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

Memorandum

MIAMI-DADE COUNTY

Substitute
Agenda Item No. 5(H)

Resolution No. R-09-11

Date: January 20, 2011

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Governmental Facilities Hearing Application
GF10-02 Coconut Palm Fire Rescue Station No. 70

This substitute differs from the original item to include missing pages from the Site Review Committee memorandum.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution that would approve the revised Government Facilities Plan for the Coconut Palm Fire Rescue Station No. 70 located on the northeast corner of SW 248 Street and SW 114 Place, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Fire Rescue Department and is recommended for approval.

LOCATION:	Northeast corner of SW 248 Street and SW 114 Place, unincorporated Miami-Dade County
COMMISSION DISTRICT:	8
COMMISSION DISTRICT IMPACTED:	8
FOLIO NUMBER:	30-6019-009-1870
SIZE:	0.96-acre
BACKGROUND:	In 2001, Summerville Development Inc. filed zoning hearing application No. 01-333 with Miami-Dade County for approval of a Planned Area Development District, in accordance with Article XXXIIID of the Miami-Dade County Code. On October 3, 2002, the Community Zoning Appeals Board passed Resolution No. CZAB152202 approving the Planned Area Development. As part of that zoning application, the applicant was required to convey an approximately one-acre site for the development of a fire rescue station, filled to 12" above the crown of the road, compacted and stabilized to 3,000 pounds per square foot, with all utilities to the site and of sufficient quality and quantity to support a fire station site.

On February 7, 2003, in association with the aforementioned hearing application, the owner recorded a Planned Area Development Agreement. As part of the agreement, the owner pledged conveyance of a one-acre ± site for the development of a fire station in exchange for impact fee credits.

On July 18, 2006, Resolution 849-06 authorized the erection, construction and operation of the Coconut Palm Fire Station No. 70. Miami-Dade Fire Rescue later determined that the previously approved 6,500 sq. ft., two-bay, one-story facility was inadequate to meet the current needs of the community, and that the new station should reflect the same design criteria as the replacement stations being designed for Homestead, Sunny Isles and Model Cities.

On July 24, 2006 MDFR deployed Rescue 70 from nearby Cutler Ridge Station 34 at the South Dade Government Center. Since this unit has been in service for more than four years, construction of this station will improve response time for the areas within the new station territory with minimal additional operating expenses.

ZONING: AU, Agricultural

JUSTIFICATION: The revised General Plan for the Coconut Palm Fire Rescue Station No. 70 will allow for the development of a facility that can meet the needs of the community.

FACILITY DESCRIPTION: The Coconut Palm Fire Rescue Station No. 70 will be a new one-story 11,939 square foot, three bay facility, designed to accommodate up to twelve (12) firefighters/paramedics, 24 hours a day, 7 days a week. The station will be capable of accommodating an Advanced Life Support Suppression and a rescue unit that will respond to the fire and medical needs of the community. The submitted plan indicates the footprint of the proposed fire station on the westerly side of the site with the staff parking area located on the rear of the building and with two (2) visitor parking spaces located in front of the fire station. In addition, the plans depict a gated entrance at the rear of the site facing the residential area which provides access to the property.

The station will have the following:

- Public lobby
- Office
- Storage rooms

- Seven (7) full bathrooms
- Two (2) half handicap accessible bathrooms
- Twelve (12) dormitory-style rooms for sleeping
- Large room with kitchen, dining and dayroom functions
- Pantry
- Study
- IT Room
- Covered patio
- Work room with laundry facilities
- Designated area – bunker gear and hose rack
- Designated EMS area
- Exercise room

DEVELOPMENT: The Coconut Palm Fire Rescue Station No. 70 will be developed as follows:

June 2010 – February 2011: preliminary design & completion of construction documents
March 2011 – August 2011: obtain building permits
April 2011 – May 2011: bidding process
August 2011 – August 2012: construction begins
September 2012 – October 2012: final construction

FUNDING: This project is funded from MDFR 2005 Sunshine Loan Funds. The estimated project cost is $2.5 million.

SITE REVIEW COMMITTEE: The committee's task is to review projects subject to 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on April 21, 2010.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction, erection or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners (BCC) is required. The BCC may only authorize the use, construction, erection and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

MONITOR: Gilberto Blanco, Principal Planner

DELEGATED AUTHORITY: The attached resolution would approve the revised General Plan for the Coconut Palm Fire Rescue Station No. 70.

Alex Muñoz
Assistant County Manager

Memorandum

MIAMI-DADE COUNTY

Date: January 20, 2011

To: George M. Burgess
County Manager

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF10-02 Coconut Palm Fire Rescue Station No. 70

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution for the revised Government Facilities Plan for the Coconut Palm Fire Rescue Station No. 70 located on the northeast corner of SW 248 Street and SW 114 Place, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Fire Rescue Department. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. All committee members recommend approval of the revised General Plan for the Coconut Palm Fire Rescue Station No. 70.

BACKGROUND

In 2001, Summerville Development Inc. filed zoning hearing application No. 01-333 with Miami-Dade County for approval of a Planned Area Development District, in accordance with Article XXIXIIID of the Miami-Dade County Code. On October 3, 2002, the Community Zoning Appeals Board passed Resolution No. CZAB152202 approving the Planned Area Development. As part of that zoning application, the applicant was required to convey an approximately one-acre site for the development of a fire rescue station, filled to 12" above the crown of the road, compacted and stabilized to 3,000 pounds per square foot, with all utilities to the site and of sufficient quality and quantity to support a fire station site.

On February 7, 2003, in association with the aforementioned hearing application, the owner recorded a Planned Area Development Agreement. As part of the agreement, the owner pledged conveyance of a one-acre ± site for the development of a fire station in exchange for impact fee credits.

In 2006, Resolution 849-06 authorized the erection, construction and operation of the Coconut Palm Fire Station No. 70. Miami-Dade Fire Rescue determined that the previously approved 6,500 sq. ft., two-bay, one-story facility was inadequate to meet the current needs of the community.

PROJECT DESCRIPTION

The Coconut Palm Fire Rescue Station No. 70 will be a new 11,939 square foot one–story, three bay facility, designed to accommodate up to twelve (12) firefighters/paramedics, 24 hours a day, 7 days a week. The station will be capable of accommodating an Advanced Life Support Suppression and a rescue unit that will respond to the fire and medical needs of the community. The submitted plan indicates the footprint of the proposed fire station on the westerly side of the site with the staff parking area located on the rear of the building and with two (2) visitor parking spaces located in front of the fire station. In addition, the plans depict a gated entrance at the rear of the site facing the residential area which provides access to the property.

The station will have the following:

- Public lobby
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- Designated area – bunker gear and hose rack
- Designated EMS area
- Exercise room

IMPACT OF FACILITY ON SURROUNDING LAND USE

The proposed future fire rescue station will offer services to the surrounding emerging residential communities. The subject property will be accessible from SW 248 Street, a highly trafficked Section Line roadway and SW 247 Street which in staff's opinion would create a minor negative impact to traffic on the abutting residential community to the north. Staff recommends that in order to properly mitigate for the visual and aural impacts that could be generated by this facility onto surrounding uses, that the applicant install lot trees, street trees, and shrubs in accordance with Chapter 18A (Landscape Code).

ZONING AND EXISTING LAND USE	CDMP LAND USE PLAN DESIGNATION
Subject Property:	
AU; vacant property	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: PAD; vacant property	Low Density Residential, 2.5 to 6 dua

SOUTH: RU-3M; vacant property	Low Density Residential, 2.5 to 6 dua
EAST: RU-1, single-family residences	Low Density Residential, 2.5 to 6 dua
WEST: RU-1; vacant property	Low Density Residential, 2.5 to 6 dua

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning** has reviewed the application, recommends approval and provides the following comments:

The Department of Planning and Zoning recommends approval subject to conditions. The proposed fire rescue facility is a neighborhood-or-community serving institutional use that may be approved where compatible in all urban land use categories of the Land Use Plan (LUP) map. Staff notes that the subject site has dual frontage on SW 248 Street and SW 247 Street. The previously approved plans (approved pursuant to Resolution No. 849-06) depicted only access to the site via SW 248 Street, a section line road. The plans submitted by the applicant for this application indicate access to the proposed fire station through the rear (north) off SW 247 Street and from SW 248 Street. Although, staff is of the opinion that the additional access through the rear (SW 247 Street) would create a minor negative impact to traffic on the abutting residential community to the north, it would allow fire trucks to enter the site without interrupting traffic on SW 248 Street. A 20' wide secondary drive proposed along one side of the facility, between the station and the east property line, serves fire personnel. Members of the Government Facilities Site Review Committee suggested to the Fire Department that this driveway be replaced with landscaping in order to mitigate any potential impacts the proposed fire station may generate onto the neighboring residences to the east. Also, the landscape buffer has the potential of providing a recreation area for the facility's firefighters/paramedics. Notwithstanding the aforementioned, the site plan indicates a landscape buffer between the secondary drive and the east property line, providing an area for the installment of plant material that will help alleviate any negative visual impact that may be generated by the facility onto the residences located to the east. Staff of the Department of Planning and Zoning recommends the installation of native trees, spaced no more than 25' apart and with an overall height of 12' minimum within this landscape area to provide a strong buffer between the dissimilar uses. As such, staff recommends approval of the fire station subject to conditions. Staff also notes that the fire station facility is deemed to be **consistent** with the adopted 2005 and 2015 Comprehensive Development Master Plan (CDMP).

CONDITIONS:

1. That in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Fire Rescue Station No. 70", prepared by Miami-Dade Fire Rescue Facilities and Construction, dated 2/17/10 consisting of 1 page.

2. That all landscaping to be provided on site be in accordance with Chapter 18A (The Landscape Code).
3. That, in addition to all of Chapter 18 A, requirements, the applicant install along the east property line, native trees planted at a maximum spacing of 25' on center and with an overall height of 12' minimum at time of planting.

4. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.

5. That the applicant coordinate with the Office of Americans with Disabilities Act Coordination and other permit agencies to address all accessibility requirements.

6. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Sections 9-71 through 9-75 of the Code of Miami-Dade County.

The **Public Works Department – Right of Way Division** has reviewed the application and provides the following comment:

- No additional right-of-way dedication is required.

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

- Currently, PWD does not have any proposed roadway projects adjacent to the subject site in the 2010 Transportation Improvement Plan (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).

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

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

The **Public Works Department – Land Development Division** has reviewed the application and has no objections.

The **Fire Rescue Department** is the applicant and has no comments.

The **Miami-Dade Water & Sewer Department (M-DWASD)** comments and recommendations for the site review are as follows:

Water
Connect to any of the existing sixteen (16)-inch and/or eight (8)-inch water mains in SW 248 Street and/or SW 247 Street provided that there is access to that road. Any water main extension within the property shall be eight (8)-inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s).

Sewer
Connect to an existing eight (8)-inch gravity sewer in SW 114 Place provided that there is access to that road. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-inch minimum in diameter.
General Notes

The size of the required water mains will depend upon the subject property's approved land use, being twelve (12)-inch minimum in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-inch minimum in diameter required for low and medium density residential land use.

Please note that improvements to the sewer system may be required based on the project's sewage flow to be discharged into M-DWASD's system and the condition of the sewage pump station(s) receiving the reference sewage flow at the time a request is sent to the M-DWASD. Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27, 1993, the First Amendment to Settlement Agreement between DEP and the County dated December 21, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

- Recommend that MDFR contract with a LEED Consultant as soon as possible to insure the proposed building achieves LEED Silver Certification.
- GSA agrees with other committee members that entry drive consumed too much green space with asphalt. An alternate solution should be considered in lieu of asphalt.
- Landscape area calculations need to be revised.
- CBS fence detail shows an elevation of 6'-0". However, site plan indicates fence is 5'-0" high. Please clarify.
- Indicate what type and height fencing will be issued on west side of property.
- Indicate detectable warnings @ 3'-0" wide to comply with FBC.
- Provide gas container capacity to verify compliance with required container separation distances. NFPA 58, Chapter 6.
- Indicate if the following drawings will be provided for review:
    - Landscape Site Plan
    - Floor Plan
    - Exterior Elevations

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

Potable Water Service and Wastewater Disposal

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

Stormwater Management

The DERM Water Control Section has no objection to this application. However any proposed development consistent with the approved land use shall have to comply with the following conditions:

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event. Site grading and development plans shall comply with the requirements of Section 11C of the Code. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains tree resources within the right of way. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement records for the subject property.

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

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

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

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez, Interim Manager at (305) 372-6764.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF10-02

MIAMI-DADE FIRE RESCUE
COCONUT PALM FIRE RESCUE STATION NO. 70

Esther Calas, Director
Public Works Department

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

Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department

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

for Mario T. Carbote
Sergio Garcia, Plans Review Manager
Plans Review Section
Water and Sewer Department

Wendi J. Norris, Director
General Services Administration

MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: January 20, 2011

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Substitute Agenda Item No. 5(H)

Please note any items checked.

_____ **"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**

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

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Substitute
Agenda Item No. 5(H)
1-20-11

RESOLUTION NO. R-09-11

RESOLUTION APPROVING THE REVISED GOVERNMENT FACILITIES PLAN FOR COCONUT PALM FIRE RESCUE STATION NO. 70 LOCATED AT THE NORTHEAST CORNER OF SW 248 STREET and SW 114 PLACE, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandums by requiring adherence to the conditions of approval, copies of which are incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby finds and declares that the revised Government Facilities Plan for the erection, construction and operation of the one-story Coconut Palm Fire Rescue Station No. 70 on a 0.96-acre vacant parcel of land located at the northeast corner of SW 248 Street and SW 114 Place, more specifically described as follows:

SEE ATTACHED EXHIBIT A

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

The foregoing resolution was offered by Commissioner **Lynda Bell**, 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2011. 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. CHC

Craig H. Coller

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

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Thursday 20th day of January 2011 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application:	COCONUT PALM FIRE RESCUE STATION NO. 70
Number:	GF10-02
Applicant:	MIAMI-DADE FIRE RESCUE
Location:	Northeast corner of SW 248 Street and SW 114 Street, incorporated Miami-Dade County
Size:	0.96-acre
Request:	Approval of the revised government facilities plan for the erection, construction and operation of the Coconut Palm Fire Rescue Station No. 70.
Legal Description:	FOLIO: 30-6019-009-1870

Tract KK of Summerville Subdivision, Plat Book 162, Page 44 of the Public Records of Miami-Dade County, Florida.

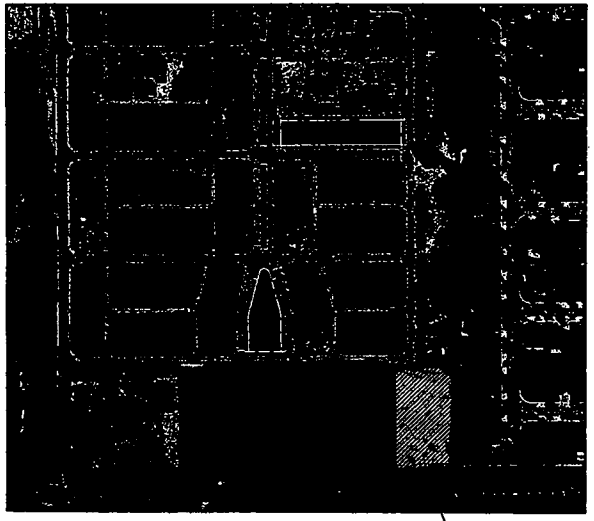
OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF PLANNING AND ZONING, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT "A"

MIAMI-DADE COUNTY FIRE RESCUE STATION NO. 70

Legal Description

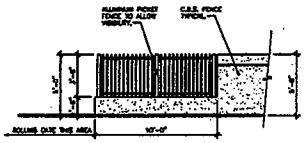
Tract KK of Summerville Subdivision, Plat Book 162, Page 44 of the Public Records of Miami-Dade County, Florida.



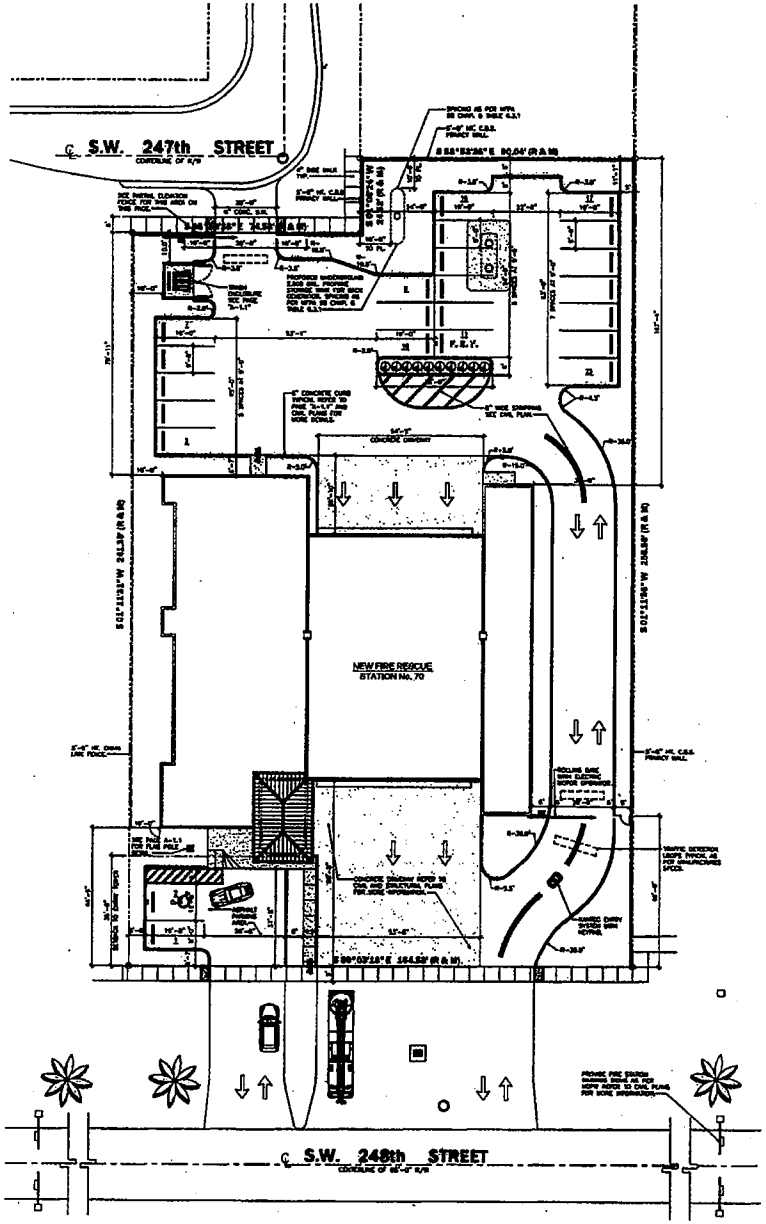
NORTH

LOCATION SKETCH
SCALE: N.T.S.

PROPOSED SITE FOR FIRE STATION No. 70.



PARTIAL FENCE ELEVATION
SCALE: 1/4" = 1'-0"



NORTH

SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING LEGEND

COCONUT PALM FIRE STATION No.70		
FLOOD ZONE: AE-7 FLOOD ELEVATION:		
ZONING CLASSIFICATION: GP		
LOT AREA: 41,905 S.F.		
BUILDING AREA: 11,939 S.F. (GROSS)		
	ALLOWED	PROVIDED
LOT COVERAGE	16,762 S.F. (40%)	11,939 S.F. (28.5%)
IM PERVIOUS AREA	NR	33,967 SQ.FT. (81%)
LANDSCAPE AREA	8,335.12 S.F. (10%)	7,999 S.F. (19 %)
BUILDING HEIGHT	NR	27'-0" FT.
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	30'-0"	30'-0"
WEST SIDE	10'-0"	10'-0"
EAST SIDE	10'-0"	32'-11"
REAR	25'-0"	70'-11"
PARKING	REQUIRED:	PROVIDED:
STAFF	21 SPACES	21 SPACES
PUBLIC	1 SPACES	1 SPACES
H.C. ACCESSIBLE	1 SPACES	1 SPACES
TOTAL	23 SPACES	23 SPACES

PROJECT INFORMATION

CLASSIFICATION

BUILDING CODE: FLORIDA BUILDING CODE 2007 EDITION

OCCUPANCY GROUP: GROUP - S
CONSTRUCTION TYPE: - 3-B
BUILDING WILL BE FIRE SPRINKLERED (NFPA 13)

AREA BREAKDOWN

GROUND FLOOR: ---------- = 11,546 SQ. FT.
ENTRY: ---------- = 143 SQ. FT.
TERRACE: ---------- = 250 SQ. FT.
TOTAL: = 11,939 SQ. FT.

ALTERATION TYPE: NA
REQUIRED No. OF EXITS: 2
OCCUPANCY SEPARATION: 1-HR
OCCUPANCY LOAD: 200 S.F./PERSON - GROSS

INTERIOR FINISH REQUIREMENTS
(AS PER F.B.C. 2007, 803.1 AND TABLE 803.9)

EXITS: CLASS B MINIMUM*
EXIT ACCESS: CLASS B MINIMUM*
OTHER SPACES: CLASS C MINIMUM*
FLOOR FINISHES: CLASS I OR II*
* RATINGS MAY BE REDUCED TO NEXT CLASSIFICATION DUE TO AUTOMATIC SPRINKLER SYSTEM.

FIRE RESISTANCE REQUIREMENTS

COLUMNS: TABLE 601 OF F.B.C.
BEAMS/GIRDERS: TABLE 601 OF F.B.C.
ROOF: TABLE 601 OF F.B.C.
UNPROTECTED OPENINGS: TABLE 704.8 OF F.B.C.

LEGAL DESCRIPTION:

TRACT KK OF "SUMMERVILLE SUBDIVISION" AS RECORDED IN PLAT BOOK 162 AT PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI DADE FIRE RESCUE
Facilities & Construction Division

8300 N.W. 41st STREET
DORAL, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4501

ANGEL H. LAMELA
ARCHITECT AS-0009520

"Delivering Excellence Every Day"

PROJECT:

FIRE RESCUE STATION No. 70

SW 248 AND 112 AVE
HOMESTEAD, FLORIDA

PROJECT No.
STATION 70

ISSUED FOR:
PERMIT

Note to Contractor:

Written dimensions have preference over scaled dimensions.

Should discrepancies arise please stop and contact our office for clarifications at 786-331-4530.

Original drawing is 36" x 42", scale varies accordingly if reduced.

No.	DATE	REVISION	BY

DATE: 03-17-2010
SCALE: AS SHOWN
DRAWN BY: JOSE M. MESLAS
CHECKED BY: A.H.L.
SEAL / SIGNATURE

ANGEL H. LAMELA AR - 0009520

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SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1.0

of PENDING