BEACH PUBLIC WORKS.
33. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, SIGNS, AND OTHER IMPROVEMENTS, WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION AS DIRECTED BY THE ENGINEER.
34. PAVEMENT REPAIRS SHALL BE "TYPE I" UNLESS OTHERWISE NOTED. CONCRETE CURB AND GUTTERS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER NORTH MIAMI BEACH PUBLIC WORKS MANUAL.
35. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT OPENING SHALL NOT EXCEED 50% OF THE MANUFACTURER'S RECOMMENDED OPENING.
36. ALL PUBLIC LAND CORNERS, BENCH MARKS, MONUMENTS AND REFERENCED POINTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED BY THE CONTRACTOR AS FOLLOWS: CORNERS, BENCH MARKS, MONUMENTS AND REFERENCED POINTS IN CONFLICT WITH THE WORK AND IN DANGER OF BEING DAMAGED, DESTROYED OR COVERED HAVE TO BE PROPERLY REFERENCED BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PRIOR TO BEGINNING WORK AT THAT SITE. THE CONTRACTOR SHALL RETAIN THE LAND SURVEYOR TO REFERENCE, AND RESTORE UPON COMPLETION OF THE WORK, ALL SUCH CORNERS AND MONUMENTS AND SHALL FURNISH TO THE ENGINEER A SIGNED AND SEALED COPY OF THE LAND SURVEYOR'S REFERENCE DRAWING.



SECTION 'A-A'

SCALE: 1"=4'

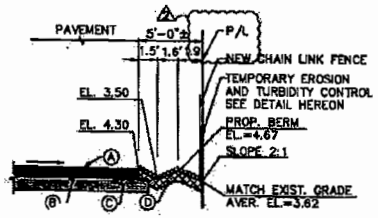
(SEE SHEET C-2)



SECTION 'B-B'

SCALE: 1"=4'

(SEE SHEET C-2)



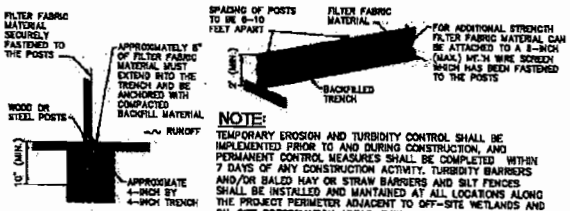
SECTION 'C-C'

SCALE: 1"=4'

(SEF SHEET C-2)

LEGEND

- (A) 1 1/2" THICK ASPHALTIC CONCRETE TYPE S-I WITH TACK COAT OVER BASE.
- (B) 8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% (MODIFIED PROCTOR)
- (C) 12" STABILIZED SUBGRADE
- (D) SWALE (SOLID SOD)

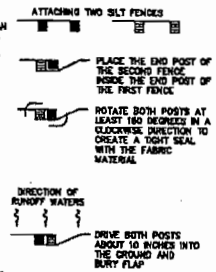


NOTE:

TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY. TURBIDITY BARRIERS AND/OR BALED HAY OR STRAW BARRIERS AND SILT FENCES SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS ALONG THE PROJECT PERIMETER ADJACENT TO OFF-SITE WETLANDS AND ON-SITE PRESERVATION AREAS. TURBIDITY BARRIERS AND/OR BALED HAY OR STRAW BARRIERS AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

TEMPORARY EROSION AND TURBIDITY CONTROL

N.T.S.



NOTE

1. CONTRACTOR SHALL AVOID WORKING OUTSIDE OF THE PROPERTY BOUNDARIES DURING THE CONSTRUCTION ACTIVITIES (INCLUDING BUT NOT LIMITED TO THE PLACEMENT OF EROSION CONTROL BARRIERS).
2. ADJACENT OFFSITE WETLAND VEGETATION SHALL BE PROTECTED DURING THE CONSTRUCTION ACTIVITIES.

SEAL

LANDERS & ASSOCIATES, P.A.

Sunny Isles Fire Rescue Station No. 10

General Notes and Cross Sections

Miami-Dade Fire Rescue Department

9300 N.W. 41st Street, Miami, Florida

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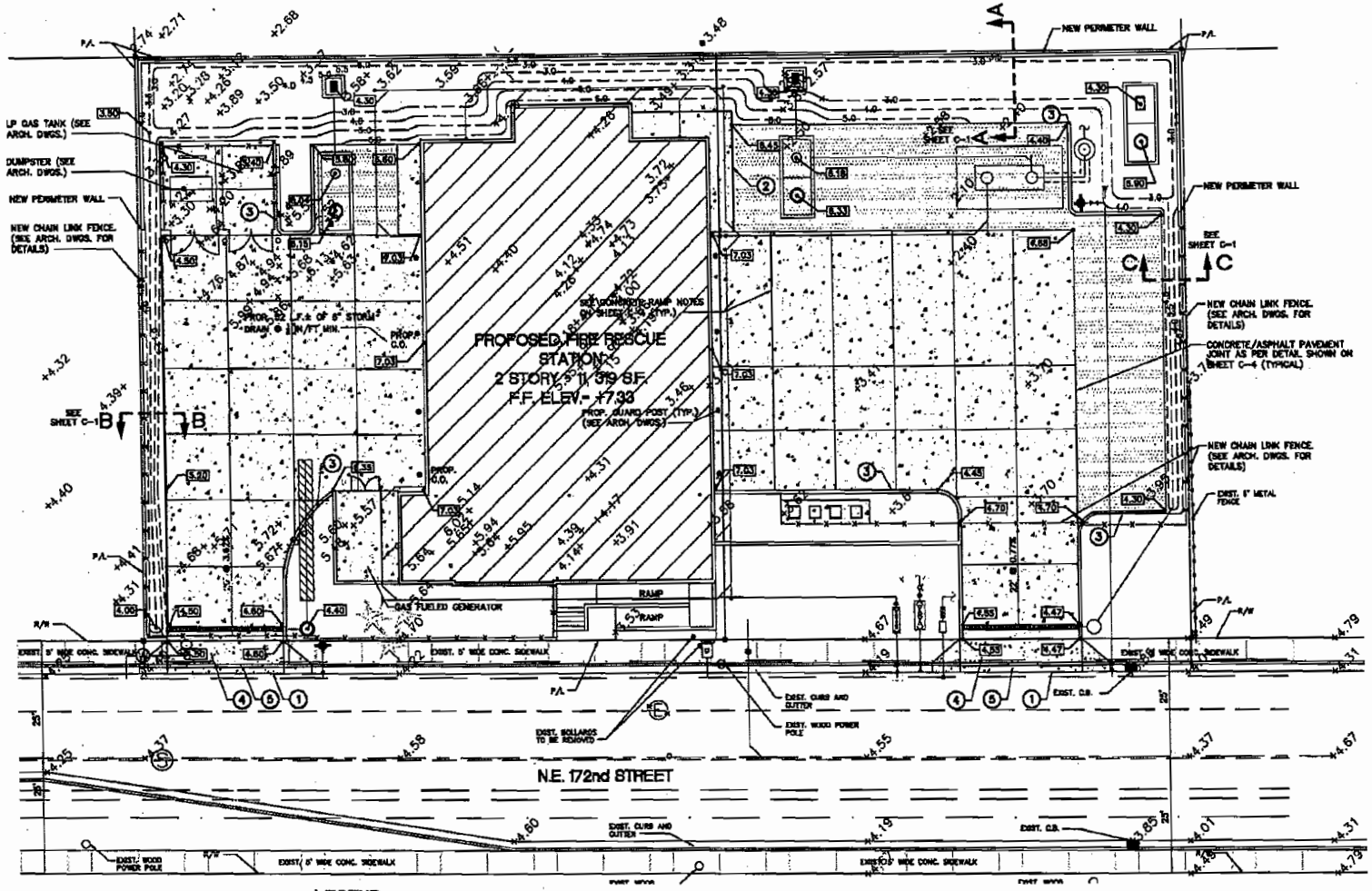

LEGEND:

- CONCRETE DRIVEWAY / PAVEMENT PER DETAIL SHOWN ON SHEET C-4
- SODDED AREA (GRASS)
- NEW ASPHALT CONCRETE PAVEMENT, TYPE S-1 (PARKING LOT) 1 1/2" ASPHALT CONCRETE 8" COMPACTED LIMEROCK BASE COURSE 12" STABILIZED SUBBASE
- (1) MATCH EXISTING GRADE
- (2) CONSTRUCT 4" THICK CONCRETE SIDEWALK PER DETAIL SHOWN ON SHEET C-5
- (3) CONSTRUCT 6" HIGH CONCRETE CURB (TYPE "D") PER DETAIL SHOWN ON SHEET C-5
- (4) CONSTRUCT CONCRETE DRIVEWAY PER DETAIL SHOWN ON SHEET C-5
- (5) CONSTRUCT 24" DRIVEWAY CURB PER DETAIL SHOWN ON SHEET C-5
- x 7.51 EXISTING ELEVATION
- 8.25 NEW ELEVATION

NOTES:

1. REFER TO ARCHITECTS SITE PLAN FOR SITE GEOMETRY, DIMENSIONS, AND BUILDING SETBACKS.
2. DIMENSIONS SHOWN ON PLAN ARE FOR CONSTRUCTION OF SITE GRADING AND DRAINAGE ONLY.

PAVING AND GRADING PLAN

SCALE: 1"=10'

S E A L

LANDERA ASSOCIATES, P.A.

Sunny Isles Fire Rescue Station No. 10
Paving, Grading and Drainage Plan
Miami-Dade Fire Rescue Department
9300 N.W. 41st Street, Miami, Florida

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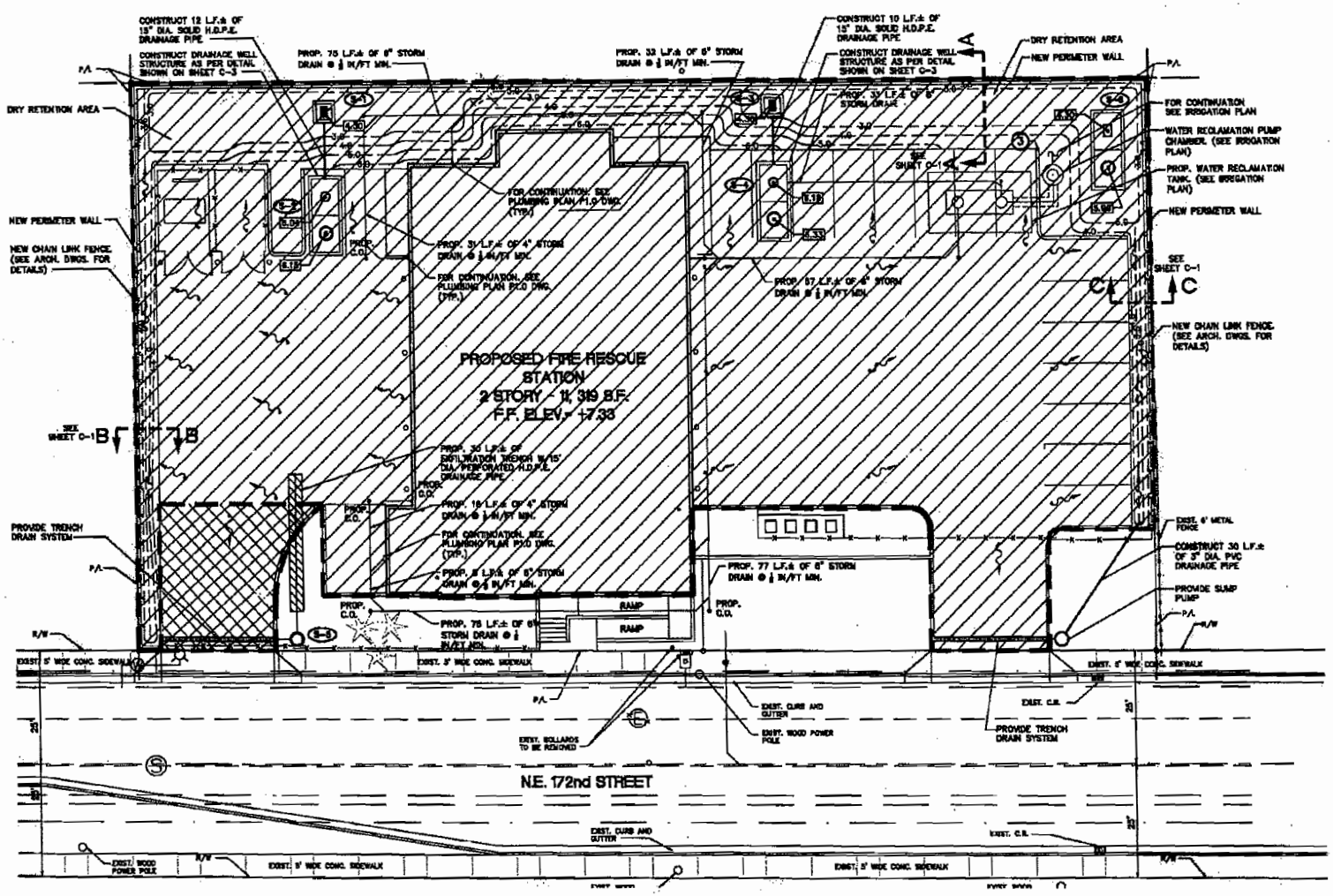

LEGEND:

- CONSTRUCT EXFILTRATION TRENCH W/ 15" DIA. PERFORATED H.D.P.E. DRAINAGE PIPE AS SHOWN ON PLAN AND PER DETAIL SHOWN ON SHEET C-3.
- CONSTRUCT 15" DIA. SOLID H.D.P.E. DRAINAGE PIPE AS SHOWN ON PLAN.
- CONSTRUCT CATCH BASIN PER STORM DRAINAGE STRUCTURE SCHEDULE AND DETAILS ON SHEET C-3.
- CONSTRUCT DRAINAGE WELL PER DETAIL SHOWN ON SHEET C-4
- S-1 STRUCTURE NUMBER
- RUNOFF FLOW
- PROPOSED LIMIT OF DRAINAGE BASINS
- DRAINAGE BASIN 1
- DRAINAGE BASIN 2

NOTES:

1. REFER TO ARCHITECTS SITE PLAN FOR SITE GEOMETRY, DIMENSIONS, AND BUILDING SETBACKS.
2. DIMENSIONS SHOWN ON PLAN ARE FOR CONSTRUCTION OF SITE GRADING AND DRAINAGE ONLY.

DRAINAGE PLAN

SCALE: 1"=10'

SCALE

LANDERS & ASSOCIATES, P.A.

Sunny Isles Fire Rescue Station No. 10

Paving, Grading and Drainage Plan

Miami-Dade Fire Rescue Department

9300 N.W. 41st Street, Miami, Florida

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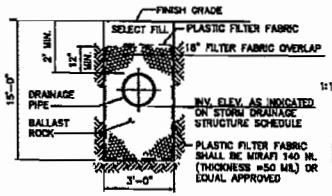
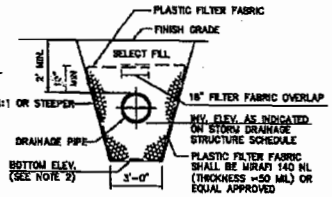
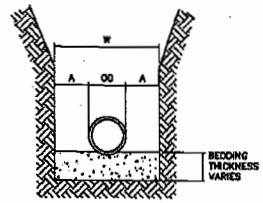


CROSS SECTION "A-A"
N.T.S.



ALTERNATE
CROSS SECTION "A-A"
N.T.S.

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR TO BE USED AT THE ENGINEER'S DISCRETION

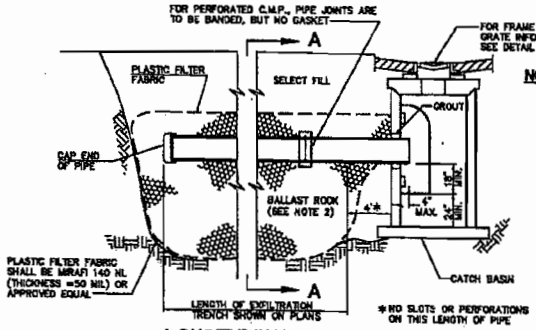


TRENCH CROSS SECTION
FOR DRAINAGE PIPE
N.T.S.

PIPE DIA. "OD"	MAXIMUM "A"
6" TO 15"	8"
18" TO 21"	10"
24" TO 30"	12"
33" TO 42"	15"
48" & LARGER	18"

MAXIMUM TRENCH WIDTH "W"
TAKEN AT TOP OF PIPE

NOTE:
BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL, 3" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8"-7/8"), COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS PER ASSHTO SPEC. NO. T-180.

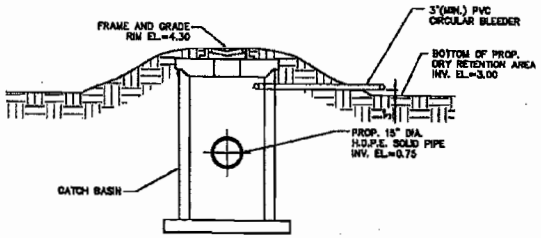


LONGITUDINAL SECTION

EXFILTRATION TRENCH DETAIL
N.T.S.

NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.



CATCH BASIN ON DRY RETENTION AREAS
N.T.S.

STORM DRAINAGE STRUCTURE SCHEDULE

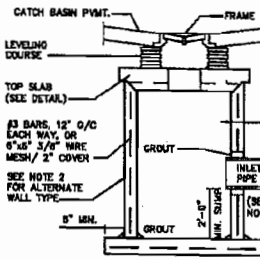
STRUCTURE No.	STRUCTURE TYPE	FRAME AND GRATE	RIM	STRUCT. BOTT.	PIPE INVERT ELEVATION N	S	E	W	REMARKS
S-1	SD-2.6 (TYPE "P") (3'-6"X3'-6")	SD-2.3	4.30	(-)1.25		0.75			
S-2	DRAINAGE WELL	SEE DRAINAGE WELL DETAIL ON SHEET C-4	5.04	(-)1.50	0.75				
S-3	SD-2.6 (TYPE "P") (3'-6"X3'-6")	SD-2.3	4.30	(-)1.25		0.75			
S-4	DRAINAGE WELL	SEE DRAINAGE WELL DETAIL ON SHEET C-4	5.18	(-)1.50	0.75				
S-5	SD-2.6 (TYPE "P") (3'-6"X3'-6")	SD-2.3	4.40	(-)2.85	0.65				P.C.B.* (N)
S-5	DRAINAGE WELL	SEE DRAINAGE WELL DETAIL ON SHEET C-4	4.30	(-)1.50					

*INSTALL POLLUTION CONTROL BAFFLES (P.C.B.) ON PIPES CONNECTED TO EXFILTRATION TRENCHES.
DESIGN GROUND WATER TABLE ELEVATION = 2.00 PER M.D.C.P.W. STANDARD DETAIL WC-2.2
MIAMI-DADE COUNTY FLOOD CRITERIA = 8.00 N.G.V.D.

NOTES:

1). ALL STRUCTURES SHALL BE PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.

2). FRAME AND GRATE SHALL BE PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT AND U-S FOUNDRY #4105-8220 AS INDICATED (OR EQUAL). GRATES SHALL BE HINGED.



TYPICAL SECTION

NOTES

1. CAST TOP SLAB TO FIT WALL USED
2. TONGUE AND GROOVE REINFORCED CONCRETE PIPE A.S.T.M. DESIGNATION C76 CLASS II
3. BOTTOM SLAB MAY BE PRECAST OR POURED IN PLACE. PLAN "B" REINFORCED MUST BE USED WHEN ROUND RISER IS POURED INTEGRAL WITH BOTTOM
4. PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 3"
5. USE 3000 P.S.I. CONCRETE (MIN.)
6. ON EXFILTRATION TRENCHES PROVIDE 4' OF SOLID PIPE COMING OUT OF CATCH BASIN

PRECAST CATCH BASIN
N.T.S.

SEAL

LANDERS & ASSOCIATES, P.A.

Sunny Isles Fire Rescue Station No. 10

Drainage Details

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

PROJECT NO.

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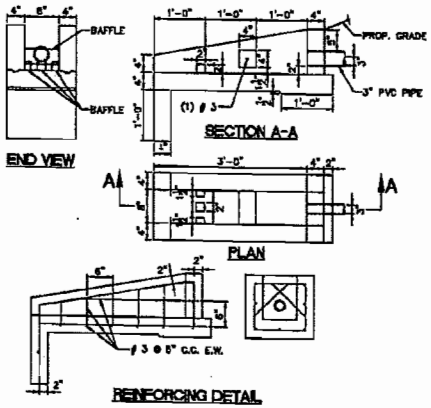
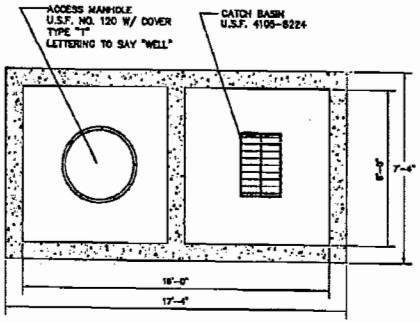
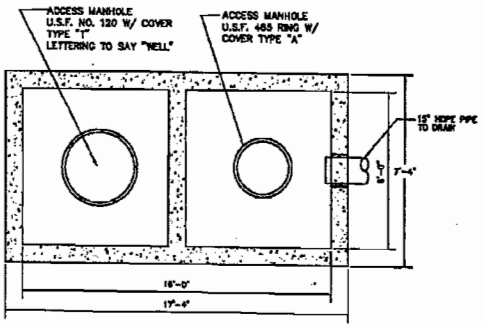
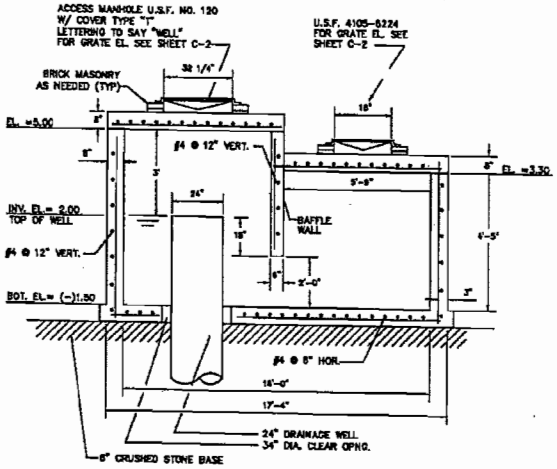


CONCRETE ENDWALL WITH BAFFLES

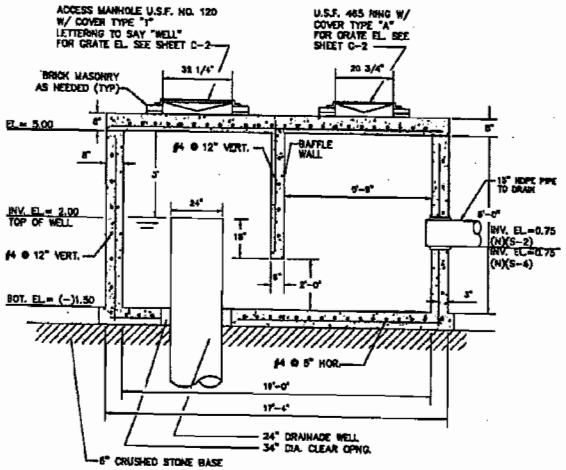
SCALE: 1"=1'







DRAINAGE WELL STRUCTURE
(S-6)
N.T.S.



DRAINAGE WELL STRUCTURE
(S-2 AND S-4)
N.T.S.

DRAINAGE WELL NOTES:

1. CONSTRUCT A 24 INCH DIAMETER DRAINAGE WELL FOR THE DISPOSAL OF STORM WATER RUNOFF ONLY. WELL SHALL BE TESTED TO A MINIMUM CAPACITY OF 250 GPM. THE DRAINAGE WELL SHALL BE DRILLED TO STRATA CONTAINING 1,500 PPM CHLORIDES AND 10,000 PPM TOTAL DISSOLVED SOLIDS MINIMUM AND SHALL BE CASED. POLLUTION CONTROL STRUCTURE PRECEDING DRAINAGE WELL SHALL BE BUILT AS PER PLANS. CALCULATED HOLDING TIME THROUGH THIS TANK IS 125 SECONDS.
2. WELL CASING SHALL BE INSTALLED ACCORDING TO RULE 62-532.500 (1)(A)FAC. CASING SHALL BE NEW BLACK OR GALVANIZED STEEL WITH .375 INCH WALL THICKNESS, AND SHALL CONFORM TO THE FOLLOWING STANDARDS: (ASTM) A53/A53M-99B, A135-01, A252-98, A589-98, OR (API) 5L-2000, AND ALSO (ANSI/ASME) B36.10M-2000. ALL WELL CASING SHALL BE STENCILED WITH THE APPLICABLE STANDARD.
3. WELL SHALL HAVE AN UPPER CASING OF A MINIMUM OF 24 INCHES IN DIAMETER, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SET AND GROUT SEALED AT LEAST 3 FEET BELOW THE CAP OF THE UPPERMOST ROCK FORMATION TO BE DEVELOPED, AND AT LEAST 40' DEEP. CASING ENDS SHALL BE SQUARE TO THE AXIS OF THE SECTION AND SHALL BE WELDED TOGETHER AS DRIVING PROGRESSES.
4. WELL SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
5. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO START THE TEST.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF; AS WELL AS D.E.R.W. CLASS V PERMIT

S E A L

LANDERS & ASSOCIATES, P.A.

SRS

Sunny Isles Fire Rescue Station No. 10

Drainage Details

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

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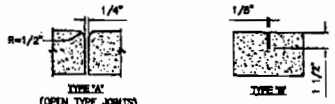
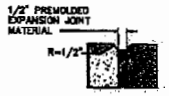
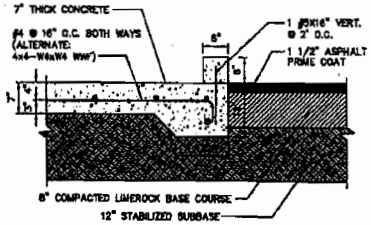


(OPEN TYPE JOINTS)
CONTROL/SAWED JOINTS SHALL BE (WHERE APPLICABLE):
AT EVERY 5' FOR 5' WIDE SIDEWALK
AT EVERY 6' FOR 6' WIDE SIDEWALK
AT EVERY 5'-4" FOR 10'-6" WIDE SIDEWALK

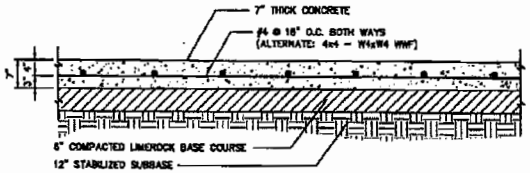


EXPANSION JOINTS SHALL BE (WHERE APPLICABLE):
AT EVERY 20'-0" O.C. AND
AT EVERY SIDEWALK CHANGING DIRECTION



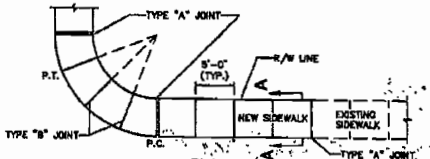
CONCRETE/ASPHALT PAVEMENT JOINT W/CURB

N.T.S.

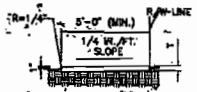


TYPICAL CONCRETE PAVEMENT

N.T.S.



PLAN



SECTION A-A

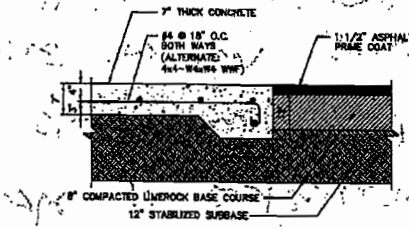
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS
'C'	*WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

*WITH 6"x6"-#10 GALVANIZED MESH

TABLE OF SIDEWALK THICKNESS 'T'	
LOCATION	
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

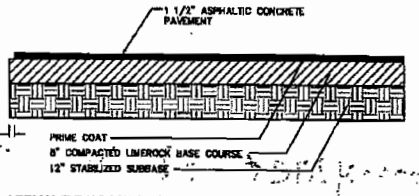
CONCRETE SIDEWALK

N.T.S.



CONCRETE/ASPHALT PAVEMENT JOINT

N.T.S.



ASPHALT PAVEMENT NOTES:

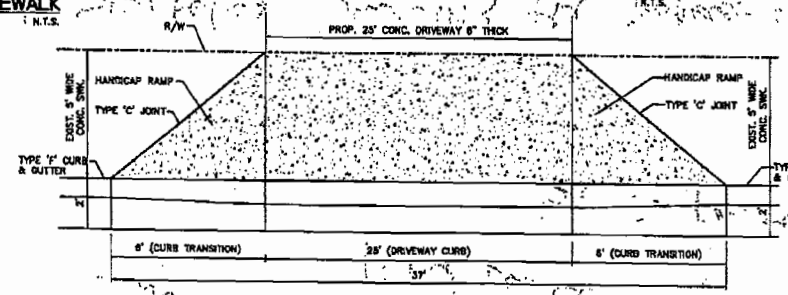
1. LIMEROCK BASE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND PRIMED
2. ASPHALT PAVEMENT SHALL BE TYPE S-1 AS SPECIFIED IN SECTION 331 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. SEE LAYOUT AND PAVING PLAN FOR WIDTHS OF DRIVES AND PARKING AREAS.
4. STABILIZED SUBBASE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180

TYPICAL PAVEMENT

N.T.S.

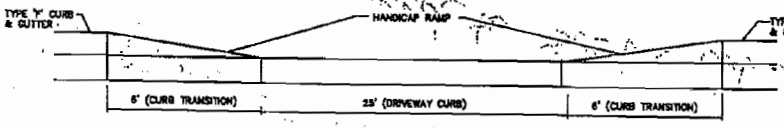
CONCRETE RAMP NOTES:

1. JOINT MATERIAL: SHALL BE OF A SILICON MATERIAL.
2. DESIGN MIX: THE CONCRETE MIX SHALL BE DESIGNED TO MEET ALL REQUIREMENTS OF CLASS I CONCRETE PER FDOT SPECIFICATIONS, SECTION 345. THE MINIMUM COMPRESSIVE STRENGTH SHALL BE 3,500 PSI AT 28 DAYS; THE SLUMP SHALL BE 2 TO 4 INCHES AND MIN. 650 PSI FLEXURAL STRENGTH.
3. REINFORCING STEEL: SHALL BE PER ASTM A615, GRADE 60.
4. SUBGRADE PREPARATION: REMOVE LOOSE MATERIAL FROM THE BASE COURSE. BASE COURSE MUST BE COMPACTED TO A DENSITY OF AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM BEFORE PLACING CONCRETE. JUST PRIOR TO PLACING CONCRETE, MOISTEN SUBGRADE AS REQUIRED TO PROVIDE A UNIFORMED DAMPENED SURFACE AT THE TIME THE CONCRETE IS PLACED.
5. SAWED JOINTS: FORM CONTRACTION JOINTS USING SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND RIMMED BLADES. CUT JOINTS INTO CONCRETE PAVING AS SOON AS THE SURFACE WILL NOT BE RAVELED OR OTHERWISE DAMAGED BY CUTTING ACTION. JOINTS MUST BE COMPLETED BETWEEN FOUR (4) AND EIGHTEEN (18) HOURS AFTER PAVING HAS BEEN PLACED.
6. EXPANSION (ISOLATION) JOINTS: PROVIDE EXPANSION JOINTS TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREA. THEY MUST CONTAIN SILICON SEALANT MATERIAL FOR THE FULL DEPTH OF THE PAVING SLAB.
7. CONTROL JOINTS: SHALL BE PLACED AT INTERVALS NOT TO EXCEED FIFTEEN (15) FEET.
8. CONSTRUCTION JOINTS: SHALL BE LOCATED AS TO CREATE FIFTEEN (15) FOOT WIDE STRIPS.



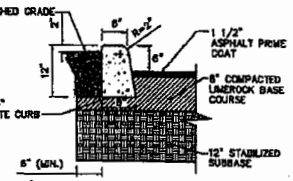
CONCRETE DRIVEWAY PLAN

N.T.S.



CONCRETE DRIVEWAY ELEVATION

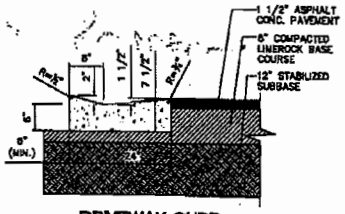
N.T.S.



CONCRETE CURB TYPE 'D'

N.T.S.

NOTE:
1.) CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS



DRIVEWAY CURB

SEAL

LANDERA ASSOCIATES, P.A.

Sunny Isles Fire Rescue Station No. 10
Paving Details
Miami-Dade Fire Rescue Department
9300 N.W. 41st Street, Miami, Florida

PROJECT NO.

REVISIONS

DATE
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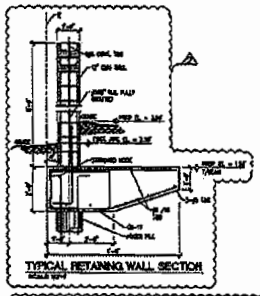
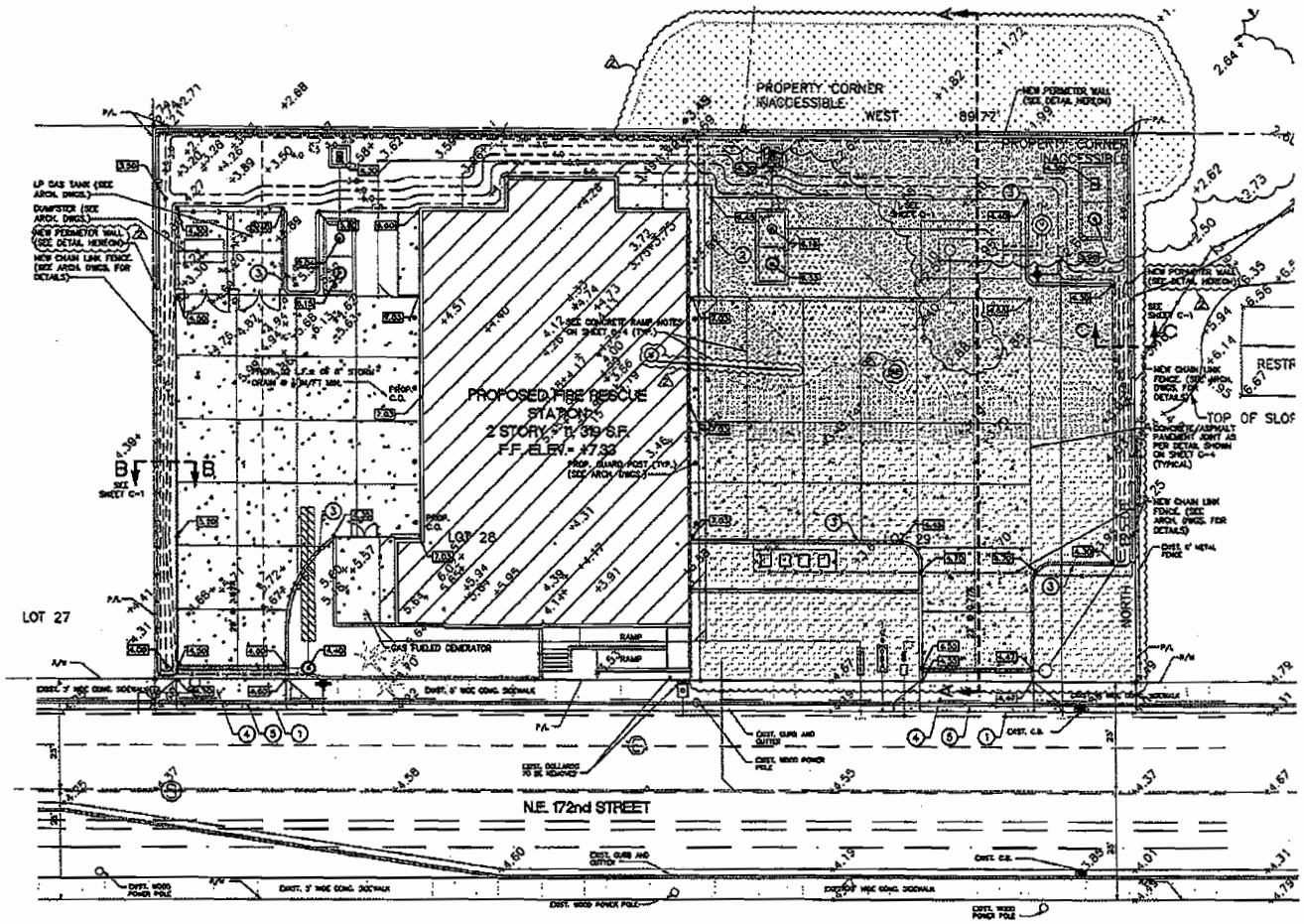


On-Site Vegetation			
Direct Impacts to Wetland Habitat			
Habitat Type	Plant List	Acres	Square Feet
Herbaceous	Cyperus sp. (flat sedge)	0.054	1,481
Cleared Areas	N/A	0.056	1,585
Mangroves	Conocarpus erectus (green buttonwood) Laguncularia racemosa (white mangrove) Avicennia germinans (black mangrove)	0.067	2,759
	Total Direct Impacts	0.177	5,825
Secondary Impacts to Wetland Habitat			
Buffer Areas	Conocarpus erectus (green buttonwood) Laguncularia racemosa (white mangrove) Avicennia germinans (black mangrove) Rhizophora mangle (red mangrove)	0.057	2,480
	Total Secondary Impacts	0.057	2,480
	TOTAL IMPACTS	0.234	8,341

LEGEND:

- PREVIOUSLY DISTURBED AREA
- CLEARED AREAS
- HERBACEOUS VEGETATION
- MANGROVES (CONSTE)
- BUFFER
- (U) UTILITIES MAP (Emp 10)
- (AE) FEMA FLOODPLAN (Sunny Isles)

Flood Zone — AE-7
Soil — Urban
USDA-NRCS Soils — Udorthents
Herbaceous Vegetation — 0.054 acres
Cleared Areas — 0.056 acres
Mangroves — 0.067 acres
Buffer — 0.057 acres
FB Area — 13,407 sf, (0.30 ac)



PAVING AND GRADING PLAN

SCALE: 1"=20'

GRAPHIC SCALE

LEGEND:

- CONCRETE DRIVEWAY PAVEMENT PER DETAIL SHOWN ON SHEET C-4
- (CROSSED AREA (GRASS)
- NEW ASPHALT CONCRETE PAVEMENT, TYPE S-1 (PARKING LOT) 1 1/2" ASPHALT CONCRETE 6" COMPACTED LIMEROCK BASE COURSE 12" STABILIZED SUBBASE
- (1) MATCH EXISTING GRADE
- (2) CONSTRUCT 4" THICK CONCRETE SIDEWALK PER DETAIL SHOWN ON SHEET C-5
- (3) CONSTRUCT 6" NON CONCRETE CURB (TYPE 'D') PER DETAIL SHOWN ON SHEET C-5
- (4) CONSTRUCT CONCRETE DRIVEWAY PER DETAIL SHOWN ON SHEET C-5
- (5) CONSTRUCT 24' DRIVEWAY CURB PER DETAIL SHOWN ON SHEET C-5
- 7.31 EXISTING ELEVATION
- 8.30 NEW ELEVATION

NOTES:

1. REFER TO ARCHITECTS SITE PLAN FOR SITE GEOMETRY, DIMENSIONS, AND BUILDING SETBACKS.
2. DIMENSIONS SHOWN ON PLAN ARE FOR CONSTRUCTION OF SITE GRADING AND DRAINAGE ONLY.
3. CONTRACTOR SHALL AVOID WORKING OUTSIDE OF THE PROPERTY BOUNDARIES DURING THE CONSTRUCTION ACTIVITIES (INCLUDING BUT NOT LIMITED TO THE PLACEMENT OF EROSION CONTROL BARRIERS).
4. ADJACENT OFFSITE WETLAND VEGETATION SHALL BE PROTECTED DURING THE CONSTRUCTION ACTIVITIES.

SEAL

LANDERA ASSOCIATES, P.A.

Sunny Isles Fire Rescue Station No. 10

Paving, Grading and Drainage Plan

Miami-Dade Fire Rescue Department

9300 N.W. 41st Street, Miami, Florida

PROJECT NO.

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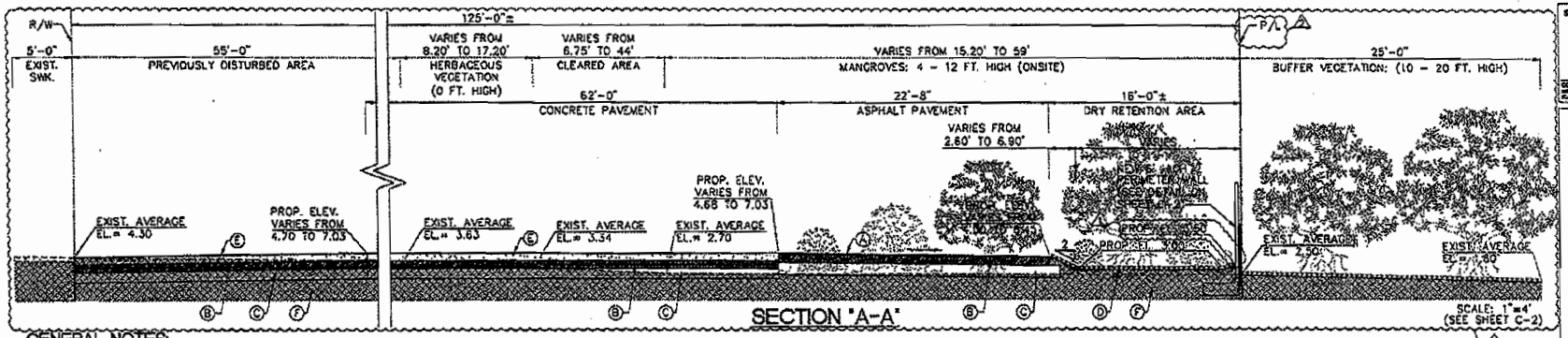


SECTION "A-A"

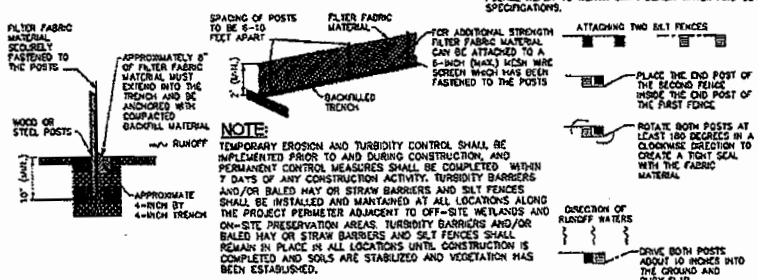
SCALE: 1"=4'
(SEE SHEET C-2)

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM THE SKETCH OF TOPOGRAPHIC SURVEY PERFORMED BY A.W.WARD ENGINEERING AND SURVEYING, DATED 2-2-07.
2. ELEVATIONS SHOWN ON THE DRAWINGS ARE IN FEET BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D.).
3. FLOOD CRITERIA ELEVATION IS 5.00 FEET BASED ON MIAMI-DADE COUNTY FLOOD CRITERIA MAPS.
4. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE SODDED.
5. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 1206350084 J, MAP REVISED MARCH 2, 1994; THIS PROPERTY IS LOCATED IN FLOOD ZONE AE WITH A BASE AND FLOOD ELEVATION OF 7.00
6. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ARCHITECT/ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
7. 48 HOURS PRIOR TO DIGGING CONTRACTOR SHALL COORDINATE WITH ALL UNDERGROUND UTILITY SERVICE COMPANIES TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. ADDITIONALLY, CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770) TO ASSURE THAT ALL UTILITIES HAVE BEEN IDENTIFIED.
8. ANY EXISTING BUILDING, PAVEMENT OR OTHER EXISTING IMPROVEMENTS NOT SPECIFIED FOR REMOVAL WHICH IS DAMAGED, EXPOSED OR IN ANY WAY DISTURBED BY CONSTRUCTION PERFORMED UNDER THIS CONTRACT, SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT".
10. THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF THE EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION OF NEW SEWER, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
11. FOR CONTINUATION OF WATER SUPPLY SYSTEM AND SEWER SYSTEM FROM APPROXIMATELY 5 FEET OUTSIDE THE BUILDING SEE PLUMBING DRAWINGS.
12. ALL DRAINAGE CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
13. CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO NEW STORM DRAINAGE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
14. FOR RELOCATION AND REMOVAL OF EXISTING LIGHT POLES, ELECTRICAL BOXES AND OTHER ELECTRICAL OR COMMUNICATIONS IMPROVEMENTS, SEE ELECTRICAL DRAWINGS, WHERE APPLICABLE.
15. DIMENSIONS IN PAVED AREAS ARE TO THE EDGE OF THE ASPHALT.
16. ALL UNSUITABLE MATERIAL UNDER THE NEW PAVEMENT SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS BEFORE PROCEEDING WITH CONSTRUCTION.
17. ALL PARKING STALLS SHALL HAVE A WHEEL STOP AS DETAILED.
18. CONTRACTOR SHALL COORDINATE AND INSTALL ALL DRAINAGE PIPES AND STRUCTURES; IRRIGATION LINES; AND ELECTRICAL LINES AND/OR CONDUITS PRIOR TO BEGINNING SUBGRADE CONSTRUCTION.
19. ALL MUCK AND ORGANIC MATERIALS FOUND WITHIN THE PARKING AREA SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL IN 6 INCH LIFTS COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-180.
20. ALL PARKING LOT GRADES REFER TO FINISH ASPHALT ELEVATIONS.
21. CONTRACTOR SHALL ADJUST ALL EXISTING VALVES BOXES, CATCH BASINS GRATES, MANHOLES COVERS, ETC. TO MEET NEW GRADES WHERE APPLICABLE.
22. PROVIDE A SMOOTH TRANSITION WHERE NEW PAVEMENT, SIDEWALK, OR CURB MEETS EXISTING GRASS AREAS.
23. WHERE NEW PAVEMENT MEETS EXISTING CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT. SAW CUT AT EXISTING PAVEMENT JOINT MATCHING TO NEW PAVEMENT.
24. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF NORTH MIAMI BEACH PUBLIC WORKS MANUAL AND THE FLORIDA BUILDING CODE. IF ANY ITEM OF WORK IS NOT COVERED IN EITHER OF THE SPECIFICATIONS, IT SHALL BE CONSTRUCTED PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
25. FOR SPECIFICATIONS REGARDING WATER AND SANITARY SEWER OF THIS PROJECT, PLEASE REFER TO NORTH MIAMI BEACH WATER AND SEWER DEPARTMENT STANDARD SPECIFICATIONS.
26. ALL SEWER SYSTEM CONSTRUCTION (PRIVATE & PUBLIC) SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT.
27. PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING TREES, IF REQUIRED, THE CONTRACTOR MUST OBTAIN APPROVAL FROM DERM.
28. CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
29. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONFLICTS BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED.
30. ALL EXCAVATION SHALL BE BACKFILLED. THEREFORE ORIGINAL GRADE SHALL BE RESTORED UPON COMPLETION OF COMPACTION, SODDING OR SEEDING AND MULCHING.
31. BACKFILLING PAVEMENT CUTS AND EXCAVATION WITHIN 2 FEET OF PAVEMENT EDGE SHALL MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:
    (A) COMPACTED TO A DENSITY NOT LESS THAN 98% (ASTM D-1557-70)
    (B) DENSITY TESTS SHALL BE CONDUCTED EVERY 12" OF UNCOMPACTED DEPTH OR AS DIRECTED BY THE ENGINEER.
32. THE CONTRACTOR SHALL PROVIDE ALL WARNING LIGHTS, SIGNALS, SIGNS AND FLAGPERSONS AS REQUIRED BY NORTH MIAMI BEACH PUBLIC WORKS.
33. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, SIGNS, AND OTHER IMPROVEMENTS, WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION AS DIRECTED BY THE ENGINEER.
34. PAVEMENT REPAIRS SHALL BE "TYPE I" UNLESS OTHERWISE NOTED. CONCRETE CURB AND GUTTERS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER NORTH MIAMI BEACH PUBLIC WORKS MANUAL
35. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT OPENING SHALL NOT EXCEED 50% OF THE MANUFACTURER'S RECOMMENDED OPENING.
36. ALL PUBLIC LAND CORNERS, BENCH MARKS, MONUMENTS AND REFERENCED POINTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED BY THE CONTRACTOR AS FOLLOWS: CORNERS, BENCH MARKS, MONUMENTS AND REFERENCED POINTS IN CONFLICT WITH THE WORK AND IN DANGER OF BEING DAMAGED, DESTROYED OR COVERED HAVE TO BE PROPERLY REFERENCED BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PRIOR TO BEGINNING WORK AT THAT SITE. THE CONTRACTOR SHALL RETAIN THE LAND SURVEYOR TO REFERENCE, AND RESTORE UPON COMPLETION OF THE WORK, ALL SUCH CORNERS AND MONUMENTS AND SHALL FURNISH TO THE ENGINEER A SIGNED AND SEALED COPY OF THE LAND SURVEYOR'S REFERENCE DRAWING.

NOTE

1. CONTRACTOR SHALL AVOID WORKING OUTSIDE OF THE PROPERTY BOUNDARIES DURING THE CONSTRUCTION ACTIVITIES (INCLUDING BUT NOT LIMITED TO THE PLACEMENT OF EROSION CONTROL BARRIERS).
2. ADJACENT OFFSITE WETLAND VEGETATION SHALL BE PROTECTED DURING THE CONSTRUCTION ACTIVITIES.

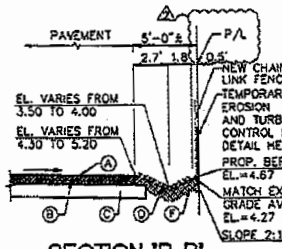


NOTE:

TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY. TURBIDITY BARRIERS AND/OR BALED HAY OR STRAW BARRIERS AND SILT FENCES SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS ALONG THE PROJECT PERIMETER ADJACENT TO OFF-SITE WETLANDS AND ON-SITE PRESERVATION AREAS. TURBIDITY BARRIERS AND/OR BALED HAY OR STRAW BARRIERS AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

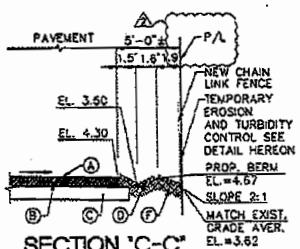
TEMPORARY EROSION AND TURBIDITY CONTROL

N.T.S.



SECTION "B-B"

SCALE: 1"=4'
(SEE SHEET C-2)



SECTION "C-C"

SCALE: 1"=4'
(SEE SHEET C-2)

LEGEND

- (A) 1½" THICK ASPHALTIC CONCRETE TYPE S-I W/ TACK COAT OVER BASE.
- (B) 8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% (MODIFIED PROCTOR)
- (C) 12" STABILIZED SUBGRADE
- (D) SWALE (SOLID SOD)
- (E) 7" THICK CONCRETE
- (F) EXISTING GROUND

LANDURA ASSOCIATES, P.A.

Sunny Isles Fire Rescue Station No. 10

General Notes and Cross Sections
Miami-Dade Fire Rescue Department
9300 N.W. 41st Street, Miami, Florida

PROJECT NO.

REVISIONS

DATE 2/5/07

C-1

1 OF 14

Attachment D

Zoning Memorandum

Memorandum

MIAMI-DADE COUNTY

Date:

To: Lisa Spadafina, Manager
Coastal Resources
Environmental Resources Management

From: NF Nicole Fresard, Biologist II
Coastal Resources
Environmental Resources Management

Subject: Class I Permit Application by Miami-Dade County to Fill Wetlands for the Expansion of Fire Station #10 at 17200 Collins Avenue in Sunny Isles Beach

---

Pursuant to Section 24-48.2(II)(A)(7), Code of Miami-Dade County, Florida, a substantiating letter shall be submitted by the applicant stating that the proposed project does not violate any zoning laws. Said letter will be submitted after approval by the Miami-Dade County Board of County Commissioners and prior to issuance of the Class I Permit.

Attachment E

Names and Addresses of Owners of All Riparian Property within Three Hundred (300) Feet of the Proposed Work

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RUTH REMA POUCHIE
251 172 ST #226

SUNNY ISLES BEACH FL 33160-3403

MIGUEL PUIG
251 172 ST #134

SUNNY ISLES BEACH FL 33160-3402

MIGUEL PUIG &W NORMAN NARANJO
251 172 ST #327

SUNNY ISLE FL 33160-3431

MARIA PUZYREWSKA
251 172 ST #214

SUNNY ISLES BEACH FL 33160-3437

REINEL RAMIREZ
251 172 ST #326

SUNNY ISLES BEACH FL 33160-3431

SANDRA L RICHARDSON
10315 WILLEO CREEK TRACK

ROSEWELL GA 30075

MARION J RODEGHIERO
253-172 ST UNIT 301

MIAMI FL 33160

MOHAMMAD REZA ROUNIZI
287-190 ST

SUNNY ISLES FL 33160

JOANN RUSSO
90 OAK ST

SPOTSWOOD NJ 08884

FRANCES SALUTO LE
REM TONI JAMES SALUTO
251 172 ST #125

SUNNY ISLES FL 33160-3401

MARIA A SMITH
253-172 ST #205

SUNNY ISLES BEACH FL 33160-2836

FRANCES & ROSEANN SPAGNUOLO
2787 FORD ST

BROOKLYN NY 11235

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STEVE SZABO &W IRENE
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NEBOJSA TOSKOVIC
253 172 ST #107

SUNNY ISLES BEACH FL 33160-3404

NICK ANNINOS TRUSTEE
NICK ANNINOS TRUST
1212 HARDEE RD

CORAL GABLES FL 33146-3231

JORGE S VALDES &W RIGA M
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PIERRE LAFONTAINE &W
DANIELLE MESSIER
6476 Rue Des Cygnes

Laval, QC, Canada

WILLIAM LIMA &W ANGELA M
BRIAN W LIMA JTRS
10530 SW 146 PL

MIAMI FL 33186-2957

ANGELO LOMBARDI &W CARMELA
2214 SAW MILL RIV RD

ELMSFORD NY 10523

CARLOS LOPEZ &W ALBA
251 172 ST 230

SUNNY ISLES BEACH FL 33160-3417

ARNOLDO FONTOURA LUCAS
251 172 STREET #306

MIAMI BEACH FL 33160

MARIA MILAGROS LUCIANO
251 172 ST #208

SUNNY ISLES BEACH FL 33160

ANNELLA MANISCALCO & CATHERINE GUARINO SZABO
251 172 ST #303

SUNNY ISLES BEACH FL 33160-3437

CRISTINA T & CARMELO MARTINEZ
251 172 ST #207

SUNNY ISLES FL 33160-3437

OMAR MAZO
251 172 ST #204

SUNNY ISLES BEACH FL 33160-3437

WILLIAM MCCORMICK & DIANE MARTINEZ
251 172 ST #133

N MIAMI BEACH FL 33160-3402

FRANK NIZZARE
149 NARROWS RD

STATEN ISLAND NY 10305

BRAULIO NOVALES
253 172 ST #310

SUNNY ISLES FL 33160-3433

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ANTHONY GUARINO &W LISA & ANNA BULONE
2425 WEST 2 ST

BROOKLYN NY 11223

FRANK SCHIAVONE & MATTHEW GUARINO
251 172 ST #203

MIAMI FL 33160-3437

MARGARET GUARINO
650 GOLDEN BEACH DR

GOLDEN BEACH FL 33160-2246

THERESA DANZA & MARGARET GUARINO
251 172 ST #117

MIAMI BEACH FL 33160-3437

SANTIAGO GURUCEAGA
17330 NW 47 AVE

OPA LOCKA FL 33055-3634

MARITZA HAILEY
351 CEDAR ST

SAN CARLOS CA 64070

OSCAR HERRADA &W MARIA VENTURA
251 172 ST #101

SUNNY ISLES FL 33160-3437

HSIU HUANG HUANG
251 172 ST #121

SUNNY ISLES BEACH FL 33160-3401

VICTORIO M IAMONICO &W MARIA M
6965 W 16 DR

HIALEAH FL 33014-4412

ELIZABETH IZZO
253 172 ST #105

SUNNY ISLES BEACH FL 33160-3404

GEORGE NUNEZ & LOIS JOHNSON
251 172 ST #220

NORTH MIAMI BEACH FL 33160-3402

ROBERT W JUDD
251 172 ST #211

SUNNY ISLES BEACH FL 33160-3437

DONNA ANN RUSSELL KNAPP
251 172 ST #332

SUNNY ISLES BEACH FL 33160-3430

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JORGE L DIAZ
251 172 ST #312

NO MIAMI BEACH FL 33160-3437

PAVEL DJOVANOV
251 172 ST #206

SUNNY ISLES BEACH FL 33160

HRISTO DIMITROV DOLTCHINKOV
251 172 ST #216

SUNNY ISLES FL 33160-3437

ROBERT DUANE
251 172 ST #108

SUNNY ISLES BEACH FL 33160-3437

BETTY ECHEVERRI &H AICARDO
251 172 ST #236

MIAMI FL 33160-3417

NURY C FIGUEROA
251 172 ST #116

SUNNY ISLES FL 33160-3437

BERTRAND FORTIN &W COLLETTE
251-172 ST UNIT 232

MIAMI BEACH FL 33160

CONSTANZA C FRANCO
251 172 ST #136

SUNNY ISLES BEACH FL 33160-3402

CONRAD FRUTOS &W JEAN
50 ONEIDA AVE

LANDING NJ 07850

MARIA R GARAY
251 172 ST #325

SUNNY ISLES FL 33160-3431

JEAN M GIACALONE
251 172 ST #223

SUNNY ISLES BEACH FL 33160-3403

BRESEIDA LOPEZ & MARIA A GIL
2880 NE 203 ST #16-B

AVENTURA FL 33180

EDUARDO GIL &W BELEN
14880 SW 58 ST

MIAMI FL 33193-2443

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WALBERT R GONZALES
251 172 ST 135

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SUNNY ISLES FL 33160-3403

ESPERANZA BERRIO
251 172 ST #309

SUNNY ISLES FL 33160-3437

VLADIMIR BOYKO &W MARIA
251 172 ST #201

SUNNY ISLES BEACH FL 33160-3437

GEORGE BRICENO
251 172 ST UNIT 104

NO MIAMI BEACH FL 33160-3437

ALEX LJ CABANAS
251 172 ST #322

SUNNY ISLES BEACH FL 33160-3431

FREDDY T CALVO &W ONDINA G
251 172 ST APT 235

SUNNY ISLES FL 33160-3417

DELIA CAPOTE
253 172 ST #212

SUNNY ISLES BEACH FL 33160-3435

MONIQUE CHARRON
251 172 ST #328

SUNNY ISLES BEACH FL 33160-3431

MITA PATEL & SHARAD CHIB
165 RUNYON AVE

SOMERSET NJ 08873

DEUTSCHE BNK NATL TRUST CO TRS
3476 STATEVIEW BLVD

FT MILLS SC 29715

JUDITH COLL
251 172 ST #103

NO MIAMI BEACH FL 33160-3437

JOHN DANZA &W JENNIE
44 WHITMAN DRIVE

BROOKLYN NY 11234

THERESA DANZA
6 LACON COURT

BROOKLYN NY 11229

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JULIO E DAVILA
251 172 ST #110

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CITY OF SUNNY ISLES BEACH FLORIDA
C/O FINANCE DIRECTOR
18070 COLLINS AVE

SUNNY ISLES BEACH FL 33160-2723

OFELIA ABREU
VICTOR M ABREU
400 KINGS POINT DR #926

SUNNY ISLES BEACH FL 33160

CARMELO AIOSA LE
ANTHONY AIOSA
8746 15 AVE

BROOKLYN NY 11228

MAEILEEN M ALVAREZ
251 172 ST #323

SUNNY ISLES BEACH FL 33160-3431

SALEM HOUSE CONDO ASSN INC
C/O MICHAEL GOMEZ ESQ
1930 TYLER ST

HOLLYWOOD FL 33020

FREIDA BALTER
251 172 ST #233

SUNNY ISLES BEACH FL 33160-3417

RICHARD BAYLISS TRS
ANNETTE SCHWAB TRS
2 BIRCHBROOK DR

VALHALLA NY 10595

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REGULATION DIVISION

JOSEPH ABITBOL &W MICHELE
3865 GOAIN E

MONTREAL QUEBEC HIH 5M6

HANA AFRIDONIDZE
1469 OVINGTON AVE

BROOKYN NY 11219

ROBERT ALLEN &W CAROL
840 ASTOR WAY

THE VILLAGES FL 32162

EDUARDO ARRECHAVALETA
4451 NW 196 ST

OPA LOCKA FL 33055-1816

DIEGO J BALMASEDA
251 172 ST #122

SUNNY ISLES FL 33160-3401

DALE BARRACLOUGH &
GAIL PIERANGELINO
304 EAST 82 ST #1

NEW YORK NY 10028

SIMON BELENKIY &W ROZALIYA
2354 62 ST APT 1

BROOKLYN NY 11204

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Attachment F

Excess Mitigation Transfer Letter and Mitigation Plan

MIAMI-DADE COUNTY

Park and Recreation
275 NW 2nd Street
Miami, Florida 33128
T 305-755-7800

miamidade.gov

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Assessment Center
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

April 16, 2009

Robert Hopper
South Florida Water Management District
3301 Gun Club Road MSC 4250
West Palm Beach, Florida 33406

Re: Letter Modification Request for Permit #1302333-P
Chapman Field Park Access Improvements and Canoe Facilities
Miami-Dade County, Florida

Mr. Hopper:

The Miami-Dade Park and Recreation Department (MDPARD) is submitting this letter to serve as a formal request of the South Florida Water Management District (SFWMD) to process a letter modification to permit #1302333-P covering the project known as Chapman Field Park Access Improvements and Canoe Facilities located in Miami-Dade County, Florida.

The purpose of this letter modification is to allow for the use of excess wetland mitigation functional units credited to this permit by the Miami-Dade Fire Rescue Department (MDFRD). MDPARD has in its possession an excess of 0.150 functional units of wetland mitigation area. MDPARD is requesting that these 0.150 functional units be credited to MDFRD as part of their permit application #080221-10. This permit application is also known as Sunny Isles Beach Fire Station #10.

Please contact us at (305) 755-7877 if you have any questions. We appreciate your assistance with this letter modification request.

Sincerely,

W. Howard Gregg
Deputy Director

Delivering Excellence Every Day

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

David T. Gockel, P.E., P.P.
George P. Kelley, P.E.
George E. Derrick, P.E.
Michael A. Semeraro, Jr., P.E.
Nicholas De Rose, P.G.
Andrew J. Ciancia, P.E.
George E. Leventis, P.E.
Rudolph P. Frizzi, P.E., G.E.
Ronald A. Fuerst, C.L.A.
Colleen Costello, P.G.
Cristina M. González, P.E.
Gerald J. Zarabrella, C.E.M.

Roger A. Archabal, P.E.
Matthew E. Meyer, P.E.

Eric B. Schwarz, P.E.
Vincent D. Yarina, P.G.

7 August 2009

Nicole Fresard
Miami-Dade County
Department of Environmental Resources Management
Coastal Resources Section
701 NW 1st Court Office 6-197
Miami, Florida 33136

RE: Mitigation Plan for Miami-Dade Fire Rescue Department Station #10
Sunny Isles Beach, Miami-Dade County, Florida
Langan Project No.: 6152301

Dear Nicole:

Langan Engineering & Environmental Services (Langan) is pleased to provide this evaluation to Miami-Dade County Department of Environmental Resources Management (DERM) and US Army Corps of Engineers (USACE) on behalf of Miami-Dade Fire Rescue Department (MDFRD) and the City of Sunny Isles Beach (Sunny Isles) for the proposed reconstruction and expansion of the MDFRD-Sunny Isles Fire House (Project) as part of the requirements of the natural resources permit programs administered by each agency. The mitigation plan seeks to compensate for impacts to natural resources at the Project site through restoration of enhancement of a landfill area back to mangrove habitat.

Project Location

The Project is located next door and to the east of the existing fire house (175 172nd Street) near the intersection of 172nd Street and Collins Avenue (S.R. A1A) in Sunny Isles Beach, Miami-Dade County, Florida. The subject property folio number is 31-2211-001-0290 (Property). Sunny Isles is the present owner of the Property, and MDFRD will be leasing the Property for use as a new fire station and associated infrastructure improvement.

Project Background

The Project has already been issued an Environmental Resource Permit (ERP) by the South Florida Water Management District (SFWMD), including the approval of the proposed mitigation plan. US Army Corps of Engineers (USACE) and Miami-Dade Department of Environmental Resources Management (DERM) permit applications have been submitted and are presently being processed and reviewed by both agencies. The applicable permits and permit numbers or application numbers are as follows:

- SFWMD's ERP Permit # 08021-10 (Issued)
- USACE Permit Application # 2008-00927
- DERM Class I Permit Application # 2008-CLI-PER-00041

A copy of the issued ERP has previously been provided to both DERM and USACE for their respective files.

Estimated Mitigation

Calculations based on the Unified Mitigation Assessment Methodology (UMAM) outlined in Ch. 62-345, Florida Administrative Code were completed and agreed to with SFWMD. The Functional Loss (FL) for the Project was calculated for all direct and indirect impacts to individual habitat types and summed to reach a final Functional Loss for the entire Project. The following table provides this data:

	Impact Area	Functional Loss (FL)
Direct Impacts	Mangroves	0.069
	Herbaceous Exotics	0.019
	Cleared/Unvegetated	0.017
	Total FL Direct Impacts	**0.105**

Functional Gain (FG) for the proposed mitigation plan was calculated to be 0.141. Therefore the FG provided by the mitigation plan will provide enough mitigation to offset the FL of 0.105.

Current Mitigation Area Site Conditions

The mitigation area is tied to a previously permitted restoration and enhancement project being conducted on two sites within Chapman Field Park (13600 Old Cutler Road) in Miami-Dade County, Florida. The mitigation area has been permitted under the following permit numbers:

- SFWMD Permit # 13-02333-P
- USACE Permit # SAJ-2004-4379
- DERM Class I Permit # CC04-112

The proposed mitigation will occur within a portion of an 8-acre site located at Chapman Field Park. The restoration of the 8-acre site is being conducted in two phases. Phase 1 consists of a 3.7-acre area and the Phase 2 consists of a 4.27-acre site. Phase 1 has already begun construction.

The mitigation area was previously used as a landfill in the 1960s and 1970s with dumping of construction and wood debris readily apparent. Some unregulated dumping of household trash also occurred at the site. Consistent with other areas subject to non-native fill material, the site consists of disturbed upland habitat dominated by exotic vegetation, primarily Brazilian pepper (*Schinus terebinthifolia*). The areas immediately adjacent to the landfill were not utilized as a landfill or subject to historic dumping and, thus, have remained unimpacted, mangrove habitat.

Proposed Mitigation Site Activities

Site Preparation and Solid Waste Disposal

All exotic vegetation, including root systems, shall be removed from the site prior to excavation. All exotics existing outside the fill area (and within mangrove zones) will be hand-treated with herbicide and left in place. After the site has been completely cleared of any exotic or nuisance vegetation, preparations will be made to remove the existing onsite fill.

The existing fill on the site is mixed with trash items and will be considered solid waste once excavated. The current elevation at the proposed mitigation site is approximately 2.12 to 5.62, NGVD. The site will be scraped down to the bedrock, between approximately -1.0 and -2.0, NGVD, to remove all solid waste materials, and the solid waste will be transported via truck to the South Dade Landfill for disposal.

Mangrove planting areas will be backfilled with wetland suitable muck soil to a grade of approximately +1.0, NGVD. Flushing channels will be excavated along the site to improve natural surface flow. The flushing channel locations will remain at -1.0 to -2.0, NGVD, with a 2.5:1 slope between planted areas the and the flushing channels. The adjusted site elevation after excavation and grading and the creation of deeper water channels and lagoons at the site will provide increased flushing as well as habitat for a variety of species, including wading birds(e.g. white ibis, herons) and reptiles (such as previously observed crocodiles to the north of the mitigation site).

Vegetative Planting and Site Protection

After removal of the existing fill and backfilling with suitable muck soil, the proposed mitigation site will be planted with 11-16 inch red mangrove (*Rhizophora mangle*) seedlings. The seedlings shall be placed on 3-foot centers at the time of planting. The planting will be conducted by community volunteers, under the direction of Mr. Gary Milano of DERM. If volunteers are not available to assist n the planting the area, arrangements will be made between DERM and MDPRD to have a licensed contractor (specialized in this arena) to complete the onsite planting.

The entryway of the site, adjacent to the existing fill road, consists of a narrow strip of fill that will be removed and backfilled with suitable muck soil. This area will have a 3:1 slope from the edge of the existing fill road to the proposed planting areas within the mitigation site. A buffer area has not been proposed for the site due to its location within the park. The lack of development in the area and low traffic volumes deem the need for a buffer area unnecessary.

However, to prevent unauthorized access and potential impact to the mitigation site, signage will be placed at the entrance to the site, along the existing fill road. The sign will be approximately 2 feet X 3 feet in size and will read the following:

Mangrove Restoration and Preserve Area

Do Not Disturb
No Unauthorized Entry
No Dumping

In order to ensure the protection of the mitigation site in perpetuity, a Standard Conservation Easement document has been prepared by MDPRD. The Conservation Easement will be used to protect the mitigation site from alteration from its permitted condition, by human disturbances such as construction, fill, encroachment, vegetation removal, vegetation maintenance, etc. unless such activities are part of the permitted perpetual maintenance of the mitigation/preservation area.

Maintenance and Monitoring

Success Criteria

Following the construction of the mitigation site, a baseline survey will be conducted at the site. The information collected will be compiled in a time zero monitoring report by the MDPRD (or designated sub-consultant) on behalf of MDFRD and will be submitted to the regulatory agencies for review and comment. The time zero report will include details of the construction of the mitigation site, including but not limited to, the number and type of plants used, hydrologic conditions, total quantity of waste removed and photo documentation of the current site conditions.

Success monitoring will be conducted on a semi-annual basis for a period of five years. At the conclusion of each monitoring event, a semi-annual monitoring report will be submitted by the MDPRD (or designated sub-consultant) to the regulatory agencies for review and comment.

The vegetative monitoring will consist of randomly located transects, utilizing the line intercept methodology, semi-annual observations within three, 1-square meter fixed grids, every ten meters along the 30 meter transect(s). The following detailed observations will be recorded at each monitoring grid, along each transect:

- Species
- Plant height
- Diameter at breast height (DBH) (if applicable)
- Presence of prop roots

The five year monitoring plan will be conducted to ensure eighty percent coverage of wetland species by the end of the five year period. Nuisance and exotic species will be at 0% coverage and any nuisance species noted in the mitigation area will be hand treated and/or removed. Mortality of the wetland species noted during monitoring will be addressed through replanting, to maintain the required wetland species coverage.

To assist the monitoring team, the portion of the 8-acre park site used for mitigation will be delineated by rebar and/or PVC pipes.

Project Timeline and Deliverables

Construction of the mitigation site is scheduled to begin during the first part of 2009. This schedule has been proposed in order to take advantage of the local dry season, which would

assist in limiting weather-related delays. The following is an estimate of proposed activities and deliverable for the *entire* mitigation site:

Date	Activity
March 2009	Construction of surface water management structures
April 1 – July 2009	Earthwork/Site Grading/Excavation
August 2009	Mangrove seedling planting
August 2009	Installation of Permanent Markers & Signage
September 2009	Submittal of As-Built Plans
September 2009	Submittal of Time-Zero Monitoring Report
March/September 2010 – 2014	Submittal of Semi-Annual Monitoring Reports

Estimated Budget

The estimated cost to complete the construction of the 3-acre mitigation site is currently $179,000 per acre for a total estimated cost of $537,000. The portion of the 3-acre site required to meet MDFRD's mitigation requirements, if taken as the same percentage of total Functional Gain (0.531) versus Functional Gain required for MDFRD (0.105), will cost approximately $106,186. DERM has also agreed to remove the associated tipping fees (for solid waste disposal) from the estimated costs for completion of the mitigation. Therefore, the cost of solid waste is not included in the cost estimate.

Summary

Langan has provided this mitigation plan on behalf of MDFRD for impacts to natural resources related to the expansion of the existing Sunny Isles Firehouse (Station #10). Based on a UMAM analysis approved by SFWMD, and including indirect impacts, the Project impacts will result in a Functional Loss of 0.105.

The proposed mitigation plan includes the restoration of mangrove habitat at Chapman Field Park. This mitigation effort will be led by MDPRD, since the park is within its jurisdiction and part of the mitigation will be used to satisfy mitigation requirements for improvements that MDPRD is completing at Chapman Field Park. Since additional land is available for mitigation, MDFRD is going to utilize this land satisfy its own mitigation requirements as part of the Sunny Isles Firehouse expansion. The portion of the site utilized for MDFRD will result in a Functional Gain of 0.141. Therefore, MDFRD will meet and exceed the requirement to provide a Functional Gain of 0.105. We trust that this mitigation plan will satisfy the Project mitigation requirements.

The overall mitigation plan has already been approved by SFWMD, USACE, and DERM under the following permits:

- SFWMD Permit # 13-02333-P
- USACE Permit # SAJ-2004-4379
- DERM Class I Permit # CC04-112

The MDFRD project has also been issued an ERP by SFWMD and has permits pending with USACE and DERM. The following permit numbers for MDFRD's project are provided below for reference:

- SFWMD's ERP Permit # 08021-10 (Issued)
- USACE Permit Application # 2008-00927
- DERM Class I Permit Application # 2008-CLI-PER-00041

Please contact me at (786) 264-7200 with any questions.

Sincerely,
Langan Engineering and Environmental Services

Daniel R. Grenier, M.E.S., LEED AP
Project Manager

Attachment G

No Objection Letter from the City of Sunny Isles Beach

City of Sunny Isles Beach
18070 Collins Avenue
Sunny Isles Beach, Florida 33160

(305) 947-0606 City Hall
(305) 949-3113 Fax
(305) 947-2150 Building Department
(305) 947-5107 Fax

City Commission
Norman S. Edelcup, *Mayor*
Lewis J. Thaler, *Vice Mayor*
Roslyn Brezin, *Commissioner*
Gerry Goodman, *Commissioner*
George 'Bud' Scholl, *Commissioner*

A. John Szerlag, *City Manager*
Hans Ottinot, *City Attorney*
Jane A. Hines, *City Clerk*

February 1, 2008

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REGULATION DIVISION

Carlos Heredia, Principal Planner
Miami Dade Fire Department
9300 N.W. 41 St.
Doral, Fl. 33178

Re: Expansion of fire station

Dear Mr. Heredia

Since the City incorporated in 1997, we have seen an increase in the permanent residency as well as an increase in the number of units that have been developed. Since the 2000 census population in the City has increased by 19% or approximately 3,500 permanent residents. Due to the present and projected population that the City will have in the future there is a need for the Fire Department to increase their service in the area.

When the City acquired a 3.5 acre parcel of land at the corner of Collins Avenue and 172 street, the City was aware of the need to expand the existing fire station located directly to the west of parcel. After searching throughout the City for another location for the fire station and not finding an alternative site due to the lack of vacant parcels, the City agreed to lease a portion of the site next to the existing fire department site for its expansions.

The City understands that there may be some mitigation that will be needed due to a wetland area within the parcel that the City leased to the Fire Department. Once the SFWMD decides the mitigation ratio for the wetland area, the City will work with the Fire Department to meet their requirement. Again I would like to emphasize that the reason the expansion at this location is because there are no parcels of land available in the City for the Fire Department to construct a new fire station.

The City is in full support of the expansion of the fire station. There has been an increase in the level of services to the existing fire station due to current and future development and it is vitally important that the City and County continue to work together to provide health, safety and welfare to the residents of the of Sunny Isles Beach and immediate area. If I can be of any further assistance you can contact me at jvera@sibfl.net or at 305-792-1701.

Respectfully,

Jorge L. Vera

Jorge L. Vera
Assistant City Manager

Attachment H

Lease Agreement and BCC Approval of Lease Agreement between the City of Sunny Isles Beach and Miami-Dade County.

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(G)

04-24-07

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

RESOLUTION NO. R-399-07

RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT AT 17200 COLLINS AVENUE, SUNNY ISLES BEACH, WITH THE CITY OF SUNNY ISLES BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR PREMISES TO BE UTILIZED BY MIAMI-DADE FIRE RESCUE DEPARTMENT; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the Lease Agreement between CITY OF SUNNY ISLES BEACH, a municipal corporation of the State of Florida, for premises to be utilized by the Miami-Dade Fire Rescue Department, in substantially the form attached hereto and made a part hereof; authorizes the County Mayor or his designee to execute same for and on behalf of Miami-Dade County; and authorizes the County Manager to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner Carlos A. Gimenez 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:

4

47

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	absent
Carlos A. Gimenez	aye	Sally A. Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of April, 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

KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Hugo Benitez

5

48

MEMORANDUM

(Revised)

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

DATE: April 24, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(G)

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**

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CITY OF SUNNY ISLES BEACH
FIRE STATION LEASE AGREEMENT
CONTRACT NO.: C0607-017

THIS LEASE AGREEMENT, made on this 17th day of May, 2007, by and between the CITY OF SUNNY ISLES BEACH, a municipal corporation of the State of Florida, hereinafter called the ("LANDLORD") and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, hereinafter called the ("TENANT").

WITNESSETH:

WHEREAS, the LANDLORD owns certain property capable of being utilized for a fire rescue facility with a parking lot; and

WHEREAS, the TENANT currently provides fire and rescue services to the residents of the City of Sunny Isles Beach and neighboring cities; and

WHEREAS, the TENANT desires to utilize LANDLORD'S property to expand its existing fire rescue facility with a parking lot; and

WHEREAS, the City Commission wishes to lease to TENANT the property located in the City of Sunny Isles Beach, Florida for the purposes described herein.

NOW THEREFORE, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I
DESCRIPTION OF LEASED PREMISES

The Leased Premises is located at the following address: 17200 Collins Avenue, Sunny Isles Beach, Florida. The Leased Premises is approximately 12,500 square feet of vacant land. The legal description of the Leased Premises is:

SIB

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Parcel 3; Lot 29 of South Shore Estates, according to the plat thereof, as recorded in Plat Book 52, Page 69, of the Public Records of Miami-Dade County, Florida.

ARTICLE II
TERM AND RENTAL

The Lease Agreement shall be effective after approval of this Lease Agreement by the Board of County Commissioners and as of the date of execution by the TENANT and LANDLORD. This Lease Agreement shall commence upon execution and shall terminate thirty-years (30) from the date of execution and shall automatically renew for two (2) additional thirty-year (30) renewal periods, followed by a third automatic nine-year (9) renewal period. The annual rental rate shall be One Dollar ($1.00) payable in advance upon execution of this Lease Agreement. TENANT shall be exempt from payment of any and all assessments or taxes imposed upon the Leased Premises unless mandated by state or federal statutes, or involuntarily imposed upon LANDLORD.

ARTICLE III
USE OF LEASED PREMISES

TENANT shall use the area of the Leased Premises for the performance of County business normally conducted by the Miami-Dade Fire Rescue Department and for the performance of work incidental thereto.

ARTICLE IV
CONDITION OF LEASED PREMISES

With the assistance of LANDLORD, TENANT shall have the responsibility to obtain any required zoning and building permits, in accordance with State, City and/or County requirements

and regulations for TENANT'S specific governmental use as a fire-rescue facility with a parking lot.

TENANT, at the appropriate time, shall make any necessary improvements or modifications to the Leased Premises, including a building and/or parking lot, which shall be determined solely by the TENANT.

TENANT further agrees to name the building "Sunny Isles Beach Fire Station." This name shall appear on the primary sign which shall be placed at the front entrance of the building.

Said improvements or modifications shall be maintained during the term of the Lease Agreement or any extension thereof, at the TENANT's sole cost and expense. Notwithstanding the foregoing, LANDLORD shall not be responsible for any regulatory fees imposed by any government entity for the use of the Leased Premises.

ARTICLE V
UTILITIES

TENANT, during the term hereof, shall pay all charges for water, waste, trash and refuse disposal services, electricity, telephone and other utility and communication services used by TENANT.

ARTICLE VI
CONSTRUCTION AND IMPROVEMENTS BY TENANT

TENANT shall commence construction of improvements on the Leased Premises, including a parking lot and/or buildings that TENANT, in its sole discretion, deems necessary for the use of the Miami-Dade Fire Rescue Department, no later than two (2) years from the execution date of this agreement. TENANT shall procure, or cause to be procured, without cost

to LANDLORD, any and all necessary permits, license or other authorizations required for the lawful and proper construction, installation and maintenance of any such improvements, structures, wires, pipes, conduits, tubes and other equipment and appliances. No construction to erect any improvement on the Leased Premises may be undertaken by TENANT without written notice to the LANDLORD.

In the event that TENANT fails to commence construction by the above-specified deadline, this lease agreement shall automatically terminate, unless an extension to time is mutually agreed to in writing by the parties.

ARTICLE VII
MAINTENANCE

TENANT agrees to maintain and keep in good repair, condition, and appearance, during the term of this Lease Agreement or any extension or renewal thereof, the exterior of any improvements that may be constructed on the Leased Premises subject to normal wear and tear. TENANT agrees to insure or self insure its interest in the building, fixtures, improvements and all other real and personal property to the extent necessary or appropriate and waives all rights to recover for loss or damage of such property from LANDLORD by any cause whatsoever.

ARTICLE VIII
DESTRUCTION TO LEASED PREMISES

In the event that any structures constructed on the Leased Premises should be destroyed or so damaged by fire, windstorm, or other casualty to the extent that the Leased Premises are rendered untenantable or unfit for the purpose of the TENANT, either party may cancel this Lease Agreement by giving sixty (60) days written notice to the other party.

ARTICLE IX
NO LIABILITY FOR PERSONAL PROPERTY

All personal property placed or moved into or on the Leased Premises shall be at the risk of TENANT. LANDLORD shall not be liable to TENANT for any damage to said personal property unless caused by or due to negligence or willful misconduct of LANDLORD, LANDLORD's agents or employees.

ARTICLE X
ANTENNAS, CABLE AND SIGN ISNTALLATIONS

TENANT may install antennas, cable lines, and/or satellite dishes as may be necessary for the performance of its work. All installations will be in accordance with laws and regulations of the City of Sunny Isles Beach and state and federal law. Exterior signs must be in accordance with municipal and county ordinances and regulations. The cost of creating, erecting, installing and removing the signs shall be paid by TENANT. TENANT shall remove all signs at termination of this Lease Agreement and any damage or unsightly condition caused to the Leased Premises because of or due to said signs should be satisfactorily corrected or repaired by TENANT.

ARTICLE XI
LIABILITY FOR DAMAGE OR INJURY

TENANT shall not be liable for any damage or injury which may be sustained by any party or person on the Leased Premises other than the damage or injury caused by the negligence of TENANT, subject to all limitations of Section 768.28.

ARTICLE XII
PEACEFUL POSSESSION

Subject to the terms, conditions, and covenants of this Lease Agreement, LANDLORD agrees that TENANT shall and may peaceably have, hold, and enjoy the Leased Premises, without hindrance or molestations by LANDLORD.

ARTICLE XIII
SURRENDER OF LEASED PREMISES

TENANT agrees to surrender to LANDLORD at the end of the term of this Lease Agreement, or any extension thereof, said Leased Premises in as good condition as Leased Premises were at the beginning of the term of this Lease Agreement, except for ordinary wear and tear and damage by fire and windstorm or other acts of God.

ARTICLE XIV
INDEMNIFICATION AND HOLD HARMLESS

TENANT does hereby agree to indemnify and hold harmless the LANDLORD to the extent and within the limitations of Section 768.28, Florida Statutes, subject to the provisions of that Statute whereby the TENANT shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of $100,000, or any claim or judgments or portions thereof, which, when totaled with all other occurrence, exceeds the sum of $200,000 from any and all personal injury or property damage claims, liabilities, losses or cause of action which may arise solely as a result of the negligence of the TENANT. However, TENANT will not indemnify the LANDLORD from any liability or claim arising out of the

negligent performance or failure of performance of the LANDLORD, its agents or any unrelated third party employees.

ARTICLE XV
SUCCESSORS IN INTEREST

It is hereby covenanted and agreed between the parties that all covenants, conditions, agreements, and undertakings contained in this Lease Agreement shall extend to and be binding on the respective successors and assigns of the respective parties hereto, the same as if they were in every case named and expressed. This Lease Agreement is not assignable by either party.

ARTICLE XVI
OPTION TO RENEW

Provided TENANT is not otherwise in default and subject to LANDLORD having no objection, TENANT, through its County Manager or his designee, is hereby granted the option to extend this Lease Agreement for an additional period that TENANT may deem necessary, upon the same terms and conditions contained herein, by giving LANDLORD notice in writing at least sixty (60) days prior to the expiration of this Lease Agreement or any extension thereof.

ARTICLE XVII
CANCELLATION

TENANT, through its County Manager or designee, shall have the right to cancel this Lease Agreement at any time by giving LANDLORD at least ninety (90) days written notice prior to its effective date. After the 30th year from the commencement date of the Lease Agreement, if LANDLORD enters into a contract to sell the Leased Premises, LANDLORD shall have the right to cancel the Lease Agreement by giving TENANT at least ninety (90) days

written notice prior to its effective date; and provided, however, that TENANT shall be paid the fair market value of any improvements or buildings constructed thereon.

ARTICLE XVIII
NOTICES

It is understood and agreed between the parties hereto that written notice addressed and sent by certified or registered mail, return receipt requested, first class, postage prepaid and addressed as follows:

TENANT:
Miami-Dade County Fire Rescue Department
C/o Planning Bureau
9300 NW 41 Street
Miami, Florida 33178

LANDLORD:
City Manager
City of Sunny Isles Beach
18070 Collins Avenue
Sunny Isles Beach, Florida 33160

WITH CC TO:
Miami-Dade County
General Services Administration
Facilities & Utilities Management
SPCC, 111 NW 1st Street, Suite 2460
Miami, Florida 33128

WITH A COPY TO:
City Attorney
City of Sunny Isles Beach
18070 Collins Avenue
Sunny Isles Beach, Florida 33160

shall constitute sufficient notice to TENANT, and written notice addressed to LANDLORD, and mailed or delivered to the address as stated above, shall constitute sufficient notice to LANDLORD to comply with the terms of this Lease Agreement. Notices provided herein in this paragraph shall include all notices required in this Lease Agreement or required by law.

ARTICLE XIX
WRITTEN AGREEMENT

This Lease Agreement contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and it may be modified only by resolution approved by the

Miami-Dade Fire Rescue Department or other legally instituted body at the time of the modification.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in triplicate on the day and year first written above.

ATTEST:

JANE A. HINES, CMC, CITY CLERK

LANDLORD
CITY OF SUNNY ISLES BEACH

NORMAN S. EDELCUP
MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

HANS OTTINOT, CITY ATTORNEY

ATTEST:

By:

TENANT
MIAMI-DADE FIRE RESCUE

GEORGE M. BURGESS
COUNTY MANAGER

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____

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Attachment I

Project Report

PROJECT REPORT
CLASS I PERMIT APPLICATION NO. 2008-CLI -PER-00041

Class I Permit Application by Miami-Dade County to Fill Wetlands for the Expansion of Fire Station #10 at 17200 Collins Avenue in Sunny Isles Beach

Date: September 22, 2009

Staff's recommendation of approval for the above-referenced permit application is based on the applicable evaluation factors under Section 24-48.3 of the Code of Miami-Dade County, Florida. The following is a summary of the proposed project with respect to each applicable evaluation factor:

1. **Potential Adverse Environmental Impact** – The proposed project will impact six thousand nine hundred seventy (6,970) square feet of lower quality halophytic wetlands. The Department of Environmental Resources Management (DERM) believes that the project has been designed to adequately avoid and minimize impacts to wetlands. To further minimize the potential for wetland impacts outside the project area, a permanent retaining wall shall be installed along the north lease boundary line to prevent adverse environmental impacts to the mangrove preserve located north of the proposed project site. In addition, the Class I permit shall include conditions requiring that standard erosion control methods be implemented during all phases of construction and that the trimming or alteration of mangroves, buttonwoods or wetland vegetation, other than what is authorized under this Class I permit, shall be prohibited. In order to mitigate for adverse environmental impacts to 0.16 acres of halophytic vegetation, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park. The mitigation will be performed in accordance with the DERM approved mitigation plan (Attachment E).

2. **Potential Cumulative Adverse Environmental Impact** – The proposed project is not reasonably expected to result in potential cumulative adverse environmental impacts.

3. **Hydrology** - The proposed project is not reasonably expected to adversely affect surface water drainage or retention of stormwater. The proposed area of development will include a drainage system for the on-site retention of stormwater and a 16 foot wide dry retention area and a permanent retention wall on the north end of the property to prevent stormwater from entering adjacent wetlands.

4. **Water Quality** – The proposed project is not reasonably expected to adversely affect surface and/or groundwater quality.

5. **Wellfields** – Not applicable.

6. **Water Supply** – Not applicable.

7. **Aquifer Recharge** – Not applicable.

8. **Aesthetics** – The proposed project is not reasonably expected to have negative aesthetic impacts. Miami-Dade County has incorporated design features that will compliment the fire house's surroundings as well as enhance the overall image of the City. However, during the construction process there may be temporary aesthetic impacts related to the presence of machinery and equipment associated with the construction activities.

9. **Navigation** – The proposed project is not reasonably expected to adversely affect navigation.

10. **Public Health** - The proposed project is not reasonably expected to adversely affect public health.

11. **Historic Values** - The proposed project is not reasonably expected to adversely affect historic values.

12. **Archaeological Values** - The proposed project is not reasonably expected to adversely affect archaeological values.

13. **Air Quality** – The proposed project is not reasonably expected to adversely affect air quality.

14. **Marine and Wildlife Habitats** – The proposed project will impact six thousand nine hundred seventy (6,970) square feet of lower quality halophytic wetlands that provide some wildlife habitat value. In order to mitigate for adverse environmental impacts to 0.16 acres of halophytic vegetation, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park.

15. **Wetland Soils Suitable for Habitat** – The proposed project will result in the permanent removal of natural wetland soils suitable for habitat. However, these impacts have been minimized. In order to mitigate for adverse environmental impacts to 0.16 acres of halophytic vegetation, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park.

16. **Floral Values** – The proposed project will impact six thousand nine hundred seventy (6,970) square feet of lower quality halophytic wetlands mainly consisting of mangroves and green buttonwoods. The potential for secondary impacts to surrounding wetland areas shall be minimized through the use of the silt fences and similar erosion control devices utilized during construction operations. In addition, a permanent concrete retaining wall shall be installed at the north lease boundary line to prevent adverse environmental impacts to wetlands outside the project area. In order to mitigate for adverse environmental impacts to 0.16 acres of halophytic vegetation, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park.

17. **Fauna Values** - The proposed project is not reasonably expected to adversely affect fauna values.

18. **Rare, Threatened and Endangered Species** – The proposed project is not reasonably expected to negatively affect any endangered species.

19. **Natural Flood Damage Protection** - The proposed project is not reasonably expected to adversely affect surface water drainage or retention of stormwater. The proposed area of development will include a drainage system for the on-site retention of stormwater and a 16-foot wide dry retention area and a permanent retaining wall on the north end of the property to prevent stormwater from entering adjacent wetlands.

20. **Wetland Values** – The proposed project will impact six thousand nine hundred seventy (6,970) square feet of lower quality halophytic wetlands that provide some wildlife habitat value. In order to mitigate for adverse environmental impacts to 0.16 acres of halophytic vegetation, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park.

21. **Land Use Classification** – The proposed project will occur in the City of Sunny Isles, Florida. Pursuant to Section 24-48.2(II)(A)(7), of the Code of Miami-Dade County, Florida, a substantiating letter shall be submitted stating that the proposed project does not violate any zoning laws. Said letter will be submitted pending approval by the Board of County Commissioners and prior to the issuance of the Class I permit.

22. **Recreation** - The proposed project is consistent with the recreation element of the Miami-Dade County Comprehensive Development Master Plan and the Biscayne Bay Management Plan recreation elements.

23. **Other Environmental Values Affecting the Public Interest** - The proposed project is not reasonably expected to adversely affect other environmental values affecting the public interest. The subject property is owned by the City of Sunny Isles Beach and leased to Miami-Dade County.

24. **Conformance with Standard Construction Procedures and Practices and Design and Performance Standards** – The proposed project complies with the standard construction procedures and practices and design and performance standards of the following:

    a) Miami-Dade County Public Works Manual
    b) Biscayne Bay Management Plan (Sections 33D-1 through 33D-4 of the Code of Miami-Dade County)
    c) Chapter 33B of the Code of Miami-Dade County

25. **Comprehensive Environmental Impact Statement (CEIS)** – In the opinion of the Director, the proposed project will compensate for the loss of wetland values associated with the proposed project. Therefore, a CEIS was not required by DERM to evaluate the project.

26. **Conformance with All Applicable Federal, State and Local Laws and Regulations** - The proposed project is in conformance with the following applicable State, Federal and local laws and regulations:

    a) United States Clean Water Act (United States Army Corps of Engineers permit is required)
    b) Rules of the South Florida Water Management District (permit is required)
    c) Chapter 24 of the Code of Miami-Dade County

27. **Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP)** - In the opinion of DERM, the proposed project is in conformance with the CDMP. The following is a summary of the proposed project as it relates to the CDMP:

LAND USE ELEMENT I:

Objective 2/Policy 2A - Level of Service. The proposed project is in a category consistent with projects generally approved by relevant Miami-Dade County Departments in accordance with the Miami-Dade County Concurrency Ordinance.

Objective 3/Policies 3A, 3B, 3C - Protection of natural resources and systems. – The proposed project is consistent with the Conservation and Coastal Management Elements of the CDMP. The project is compatible with surrounding land uses in Biscayne Bay and does not involve development in the Big Cypress area of Critical State concern or the East Everglades.

TRANSPORTATION ELEMENT II

Aviation Subelement/Objective 9 - Aviation System Expansion - There is no aviation element to the proposed project.

Port of Miami River Subelement/Objective 3 - Minimization of impacts to estuarine water quality and marine resources. The proposed project will not take place within the tidal waters of the Miami River.

CONSERVATION, AQUIFER RECHARGES AND DRAINAGE ELEMENT IV:

Objective 3/Policies 3A, 3B, 3D - Wellfield protection area protection. - The proposed project is not located within a wellfield protection area.

Objective 3/Policy 3E - Limestone mining within the area bounded by the Florida Turnpike, the Miami-Dade/Broward Levee, N.W. 12 Street and Okeechobee Road. - The proposed project is not located within this area.

Objective 4/Policies 4A, 4B, 4C - Water storage, aquifer recharge potential and maintenance of natural surface water drainage. - The proposed project is not reasonably expected to adversely affect water storage, aquifer recharge potential or natural surface water drainage.

Objective 5/Policies 5A, 5B, 5F - Flood protection and cut and fill criteria. – The proposed project does not compromise flood protection, and is consistent with all relevant criteria related to cut and fill activities.

Objective 6/Policy 6A - Areas of highest suitability for mineral extraction. - The proposed project is not located in an area proposed or suitable for mineral extraction.

Objective 6/Policy 6B - Guidelines for rock quarries for the re-establishment of native flora and fauna. - The proposed project is not located in a rock quarry.

Objective 6/Policy 6D - Suitable fill material for the support of development. – The proposed project does not involve the removal of suitable fill to support development.

Objective 7/Policy 7A - No net loss of high quality, relatively unstressed wetlands. – The proposed project will impact six thousand nine hundred seventy (6,970) square feet of lower quality halophytic wetlands. The filling of low quality wetlands in the proposed project area is in the public interest, and no other reasonable alternative exists to expand/reconstruct the subject fire station.

Objective 9/Policies 9A, 9B, 9C – Natural surface flow into and through coastal wetlands - Protection of habitat critical to Federal or State-designated endangered, threatened, or rare species – The proposed project is located in close proximity to an area designated as Essential Manatee Habitat; however, since the project will occur landward of the Mean High Water Line (MHWL), the proposed project is not reasonably expected to adversely affect Manatees or any other habitat critical to endangered, rare, or threatened species.

COASTAL MANAGEMENT ELEMENT VII:

Objective 1/Policy 1A - Tidally connected mangroves in mangrove protection areas. – The project is not located within a designated "Mangrove Protection Area."

Objective 1/ Policy 1B – Although the proposed project involves the permanent removal of six thousand eight hundred thirty-eight (6,838) square feet of lower quality halophytic wetlands, the proposed project will not adversely affect natural surface flow into and through wetlands adjacent to the project site.

Objective 1/ Policy 1C - Elevated boardwalk access through mangroves. – The proposed project does not involve the installation of an elevated boardwalk through mangroves.

Objective 1/Policy 1D - Protection and maintenance of mangrove forests and related natural vegetational communities. - The proposed project will impact six thousand eight hundred thirty-eight (6,838) square feet of lower quality halophytic wetlands. The potential for secondary impacts to surrounding wetland areas will be minimized through the use of silt fences and similar erosion control devices during construction operations. In addition, a permanent retaining wall shall be installed at the north lease boundary line to prevent adverse environmental impacts to halophytic wetlands outside the project area. In order to mitigate for adverse environmental impacts to 0.16 acres of halophytic vegetation, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park.

Objective 1/Policy 1E - Mitigation for the degradation and destruction of coastal wetlands. Monitoring and maintenance of mitigation areas. – The proposed project will impact six thousand eight hundred thirty-eight (6,838) square feet of lower quality halophytic wetlands. However, these impacts have been minimized, and to mitigate for unavoidable environmental impacts associated with the proposed project, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park.

Objective 1/Policy 1G - Prohibition on dredging or filling of grass/algal flats, hard bottom or other viable benthic communities, except as provided for in Chapter 24 of the Code of Miami-Dade County, Florida. – The project does not involve the dredging or filling of grass/algal flats, hard bottom or other viable benthic communities.

Objective 2/Policies 2A, 2B - Beach restoration and renourishment objectives. - The proposed project does not involve beach restoration or renourishment.

Objective 3/Policy 3E, 3F - Location of new cut and spoil areas for proper stabilization and minimization of damages. - The proposed project does not involve the development or identification of new cut or spoil areas.

Objective 4/Policy 4A, 4C, 4E, 4F – Protection of endangered or threatened animal species. - The proposed project is not reasonably expected to negatively affect any endangered species.

Objective 5/Policy 5B - Existing and new areas for water-dependent uses. - The project does not involve the dredging or filling of grass/algal flats, hard bottom or other viable benthic communities.

Objective 5/Policy 5D - Consistency with Chapter 33D, Miami-Dade County Code (shoreline access, environmental compatibility of shoreline development) - The proposed project was reviewed by the Shoreline Development Review Committee (SDRC) Board. The Miami-Dade Planning and Zoning Department has provided written correspondence indicating a "no need to comply" determination for the proposed project.

Objective 5/Policy 5F - The siting of water dependent facilities. - The proposed project does not involve the creation of any new water dependent facilities.

28. **Conformance with Chapter 33B, Code of Miami-Dade County** (East Everglades Zoning Overlay Ordinance) – The proposed project is not located within the East Everglades Area.

29. **Conformance with Miami-Dade County Ordinance 81-19** (Biscayne Bay Management Plan Sections 33D-1 through 33D-4 of the Code of Miami-Dade County) - The proposed project is in conformance with the Biscayne Bay Management Plan.

30. **Conformance with the Miami-Dade County Manatee Protection Plan** - The proposed project area is not located within essential habitat for the West Indian Manatee.

31. **Consistency with Miami-Dade County Criteria for Lake Excavation** – The proposed project does not involve lake excavation.

32. **Municipality Recommendation** – Pursuant to Section 24-48.2(II)(A)(7), Code of Miami-Dade County, Florida, a substantiating letter shall be submitted stating that the proposed project does not violate any zoning laws. Said letter will be submitted after the approval by the Board of County Commissioners and prior to the issuance of the Class I permit.

33. **Coastal Resources Management Line** - A coastal resources management line was not required for the proposed project, pursuant to Section 24-48.2(II)(A)(10)(b) of the Code of Miami-Dade County, Florida.

34. **Maximum Protection of a Wetland's Hydrological and Biological Functions** – The proposed project will impact six thousand eight hundred thirty-eight (6,838) square feet of lower quality halophytic wetlands. However, these impacts have been minimized and to order to mitigate for adverse environmental impacts to 0.16 acres of halophytic vegetation, the applicant will restore 0.16 acres of high quality halophytic wetland vegetation within Chapman Field Park.

35. **Class I Permit Applications Proposing to Exceed the Boundaries Described in Section D-5.03(2)(a) of the Miami-Dade County Public Works Manual** – DERM has considered the following factors:

    i. **Whether the proposed exceedance is the minimum necessary to avoid seagrasses or other valuable environmental resources** – Not applicable.
    ii. **Whether the proposed exceedance is the minimum necessary to achieve adequate water depth for mooring of a vessel** – Not applicable
    iii. **Whether the applicant has provided notarized letters of consent to DERM from adjoining riparian property owners** – Not applicable.
    iv. **Whether any letters of objection from adjoining riparian property owners were received by DERM** – Not applicable.

The proposed project was also evaluated for compliance with the standards contained in Section 24-48.3(2), (3), and (4) of the Code of Miami-Dade County, Florida. The following is a summary of how the standards relate to the proposed project:

24-48.3 (2) Dredging and Filling for Class I Permit - The proposed project involves the filling of low quality halophytic wetlands for the expansion of fire station #10 at 17200 Collins Avenue in Sunny Isles Beach. The project complies with the following criteria listed in Section 24-48.3(2) of the Code of Miami-Dade County:

- Minimum dredging and spoiling for public navigation or public necessity.

24-48.3 (3) Minimum Water Depth Required for Boat Slips Created by the Construction or Placement of Fixed or Floating Docks and Piers, Piles and Other Structures Requiring a Permit Under Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County – The proposed project does not involve the creation of a boat slip.

24-48.3 (4) Clean Fill in Wetlands – The proposed project involves the filling of low quality halophytic wetlands for the expansion of fire station #10 at 17200 Collins Avenue in Sunny Isles Beach. All fill placed in wetlands shall meet the definition of clean fill as defined in Section 24-5 of the Code of Miami-Dade County.

BASED ON THE FOREGOING, IT IS RECOMMENDED THAT A CLASS I PERMIT BE APPROVED.

Lisa Spadafina, Manager
Coastal Resources Section

Nicole Fresard, Biologist II
Coastal Resources Section