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

# MEMORANDUM

Agenda Item No. 5(B)

**TO:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**DATE:** October 21, 2014

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

**SUBJECT:** Resolution approving amendments to the Crandon Park Master Plan, after public hearing, in compliance with Section 33-303 of the Code to allow for the reconstruction of the Crandon Park lifeguard headquarters building located at 4000 Crandon Boulevard, subject to the approval of the Crandon Park Amendment Committee; and directing the County Mayor to record amendments and to make amended Crandon Park Master Plan available to the public

Resolution No. R-928-14

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Xavier L. Suarez.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 21, 2014

**To:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez
Mayor

**Subject:** Governmental Facilities Hearing Application
GF 09-02 Amendments to the Crandon Park Master Plan – Lifeguard Headquarters

---

**Recommendation**

It is recommended that the Board of County Commissioners approve the attached resolution that would amend terms of the Crandon Park Master Plan (CPMP) to allow for the reconstruction of the Crandon Park lifeguard headquarters building, located at 4000 Crandon Boulevard, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources at the request of the Miami-Dade Fire Rescue Department and is recommended for approval.

**Scope**

The Crandon Park Lifeguard Headquarters lies in Commission District 7 (Comm. Xavier L. Suarez). The lifeguard headquarters will serve residents and visitors of Miami-Dade County.

**Fiscal Impact/Funding Source**

The total budget for this project is estimated at $1.5 million. The project has been identified as General Obligation Bond Project No. 173.1.

**Track Record/Monitor**

Dave Downey, Fire Chief of the Miami-Dade Fire Rescue Department (MDFR) will oversee the implementation of the lifeguard headquarters at Crandon Park.

**Background**

This item relates to the Government Facilities approval process provided in Section 33-303 of the County Code. Specifically, this item requests Board approval of an amendment to the Crandon Park Master Plan to allow for the reconstruction of the Crandon Park lifeguard headquarters building.

Governmental Facilities – Amendments to the Crandon Park Master Plan –
Lifeguard Headquarters

LOCATION: 4000 Crandon Boulevard, unincorporated Miami-Dade County

| | |
|---|---|
| COMMISSION DISTRICT: | 7 |
| COMMISSION DISTRICT IMPACTED: | Countywide |
| FOLIO NUMBER: | 30-2214-008-0010 |
| SIZE: | Approximately 903.9 acres |

BACKGROUND:

In 1940, the Matheson family conveyed approximately 903.9 acres of property on Key Biscayne to Miami-Dade County (formerly Metropolitan Dade County) for use as a public park in exchange for the County's commitment to build a causeway to the key. The Rickenbacker Causeway was completed in 1947 and shortly thereafter, Crandon Park opened to the public.

In 1987, plans to build a professional tennis center on Crandon Park were developed and in 1990 plans for a stadium were approved. The Matheson family filed suit against the County on the premise that the commercial nature of the stadium project violated the park's deed restrictions which required that the land be used for public park purposes only.

As a resolution of litigation between the heirs for the Matheson family and the County over appropriate public park uses, the family and the County entered into a Settlement Agreement in 1992. The Settlement Agreement provides that any amendment to the Master Plan be approved by the Board of County Commissioners by resolution and transmitted to the Crandon Park Amendment Committee (CPAC) as established by the Settlement Agreement. Pursuant to the Settlement Agreement, on July 13, 1993, the Board of County Commissioners approved a draft Crandon Park Master Plan (Resolution No. R-861-93). On July 18, 1996 the Board passed Resolution No. R-900-96 approving the final Crandon Park Master Plan (CPMP). A Declaration of Restrictive Covenants adopting the final CPMP was executed on August 25, 2000 and recorded in the public records of the County. The Declaration of Restrictive Covenants specified that it could be enforced by a citizen of the County and that the plaintiff in any such action against the County, if successful, shall be entitled to costs and attorney's fees.

The primary objective of the Crandon Park Master Plan is to ensure that park structures and uses are consistent with public park purposes, and to permit upgrades and enhancements to recreational facilities already existing in the park. Miami-Dade Fire Rescue (MDFR) is requesting to amend the CPMP to reconstruct the lifeguard headquarters building. Once approved by the Board, the proposed amendment to the CPMP would need to be approved by the CPAC in order to be effective.

In 2003, the MDFR assumed the lifeguard duties at Crandon Park from the Miami-Dade Park and Recreation Department (MDPR). The group emerged as the Miami-Dade Fire Department's new Ocean Rescue Bureau. The Bureau continues to patrol Crandon Park Beach and also serves Haulover Beach, in northeast Miami-Dade, County. The lifeguard offices have occupied Building #24 for at least thirty-five years back through the early 1970's. Building #24 is a white washed, clapboard cottage structure, located along the southern end of Crandon Park. In addition to Building #24 which served as the Chief of Operations for Ocean Rescue's office, the lifeguard operation utilized other structures along Crandon Park Beach. The structures included a complex comprised of the lifeguard headquarters and restrooms located along the central portion of the beach, a garage structure which was part of the Regional Manager's complex located along the southern end of the beach, and a structure identified as the veterinarian building located along the southwestern portion of the beach within the former County zoo grounds.

Following Hurricane Andrew, the aforementioned lifeguard headquarters and restroom facility were deemed uninhabitable and the lifeguard operation was relocated solely to the Chief of Operations for Ocean Rescue's office and a portion of the Regional Manager's complex, which was used by the lifeguard operation for storage prior to the hurricane. Although the veterinarian building remained, it was no longer being utilized by the lifeguard operation, and it is currently being used by Miami-Dade Parks, Recreation and Open Spaces Department (MDPROS).

Approximately two years ago MDPROS sought a permit to demolish several structures associated with the former County zoo, including Building #24. Prior to granting

demolition permits, the Miami-Dade County's Building Department presented the plans to the County's Office of Historic and Archaeological Resources. Upon further review, it was determined that all of the structures, including Building #24, met criteria for classification as historic resources. On August 19, 2009, the County's Historic Preservation Board voted to deem the structures part of the Crandon Park South Historic District.

Although deemed part of the Crandon Park South Historic District, it was determined that Building #24 was unsafe for occupancy and instructions were issued to vacate and secure the facility. As a result, the Ocean Rescue Bureau was relocated to a complex of temporary portable buildings and cargo containers within close proximity to Building #24.

ZONING: GU, Interim Zoning District.

JUSTIFICATION: The proposed amendments will allow MDFR to construct the Crandon Park Ocean Rescue Headquarters. It is the intent of MDFR to consolidate the lifeguard operation and an existing public restroom facility to one centrally located structure along the beach.

The central location of the facility will allow the Ocean Rescue operation to provide enhanced services with faster response times to emergencies. The central location will also benefit Crandon Park beach patrons and visitors by providing a facility that will be user friendly and promote public safety and awareness. In addition, the general public will be better served and have a higher sense of security with an updated public restroom located within the proposed Ocean Rescue facility. The centralized location was agreed upon by MDFR and the Miami-Dade Parks, Recreation and Open Spaces Department.

PROJECT DESCRIPTION: The proposed facility will be approximately 8,932 sq. ft. and include a public restroom facility, a decorative veranda, a reception area, lockers/changing rooms, showers, storage area for equipment and supplies, as well as a kitchen and office space.

The Master Plan would be modified as setforth in the attached Exhibit "A".

| | |
|---|---|
| DEVELOPMENT: | The proposed amendment will be implemented upon approval of this application which includes approval by the Crandon Park Amendment Committee. |
| FUNDING: | The total budget for this project is estimated at $1.5 million. The project has been identified as General Obligation Bond Project No. 173.1. |
| 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 February 18, 2009 and March 16, 2011. |
| 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 in any zoning district 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. |
| REVIEWER: | Gilberto Blanco, Supervisor |
| DELEGATED AUTHORITY: | The attached resolution would approve the amendments to the Crandon Park Master Plan for the reconstruction of the lifeguard headquarters building for the Miami-Dade Fire Rescue Ocean Rescue Bureau. |

Jack Osterholt
Deputy Mayor/Director, RER

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 9, 2014

**To:** Honorable Carlos A. Gimenez
Mayor

**From:** Miami-Dade County Site Review Committee

**Subject:** Governmental Facilities Hearing Application
GF09-02 Amendments to the Crandon Park Master Plan – Lifeguard Headquarters

---

**RECOMMENDATION**

It is recommended that the Board of County Commissioners approve the attached resolution to amend the Crandon Park Master Plan (CPMP) for reconstruction of the Crandon Park Lifeguard Headquarters Building for the Ocean Rescue Bureau, located at 4000 Crandon Boulevard, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources 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 amendments to the Crandon Park Master Plan.

**STAFF REPORTS**

**Department of Regulatory and Economic Resources**

**Metropolitan Planning Division:**

**1. Comprehensive Development Master Plan (CDMP)**

The subject property is designated as "**Parks and Recreation**" and "**Environmentally Protected Parks**" on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. The CDMP indicates that neighborhood or community serving institutional uses, including fire and rescue facilities may be approved where compatible in all urban land use categories. Compatibility shall be determined in accordance to Policy LU-4A.

**Policy LU-4A**

When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

**Recreation & Open Space Element**

The proposed amendments will further the following policies of the Recreation and Open Space Element:

**Policy ROS-4E**

The County shall continue implementation of capital projects funded by 1996 Safe Neighborhood Park, 2004 Building Better Communities General Obligation Bond and 2000-2004 Quality Neighborhood Improvement Bond proceeds available for the acquisition, renovation, restoration, and development of recreation open spaces and facilities, and that these activities can be accomplished in a timely fashion (Page V1-9).

**Policy ROS-5C**

The Park and Recreation Department shall, as funds are available, renovate, restore, and upgrade County facilities to ensure that the public can safely and securely enjoy recreational opportunities, and that the County can cost-effectively extend the useful life of existing facilities. Expenditures for the renovation, restoration and upgrade of existing parks and recreation facilities are prioritized as follows: 1) repairs and projects increasing visitor safety; 2) hazard reduction; 3) facility upgrade and resource management; 4) accessibility improvements in compliance with ADA; and, 5) energy efficiency improvements (Page V1-12).

**2. Impact of Facility in Surrounding Land Use and CDMP Consistency**

The Crandon Park Ocean Rescue Facility will be a new facility, replacing the non-habitable building the Ocean Rescue Bureau was operating from along the southern end of Crandon Park. The Building Department declared the structure to be unsafe and requested it be vacated and demolished. The new facility will not have any impact on the surrounding land use.

**<u>Development Services Division:</u>**

**1. Background:**

In 1940, the Matheson family conveyed approximately 903.9 acres of property on Key Biscayne to Miami-Dade County (formerly Metropolitan Dade County) for use as a public park in exchange for the County's commitment to build a causeway to the key. The Rickenbacker Causeway was completed in 1947 and shortly thereafter, Crandon Park opened to the public.

In 1987, plans to build a professional tennis center on Crandon Park were developed and in 1990 plans for a stadium were approved. The Matheson family filed suit against the County

on the premise that the commercial nature of the stadium project violated the park's deed restrictions which required that the land be used for public park purposes only.

As a resolution of litigation between the heirs for the Matheson family and the County over appropriate public park uses, the family and the County entered into a Settlement Agreement in 1992. The Settlement Agreement provides that any amendment to the Master Plan be approved by the Board of County Commissioners by resolution and transmitted to the Crandon Park Amendment Committee (CPAC) as established by the Settlement Agreement. Pursuant to the Settlement Agreement, on July 13, 1993, the Board of County Commissioners approved a draft Crandon Park Master Plan (Resolution No. R-861-93). On July 18, 1996 the Board passed Resolution No. R-900-96 approving the final Crandon Park Master Plan.

A Declaration of Restrictive Covenants adopting the final CPMP was executed on August 25, 2000 and recorded in the public records of the County. The Declaration of Restrictive Covenants specified that it could be enforced by a citizen of the County and that the plaintiff in any such action against the County, if successful, shall be entitled to costs and attorney's fees.

The primary objective of the Crandon Park Master Plan (CPMP) is to ensure that park structures and uses are consistent with public park purposes, and to permit upgrades and enhancements to recreational facilities already existing in the park. Miami-Dade Fire Rescue (MDFR) is requesting to amend the CPMP to reconstruct the lifeguard headquarters building. Once approved by the Board, the proposed amendment to the CPMP would need to be approved by the CPAC in order to be effective.

In 2003, the Miami-Dade Fire Rescue Department (MDFR) assumed the lifeguard duties at Crandon Park from the Miami-Dade Park and Recreation Department (MDPR). The group emerged as the Miami-Dade Fire Department's new Ocean Rescue Bureau. The Bureau continues to patrol Crandon Park Beach and also serves Haulover Beach, in northeast Miami-Dade, County.

The lifeguard offices have occupied Building #24 for at least thirty-five years back through the early 1970's. Building #24 is a white washed, clapboard cottage structure, located along the southern end of Crandon Park. In addition to Building #24 which served as the Chief of Operations for Ocean Rescue's office, the lifeguard operation utilized other structures along Crandon Park Beach. The structures included a complex comprised of the lifeguard headquarters and restrooms located along the central portion of the beach, a garage structure which was part of the Regional Manager's complex located along the southern end of the beach, and a structure identified as the veterinarian building located along the southwestern portion of the beach within the former County zoo grounds.

Following Hurricane Andrew, the aforementioned lifeguard headquarters and restroom facility were deemed uninhabitable and the lifeguard operation was relocated solely to the Chief of Operations for Ocean Rescue's office and a portion of the Regional Manager's complex, which was used by the lifeguard operation for storage prior to the hurricane.

Although the veterinarian building remained, it was no longer being utilized by the lifeguard operation, and it is currently being used by Miami-Dade Parks, Recreation and Open Spaces Department.

Approximately two years ago MDPROS sought a permit to demolish several structures associated with the former County zoo, including Building #24. Prior to granting demolition permits, the Miami-Dade County's Building Department presented the plans to the County's Office of Historic and Archaeological Resources. Upon further review, it was determined that all of the structures, including Building #24, met criteria for classification as historic resources. On August 19, 2009, the County's Historic Preservation Board voted to deem the structures part of the Crandon Park South Historic District.

Although deemed part of the Crandon Park South Historic District, it was determined that Building #24 was unsafe for occupancy and instructions were issued to vacate and secure the facility. As a result, the Ocean Rescue Bureau was relocated to a complex of temporary portable buildings and cargo containers within close proximity to Building #24.

**2. Project Description:**

The Miami-Dade Fire Rescue Department is requesting to amend certain portions of the Crandon Park Master Plan for the purpose of reconstructing the lifeguard headquarters building for the Ocean Rescue Bureau.

The central location of the facility will allow the Ocean Rescue operation to provide enhanced services with faster response times to emergencies. The central location will also benefit Crandon Park beach patrons and visitors by providing a facility that will be user friendly and promote public safety and awareness. In addition, the general public will be better served and have a higher sense of security with an updated public restroom located within the proposed Ocean Rescue facility. The centralized location was agreed upon by MDFR and MDPROS.

The proposed facility will be approximately 8,932 sq. ft. and include a public restroom facility, a decorative veranda, a reception area, lockers/changing rooms, showers, storage area for equipment and supplies, as well as a designated kitchen and office areas.

The Master Plan would be modified to include the following language specifically stated as follows:

* * *

**DESIGN OBJECTIVES FOR SPECIFIC AREAS**

* * *

**CRANDON PARK BEACH**

I. Design Objectives:

- Improve the aesthetic character of the entire Beach with landscaping
- Provide for pedestrian and bicycle access to the beach activity areas
- Provide picnic areas that include open, informal play fields, family picnic tables, small group picnic shelters and large group picnic shelters
- Provide for no more than three concession buildings at convenient locations with limited snack bar food and beverage sales
- Provide lifeguard observation towers along the shoreline
- Maintain a 1,000 feet wide "no boat" zone along the beach
- Provide a Lifeguard Headquarters [[~~Tower~~]] >>Facility consisting of a 8,932 square foot structure to meet current needs and requirements of the lifeguard operation<<.
- [[~~Provide limited storage for lifeguard' vehicles and boats~~]]. >>Lifeguard vehicles and vessels will be stored within the lifeguard headquarters.<<

* * *

**MASTER PLAN**

**Description of Detailed Elements By Feature or Area**

* * *

**THE BEACH**

* * *

The existing concession building at the Cabanas and at the north side of the central allee and existing restrooms on the Beach shall be rehabilitated conforming to the South Florida Vernacular Architectural Style which will characterize Crandon Park. A small mobile food vehicle painted with two compatible park colors and free of all exterior advertising and wording shall be permitted to travel the paved areas east of Crandon Boulevard. None of these concession or any other buildings, or exterior vending

machines shall have any advertising or promotional signs, flags or bulletin boards. Signage and flags to warn patrons of hazardous conditions shall be allowed. Restrooms, tram stations and the lifeguard station shall be marked with appropriate signage of modest size to identify their functions.

>>There shall be a lifeguard headquarters' facility centrally located along the beach identified as the Crandon Park Ocean Rescue Headquarters. The facility shall not exceed 8,932 square feet and will meet current needs and requirements of the lifeguard operation. The facility will include a public restroom facility, a decorative veranda, a reception area, lockers/changing rooms, showers, storage area for equipment and supplies, as well as a kitchen and office space. The lifeguard headquarters' facility shall be constructed to conform to the uniform South Florida Vernacular Architectural Style described and illustrated in Appendix A. Signs shall be uniform in color, print and style as illustrated in Appendix O. Landscaping shall be in compliance with Appendix B<<.

There shall be appropriately spaced lifeguard towers on the beach. [[~~The main lifeguard tower mounted on wooden piles and standing no higher than the existing towers shall house two desks and appropriate communication equipment~~]]. The towers shall be positioned on the beach to the north and south sides of the central allee vista. The character of the towers (several new ones having been recently installed) is pleasant, leaves no question as to their identity and they therefore need no signage except appropriately scaled symbols and chalkboards. Signage identifying lifeguards on duty or hazardous conditions will be allowed on the towers, as long as it conforms to the sign standards set forth herein. [[~~The lifeguards' dory shall be stored at the Crandon Marina or park caretaker's garage~~]]. Except for lifeguard and park maintenance vehicles, no motorized vehicles shall be permitted on the beach.

* * *

**MASTER PLAN**

**Priorities List**

* * *

**CATEGORY FOUR:**

* * *

[[~~Renovate~~]] >>Reconstruct<< the [[~~existing~~]] Lifeguard Headquarters Building [[~~and build main tower on the beach as described in the Master Plan~~]] >>along the center of the beach<<.

* * *

**APPENDIX A**

**SOUTH FLORIDA VERNACULAR ARCHITECTURAL STYLE**

* * *

**LIFEGUARD BUILDING**

| | |
|---|---|
| Building | [[~~White~~]] >>Yellow<< |
| Trim | [[~~Blue 300~~]] >>White<< |

| NEIGHBORHOOD CHARACTERISTICS | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | GU; lifeguard facility | Parks and Recreation |
| **North** | GU; beach and parking lots | Parks and Recreation |
| **South** | GU; beach and parking lots | Parks and Recreation |
| **East** | GU; beach and Atlantic Ocean | Parks and Recreation and Water |
| **West** | GU; parking lots | Parks and Recreation |

The **Development Services Division** has reviewed the application, recommends approval and provides the following comments:

The Department of Regulatory and Economic Resources recommends approval of this application. The proposed amendments to the Crandon Park Master Plan will provide a new lifeguard headquarters building in a central location that will house the MDFR Ocean Rescue Bureau at Crandon Park. The central location of the facility will benefit Crandon Park beach patrons and visitors by providing a facility that will be user friendly and promote public safety and awareness. In addition, the general public will be better served and more secure with an updated public restroom located within the proposed Ocean Rescue facility.

The proposed amendments to the Crandon Park Master Plan will allow the Miami-Dade Fire Rescue Department to reconstruct the lifeguard headquarters building and provide public restrooms for beach and park patrons in a central location. As such, the reconstruction and expansion of the Crandon Park lifeguard headquarters building as provided in the proposed amendment to the Crandon Park Master Plan is **consistent** with the adopted 2020 and 2030 Comprehensive Development Master Plan (CDMP).

**3. Conditions**

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

b. That the applicant coordinate with the Office of ADA Coordination and other permit agencies to address all accessibility requirements.

c. That the applicant shall comply with all applicable conditions and requirements of the Crandon Park Amendment Committee.

d. 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.

e. That in the approval of the application at the time of permitting, the site plan considered shall be basically in accordance with that submitted for the hearing entitled "Ocean Rescue Facility."

f. That the applicant submit to the Department of Regulatory and Economic Resources or its successor Department for its review and approval a landscaping plan which indicates the type of plant material and other criteria in accordance with Appendix B of the Crandon Park Master Plan prior to the issuance of a building permit and to be installed prior to final construction sign-off.

**4. Platting and Traffic Review Section:**

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and provides the following comment:

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

**5. Environmental Resources Management Division:**

The **Environmental Resources Management Division** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 if the Code of Miami-Dade County, Florida (the Code). Accordingly, the application 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 ERM 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, the 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
Stormwater shall be retained on site utilizing properly designed seepage of 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 Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Pollution Remediation
ERM has reviewed the information regarding the above referenced site and it indicates that there are records of petroleum contamination assessment/remediation issues on the site as follows:

1. Miami-Dade County Parks, Recreation and Open Spaces Department (MDCPROSD) Crandon Park Marina (FAC ID# 8504311) & (FAC ID# 8504310), 4000 Crandon Blvd., UT-1314/F-6488). These petroleum contaminated sites are in state funded programs awaiting allocation of funds for cleanup.

2. MDCPROSD-Crandon Park Service Area, 7901 Crandon Blvd., UT2424/F-8539. This petroleum contaminated site is currently under a monitoring only plan.

3. Key Biscayne Golf Course, 6700 Crandon Blvd., HWR-489/F-9845. This arsenic contaminated site is currently undergoing assessment.

Additionally, there are no historical records of contamination assessment/remediation issues regarding non-permitted sites with this site or properties abutting this site.

Coastal Resources
The location of the proposed work does not contain jurisdictional Coastal Wetlands as defined in Section 24 of the Code; therefore, a Class I Permit is not required.

No work requiring a Class I Permit is authorized by this approval.

Wetlands
The project area does not contain jurisdictional 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 (305-523-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A boundary survey including a tree survey entitled "Lifeguard Headquarters Crandon Park", sheet 1 of 1, prepared by Aylward Engineering and Surveying Inc, and dated November 15, 2006 (revised November 23, 2010), depicts all trees on site, however according to this survey no specimen size trees lie within the footprint of the project. Please be advised that 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 Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24.49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. ERM'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 ERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Operating Permits

Section 24-18 of the Code authorizes ERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from ERM may be required. The Permitting Section of ERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Concurrency Review Summary

ERM 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 ERM'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 at (305) 372-6764.

**Public Works and Waste Management Department**

**Roadway Engineering and Right-of-Way Division:**

The Public Works and Waste Management Department (PWWM) Roadway Engineering and Right-of-Way Division has reviewed the subject application and provides the following comments:

**Highway Planning Section:**

- PWWM has no proposed roadway project adjacent to the subject site in the 2009 Transportation Improvement Program (TIP), nor in the 2030 Long Range Transportation Plan (LRTP).

- A PWWM permit will be required for this project. Please contact the PWWM Permit Section, (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.

**Special Projects and Survey Section:**

The Special Projects and Survey Section has reviewed the application and has no objections.

**Miami-Dade Fire Rescue Department**

The Miami-Dade Fire Rescue Department is the applicant.

**Miami-Dade Water & Sewer Department**

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

Water
If ERM requires connection to water, connect to any of the existing twelve (12)-inch and/or twenty-four (24)-inch water mains in Crandon Boulevard. Any public water main extension within the property shall be twelve (12)-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). There are water facilities' accessibility problems that shall be resolved by the Developer either by acquiring right-of-way dedication or easements.

Sewer
If ERM requires connection to sewer, a private pump station is needed, as long as all legal requirements are met. Connect to any of the existing twelve (12)-inch and/or twenty-four (24)-inch force mains in Crandon Boulevard. There are sewer facilities' accessibility problems that shall be resolved by the Developer either by acquiring right-of-way dedication or easements.

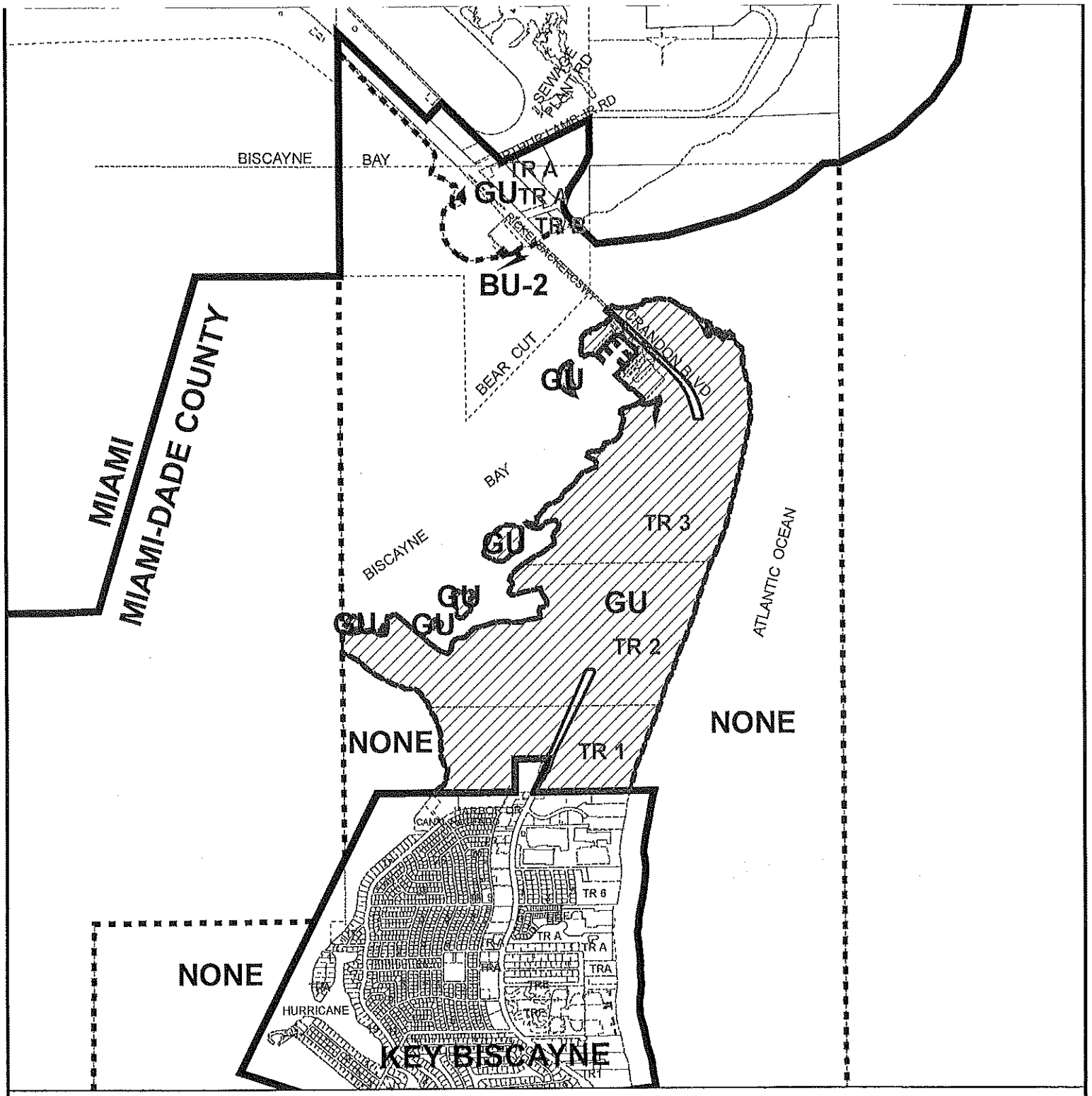
General Notes
The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12) inch minimum in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8) inch minimum in diameter required for low and medium density residential zonings. Please note that the aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27, 1993, the First Amendment to Settlement Agreement between DEP and 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.

**Internal Services Department**

The Internal Services Department (ISD) has reviewed the application and has no objections to the above mentioned application.

Should you have any questions, please contact Asael Marrero at (305) 375-1115.




# MIAMI-DADE COUNTY

HEARING MAP

**Process Number**

**G2009000002**

N W E S

**Section: 28/20/29/32/21/33 Township: 54 Range: 42**
**Applicant: MIAMI DADE FIRE RESCUE DEPT**
**Zoning Board: C16**
**Commission District: 7**
**Drafter ID: KEELING STENNETT**
**Scale: NTS**

## Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 1, 2011

| REVISION | DATE | BY |
|---|---|---|
| | | |

20

# MIAMI-DADE COUNTY

AERIAL YEAR 2009

**Process Number**

**G2009000002**

N
W E
S

**Section: 28/20/29/32/21/33 Township: 54 Range: 42**
**Applicant: MIAMI DADE FIRE RESCUE DEPT**
**Zoning Board: C16**
**Commission District: 7**
**Drafter ID: KEELING STENNETT**
**Scale: NTS**

**Legend**

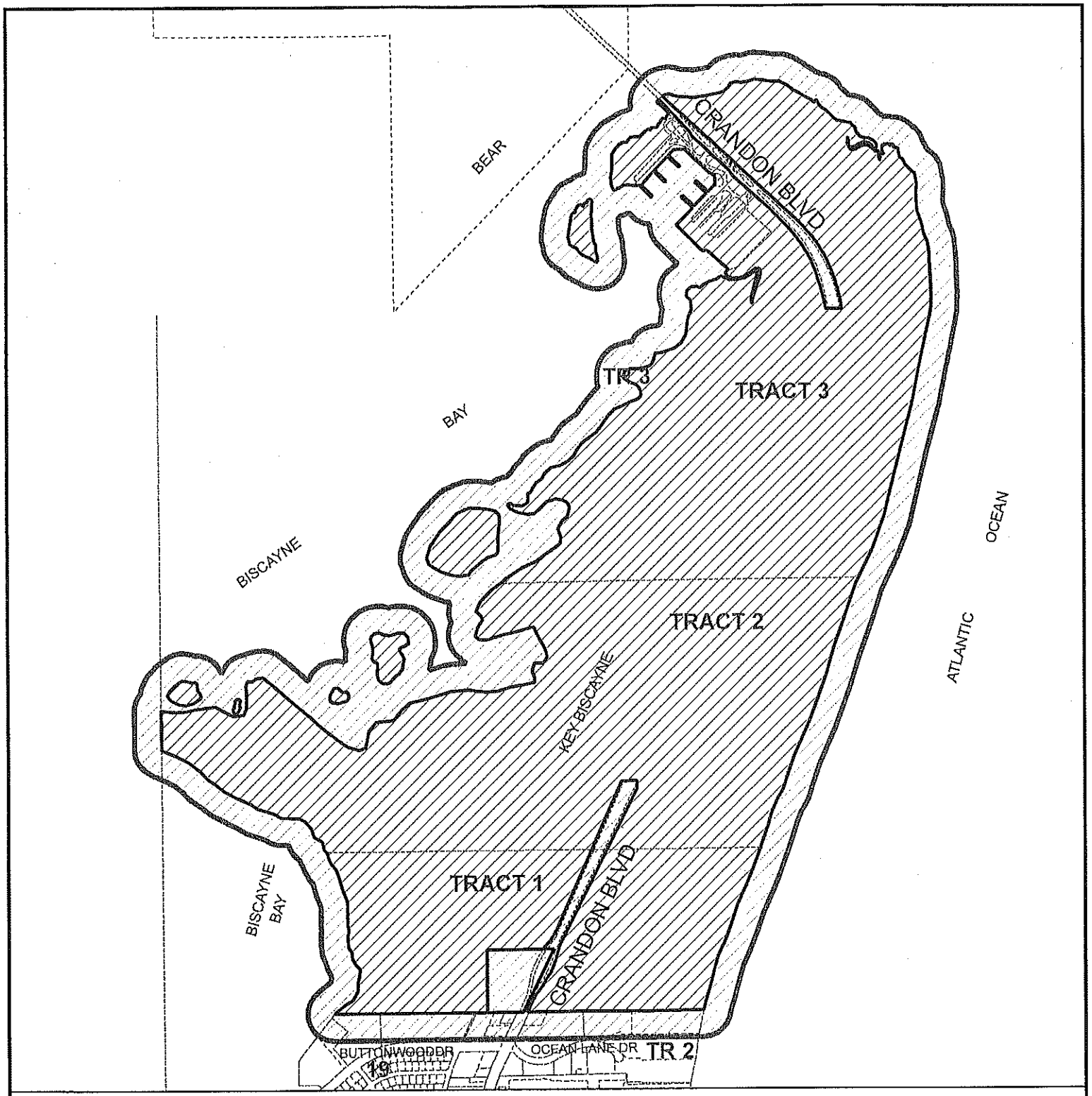
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 1, 2011

21

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY
**RADIUS MAP**

**Process Number**
**G2009000002**
**RADIUS: 300**

**Section: 28/20/29/32/21/33 Township: 54 Range: 42**
**Applicant: MIAMI DADE FIRE RESCUE DEPT**
**Zoning Board: C16**
**Commission District: 7**
**Drafter ID: KEELING STENNETT**
**Scale: NTS**

**Legend**
- Subject Property
- Contiguous Properties
- Buffer
- Property Boundaries

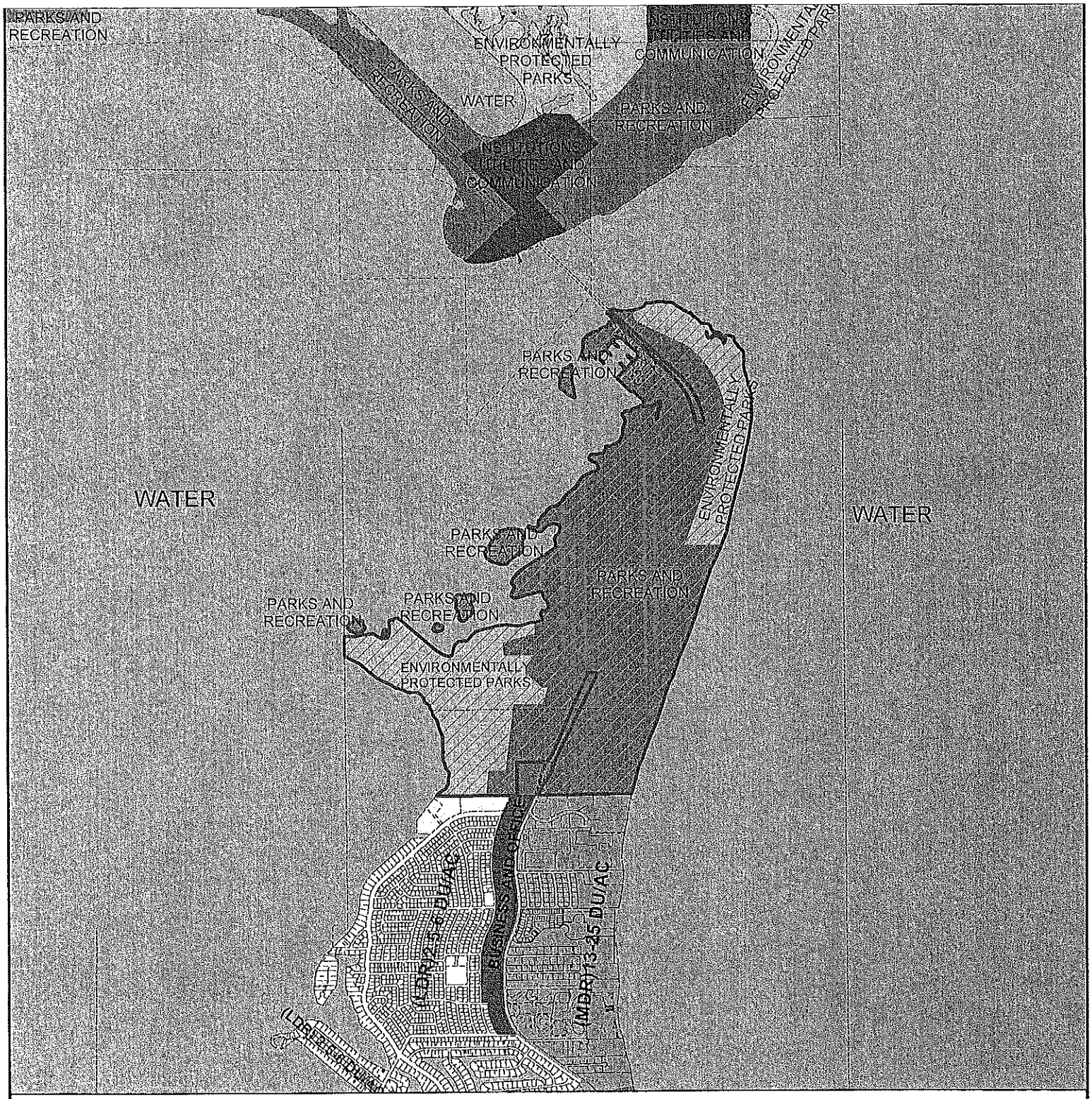
N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 1, 2011

| REVISION | DATE | BY |
|---|---|---|
| | | |

22




# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

**G2009000002**

**Section: 28/20/29/32/21/33 Township: 54 Range: 42**
**Applicant: MIAMI DADE FIRE RESCUE DEPT**
**Zoning Board: C16**
**Commission District: 7**
**Drafter ID: KEELING STENNETT**
**Scale: NTS**

N
W E
S

**Legend**

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 1, 2011

| REVISION | DATE | BY |
|---|---|---|
| | | |

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF09-02

MIAMI-DADE FIRE RESCUE DEPARTMENT
CRANDON PARK OCEAN RESCUE FACILITY

Alina T. Hudak, Interim Director
Public Works and Waste Management

Nathan Kogon, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources

Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Lee Hefty, Assistant Director
Environmental Resources Management
Division of the Department of Regulatory
and Economic Resources

Bertha Goldenberg, Assistant Director
Water and Sewer Department

Lester Sola, Director
Internal Services Department

# MEMORANDUM
**(Revised)**

**TO:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**DATE:** October 21, 2014

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

**SUBJECT:** Agenda Item No. 5(B)

**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 Mayor'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 _____

Agenda Item No. 5(B)
10-21-14

RESOLUTION NO. R-928-14

RESOLUTION APPROVING AMENDMENTS TO THE CRANDON PARK MASTER PLAN, AFTER PUBLIC HEARING, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY TO ALLOW FOR THE RECONSTRUCTION OF THE CRANDON PARK LIFEGUARD HEADQUARTERS BUILDING LOCATED AT 4000 CRANDON BOULEVARD, SUBJECT TO THE APPROVAL OF THE CRANDON PARK AMENDMENT COMMITTEE; AND DIRECTING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO RECORD AMENDMENTS AND TO MAKE AMENDED CRANDON PARK MASTER PLAN AVAILABLE TO THE PUBLIC

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandums, 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:

Section 1. This Board hereby finds and declares that amending the terms of the Crandon Park Master Plan to allow for the reconstruction of the Crandon Park lifeguard headquarters building, located at 4000 Crandon Boulevard, more specifically described in Exhibit "A" (Crandon Park Master Plan) and Exhibit "B" (Ocean Rescue Facility site plan), is necessary for the welfare and protection of the public and users of the beach at Crandon Park and will not have a significant new impact on the current use of Crandon Park Lands, and in so finding has considered, among other factors, the type of function involved, the public need thereof, the land use pattern in the area, and the nature of the impact on the surrounding area.

Section 2. This Board hereby approves the proposed amendments to the Crandon Park Master Plan as depicted in Exhibit "A" and Exhibit "B" to this Resolution and, subject to the approval of the Crandon Park Amendment Committee, this Board directs the County Mayor or Mayor's designee to record the amendments in the public records of Miami-Dade County and to make the corresponding modifications to the official copies of the Crandon Park Master Plan available to the public at the Office of the Clerk of the Board.

The foregoing resolution was offered by Commissioner **Xavier L. Suarez**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** and upon being put to a vote, the vote was as follows:

| | | | |
|---|---|---|---|
| Rebeca Sosa, Chairwoman | | | **aye** |
| Lynda Bell, Vice Chair | | | **aye** |
| Bruno A. Barreiro | **absent** | Esteban L. Bovo, Jr. | **aye** |
| Jose "Pepe" Diaz | **aye** | Audrey M. Edmonson | **aye** |
| Sally A. Heyman | **aye** | Barbara J. Jordan | **aye** |
| Jean Monestime | **aye** | Dennis C. Moss | **aye** |
| Sen. Javier D. Souto | **aye** | Xavier L. Suarez | **aye** |
| Juan C. Zapata | **absent** | | |

The Chairwoman thereupon declared the resolution duly passed and adopted this 21st day of October 2014. 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: ***Christopher Agrippa***
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Craig H. Coller / Monica Rizo

EXHIBIT A

# THE

# CRANDON PARK

# MASTER PLAN[1]

File created on March 29, 2002 10:49 AM
File created by Frank Faragalli MDPRD

---

[1] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >> double arrowed << shall constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

# CRANDON PARK MASTER PLAN

Prepared *By:*

Mr. Artemas P. Richardson
The Olmsted Office
Fremont, N.H.

Charles W. Pezoldt, Ph.D.
Director, Dade County Park and Recreation Department

Bruce C. Matheson
Matheson Family

1993-1994-1995

* * *

## DESIGN OBJECTIVES FOR SPECIFIC AREAS

* * *

## CRANDON PARK BEACH

I. Design Objectives:

- Improve the aesthetic character of the entire Beach with landscaping
- Provide for pedestrian and bicycle access to the beach activity areas
- Provide picnic areas that include open, informal play fields, family picnic tables, small group picnic shelters and large group picnic shelters
- Provide for no more than three concession buildings at convenient locations with limited snack bar food and beverage sales
- Provide lifeguard observation towers along the shoreline
- Maintain a 1,000 feet wide "no boat" zone along the beach
- Provide a Lifeguard Headquarters [[~~Tower~~]] >>Facility consisting of a 8,932 square foot structure to meet current needs and requirements of the lifeguard operation<<.
- [[~~Provide limited storage for lifeguard' vehicles and boats~~]] >>Lifeguard vehicles and vessels will be stored within the lifeguard headquarters.<<

* * *

## MASTER PLAN

### Description of Detailed Elements By Feature or Area

* * *

## THE BEACH

* * *

The existing concession building at the Cabanas and at the north side of the central allee and existing restrooms on the Beach shall be rehabilitated conforming to the South Florida Vernacular Architectural Style which will characterize Crandon Park. A small mobile food vehicle painted with two compatible park colors and free of all exterior advertising and wording shall be permitted to travel the paved areas east of Crandon Boulevard. None of these concession or any other buildings, or exterior vending machines shall have any advertising or promotional signs, flags or bulletin boards. Signage and flags to warn patrons of hazardous conditions shall be allowed. Restrooms, tram stations and the lifeguard station shall be marked with appropriate signage of modest size to identify their functions.

>>There shall be a lifeguard headquarters' facility centrally located along the beach identified as the Crandon Park Ocean Rescue Headquarters. The facility shall not exceed 8,932 square feet and meet current needs and requirements of the lifeguard operation. The facility will include a public restroom facility, a decorative veranda, a reception area, lockers/changing rooms, showers, storage area for equipment and supplies, as well as a kitchen and office space. The lifeguard headquarters' facility shall be constructed to conform to the uniform South Florida Vernacular Architectural Style described and illustrated in Appendix A. Signs shall be uniform in color, print and style as illustrated in Appendix O. Landscaping shall be in compliance with Appendix B<<.

There shall be appropriately spaced lifeguard towers on the beach. [[~~The main lifeguard tower mounted on wooden piles and standing no higher than the existing towers shall house two desks and appropriate communication equipment~~]]. The towers shall be positioned on the beach to the north and south sides of the central allee vista. The character of the towers (several new ones having been recently installed) is pleasant, leaves no question as to their identity and they therefore need no signage except appropriately scaled symbols and chalkboards. Signage identifying lifeguards on duty or hazardous conditions will be allowed on the towers, as long as it conforms to the sign standards set forth herein. [[~~The lifeguards' dory shall be stored at the Crandon Marina or park caretaker's garage~~]]. Except for lifeguard and park maintenance vehicles, no motorized vehicles shall be permitted on the beach.

* * *

## MASTER PLAN

### Priorities List

* * *

## CATEGORY FOUR:

* * *

[[~~Renovate~~]] >>Reconstruct<< the [[~~existing~~]] Lifeguard Headquarters Building [[~~and build main tower on the beach as described in the Master Plan~~]] >>along the center of the beach<<.

* * *

## APPENDIX A

## SOUTH FLORIDA VERNACULAR ARCHITECTURAL STYLE

* * *

**LIFEGUARD BUILDING**

| | |
|---|---|
| Building | [[~~White~~]] >>Yellow<< |
| Trim | [[~~Blue 300~~]] >>White<< |

EXHIBIT B

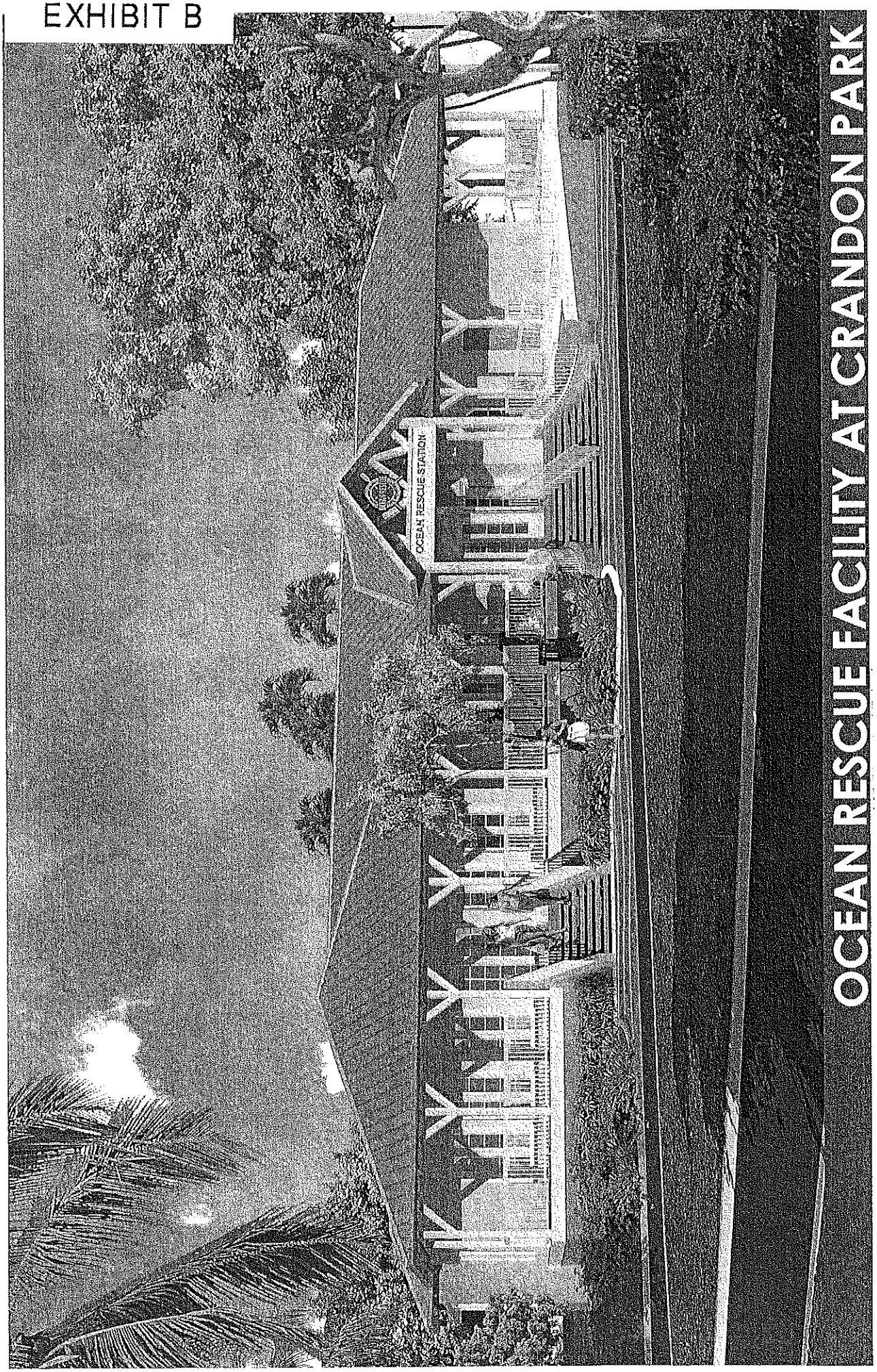
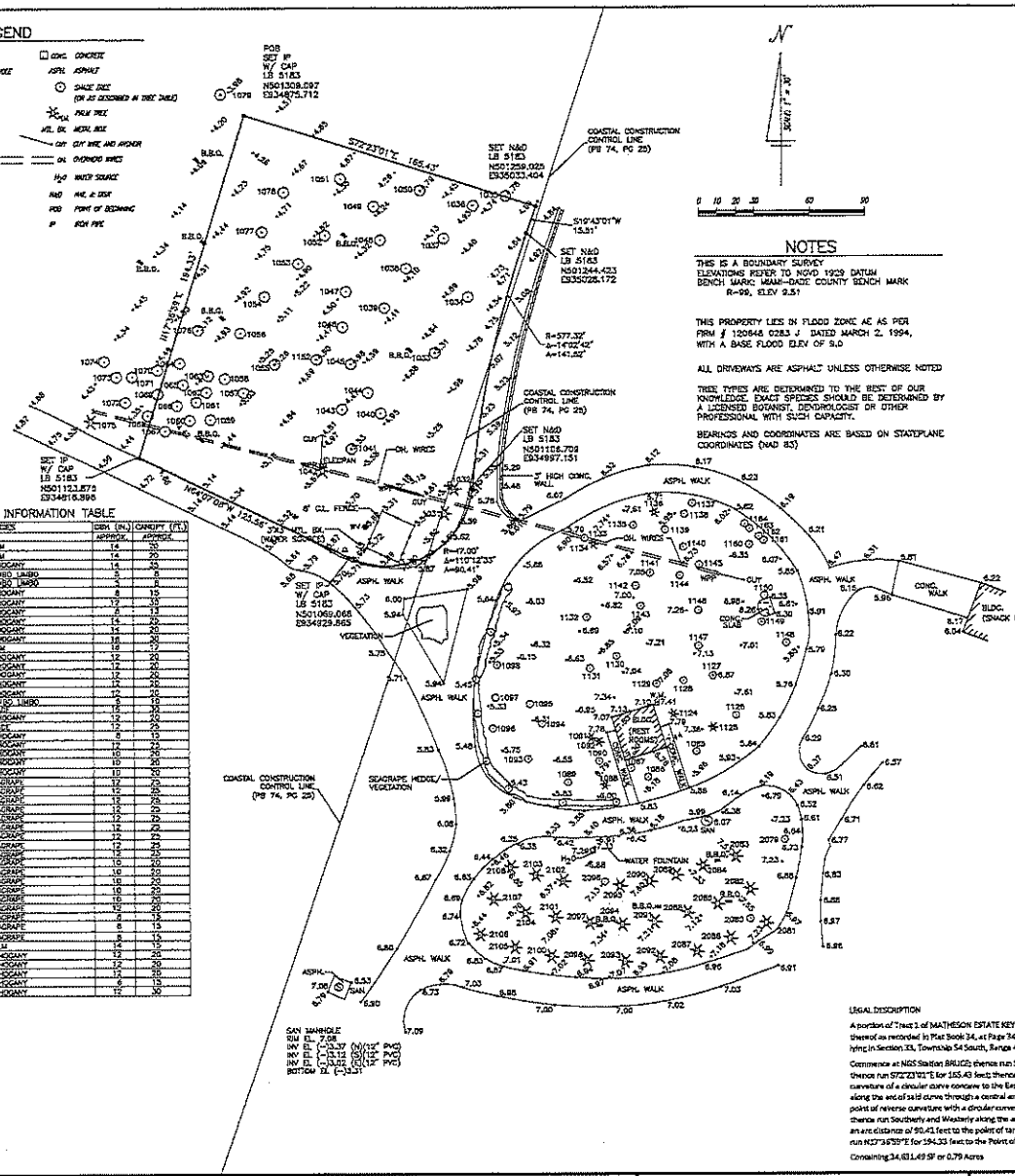
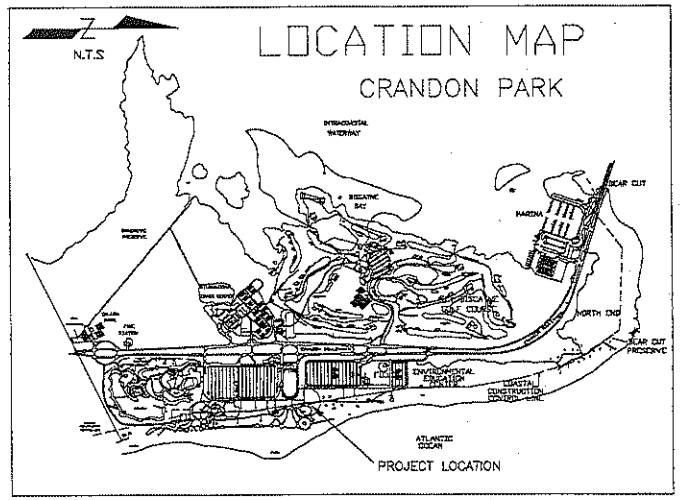



EXHIBIT B

## LEGEND

- WM — WATER METER
- SM — SANITARY SEWER MANHOLE
- TM — TIME MEASURE
- WPP — WOOD POWER POLE
- CL — CHAIN LINK FENCE
- 7.34 — EXISTING ELEVATION
- BLDG. — BUILDING
- B.B.Q. — BAR-B-QUE PIT
- CONC. — CONCRETE
- ASPH. — ASPHALT
- SHADE SIZE (FOR AS DESCRIBED IN TREE TABLE)
- PALM — PALM TREE
- MTL. BX. — METAL BOX
- CUT — CUT WIRE AND ANCHOR
- OH — OVERHEAD WIRES
- $H_2O$ — WATER SOURCE
- N&D — NAIL & DISK
- POB — POINT OF BEGINNING
- IP — IRON PIPE




## NOTES

THIS IS A BOUNDARY SURVEY
ELEVATIONS REFER TO NGVD 1929 DATUM
BENCH MARK: MIAMI-DADE COUNTY BENCH MARK R-99, ELEV 9.51

THIS PROPERTY LIES IN FLOOD ZONE AE AS PER FIRM # 120648 0283 J DATED MARCH 2, 1994, WITH A BASE FLOOD ELEV OF 9.0

ALL DRIVEWAYS ARE ASPHALT UNLESS OTHERWISE NOTED

TREE TYPES ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER PROFESSIONAL WITH SUCH CAPACITY.

BEARINGS AND COORDINATES ARE BASED ON STATEPLANE COORDINATES (NAD 83)

### TREE INFORMATION TABLE

| TREE # | SPECIES | DBH (IN.) APPROX. | CANOPY (FT.) APPROX. |
|---|---|---|---|
| 1031 | PALM | 14 | 20 |
| 1032 | PALM | 14 | 20 |
| 1033 | MAHOGANY | 14 | 25 |
| 1034 | GUMBO LIMBO | 5 | 8 |
| 1035 | GUMBO LIMBO | 5 | 8 |
| 1036 | MAHOGANY | 8 | 15 |
| 1037 | MAHOGANY | 12 | 20 |
| 1038 | MAHOGANY | 8 | 13 |
| 1039 | MAHOGANY | 14 | 25 |
| 1040 | MAHOGANY | 14 | 25 |
| 1041 | MAHOGANY | 18 | 30 |
| 1042 | PALM | 12 | 17 |
| 1043 | MAHOGANY | 12 | 20 |
| 1044 | MAHOGANY | 12 | 20 |
| 1045 | MAHOGANY | 12 | 20 |
| 1046 | MAHOGANY | 12 | 20 |
| 1047 | MAHOGANY | 12 | 20 |
| 1048 | GUMBO LIMBO | 8 | 15 |
| 1049 | SHADE | 12 | 30 |
| 1050 | MAHOGANY | 12 | 20 |
| 1051 | SHADE | 12 | 20 |
| 1052 | MAHOGANY | 8 | 13 |
| 1053 | MAHOGANY | 12 | 20 |
| 1054 | MAHOGANY | 10 | 20 |
| 1055 | MAHOGANY | 10 | 20 |
| 1056 | MAHOGANY | 10 | 20 |
| 1057 | SEAGRAPE | 12 | 25 |
| 1058 | SEAGRAPE | 12 | 25 |
| 1059 | SEAGRAPE | 12 | 25 |
| 1060 | SEAGRAPE | 12 | 25 |
| 1061 | SEAGRAPE | 12 | 25 |
| 1062 | SEAGRAPE | 12 | 25 |
| 1063 | SEAGRAPE | 12 | 25 |
| 1064 | SEAGRAPE | 12 | 25 |
| 1065 | SEAGRAPE | 10 | 20 |
| 1066 | SEAGRAPE | 10 | 20 |
| 1067 | SEAGRAPE | 10 | 20 |
| 1068 | SEAGRAPE | 10 | 20 |
| 1069 | SEAGRAPE | 10 | 20 |
| 1070 | SEAGRAPE | 10 | 20 |
| 1071 | SEAGRAPE | 12 | 20 |
| 1072 | SEAGRAPE | 8 | 15 |
| 1073 | SEAGRAPE | 8 | 15 |
| 1074 | SEAGRAPE | 8 | 15 |
| 1075 | PALM | 14 | 20 |
| 1076 | MAHOGANY | 12 | 20 |
| 1077 | MAHOGANY | 12 | 20 |
| 1078 | MAHOGANY | 12 | 20 |
| 1079 | MAHOGANY | 6 | 15 |
| 1152 | MAHOGANY | 12 | 30 |

### TREE INFORMATION TABLE

| TREE # | SPECIES | DBH (IN.) APPROX. | CANOPY (FT.) APPROX. |
|---|---|---|---|
| 1065 | SEAGRAPE | 30 | 20 |
| 1066 | SEAGRAPE | 4 | 5 |
| 1067 | BLACK OLIVE | 5 | 6 |
| 1068 | PALM | 4 | 6 |
| 1069 | SEAGRAPE | 5 | 5 |
| 1090 | SEAGRAPE | 32 | 30 |
| 1091 | PALM | 12 | 25 |
| 1092 | PALM | 12 | 15 |
| 1093 | STRANGLER FIG | 72 | 60 |
| 1094 | SHADE | 12 | 12 |
| 1095 | SEAGRAPE | 3 | 2 |
| 1096 | SEAGRAPE | 3 | 2 |
| 1097 | SEAGRAPE | 24 | 30 |
| 1098 | SEAGRAPE | 18 | 12 |
| 1124 | PALM | 5 | 3 |
| 1125 | PALM | 5 | 3 |
| 1126 | SEAGRAPE | 60 | 25 |
| 1127 | SEAGRAPE | 20 | 20 |
| 1128 | SEAGRAPE | 28 | 17 |
| 1129 | SEAGRAPE | 12 | 10 |
| 1130 | SEAGRAPE | 20 | 20 |
| 1131 | SEAGRAPE | 18 | 15 |
| 1132 | SEAGRAPE | 30 | 30 |
| 1133 | SEAGRAPE | 16 | 20 |
| 1134 | PALM | 14 | 15 |
| 1135 | SEAGRAPE | 12 | 20 |
| 1136 | PALM | 16 | 15 |
| 1137 | SEAGRAPE | 8 | 15 |
| 1138 | SEAGRAPE | 8 | 15 |
| 1139 | SEAGRAPE | 8 | 15 |
| 1140 | SEAGRAPE | 8 | 15 |
| 1141 | SEAGRAPE | 8 | 15 |
| 1142 | SEAGRAPE | 6 | 15 |
| 1143 | SEAGRAPE | 12 | 15 |
| 1144 | SEAGRAPE | 8 | 15 |
| 1145 | SEAGRAPE | 12 | 20 |
| 1146 | SEAGRAPE | 20 | 20 |
| 1147 | SEAGRAPE | 15 | 30 |
| 1148 | SEAGRAPE | 8 | 15 |
| 1149 | SEAGRAPE | 26 | 30 |
| 1150 | SEAGRAPE | 40 | 40 |
| 1151 | SEAGRAPE | 12 | 15 |
| 1152 | SEAGRAPE | 12 | 15 |
| 1153 | SEAGRAPE | 8 | 8 |
| 1154 | SEAGRAPE | 6 | 8 |
| 1155 | SEAGRAPE | 6 | 8 |

### TREE INFORMATION TABLE

| TREE # | SPECIES | DBH (IN.) APPROX. | CANOPY (FT.) APPROX. |
|---|---|---|---|
| 2079 | SEAGRAPE | 10 | |
| 2080 | SEAGRAPE | 48 | |
| 2081 | PALM | 16 | |
| 2082 | PALM | 16 | |
| 2083 | PALM | 16 | |
| 2084 | PALM | 16 | |
| 2085 | PALM | 16 | |
| 2086 | PALM | 16 | |
| 2087 | PALM | 16 | |
| 2088 | PALM | 16 | |
| 2089 | PALM | 16 | |
| 2090 | PALM | 18 | |
| 2091 | PALM | 18 | |
| 2092 | PALM | 18 | |
| 2093 | PALM | 18 | |
| 2094 | PALM | 18 | |
| 2095 | PALM | 16 | |
| 2096 | SEAGRAPE | 28 | |
| 2097 | PALM | 18 | |
| 2098 | PALM | 18 | |
| 2100 | PALM | 18 | |
| 2101 | PALM | 18 | |
| 2102 | PALM | 18 | |
| 2103 | PALM | 18 | |
| 2104 | PALM | 18 | |
| 2105 | PALM | 18 | |
| 2106 | PALM | 18 | |
| 2107 | PALM | 18 | |
| 2108 | PALM | 18 | |

LEGAL DESCRIPTION

A portion of Tract 1 of MATHESON ESTATE KEY BISCAYNE DADE COUNTY FLORIDA, according to the Plat thereof as recorded in Plat Book 34, at Page 34 of the Public Records of Miami Dade County, Florida, lying in Section 33, Township 54 South, Range 42 East, Miami Dade County, Florida.

Commence at NGS Station BRUCE; thence run S02°53'12"E for 5874.656 feet to the Point of Beginning; thence run S72°23'01"E for 165.43 feet; thence run S19°43'01"W for 15.51 feet to the point of curvature of a circular curve concave to the East, having a radius of 577.33 feet; thence run Southerly along the arc of said curve through a central angle of 14°02'42" for an arc distance of 141.52 feet to the point of reverse curvature with a circular curve concave to the Northwest having a radius of 47.00 feet; thence run Southerly and Westerly along the arc of said curve through a central angle of 110°12'33" for an arc distance of 90.41 feet to the point of tangency; thence run N64°17'08"W for 125.56 feet; thence run N37°39'59"E for 194.33 feet to the Point of Beginning.

Containing 34,631.49 SF or 0.79 Acres

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH REPRESENTS A RECENT SURVEY MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY COMPLIES WITH MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

AYLWARD ENGINEERING & SURVEYING, INC.
LB No. 5183

SHARON AYLWARD COX, PLS No. 5450

THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

| NO. | REVISION | DATE |
|---|---|---|
| 5 | ADDED LEGAL DESCRIPTION | 11/23/10 |
| 4 | LOCATION MAP CORRECTED | 11/21/07 |
| 3 | COASTAL CONST. CONTROL LINE ADDED | 10/26/07 |
| 2 | GENERAL REVISION | 10/08/07 |
| 1 | GENERAL REVISION | 02/19/07 |

DRAWN JSM
CHECKED EAM
APPROVED SAC

PROJECT NAME:
LIFEGUARD HEADQUARTERS
CRANDON PARK

SHEET TITLE
BOUNDARY SURVEY

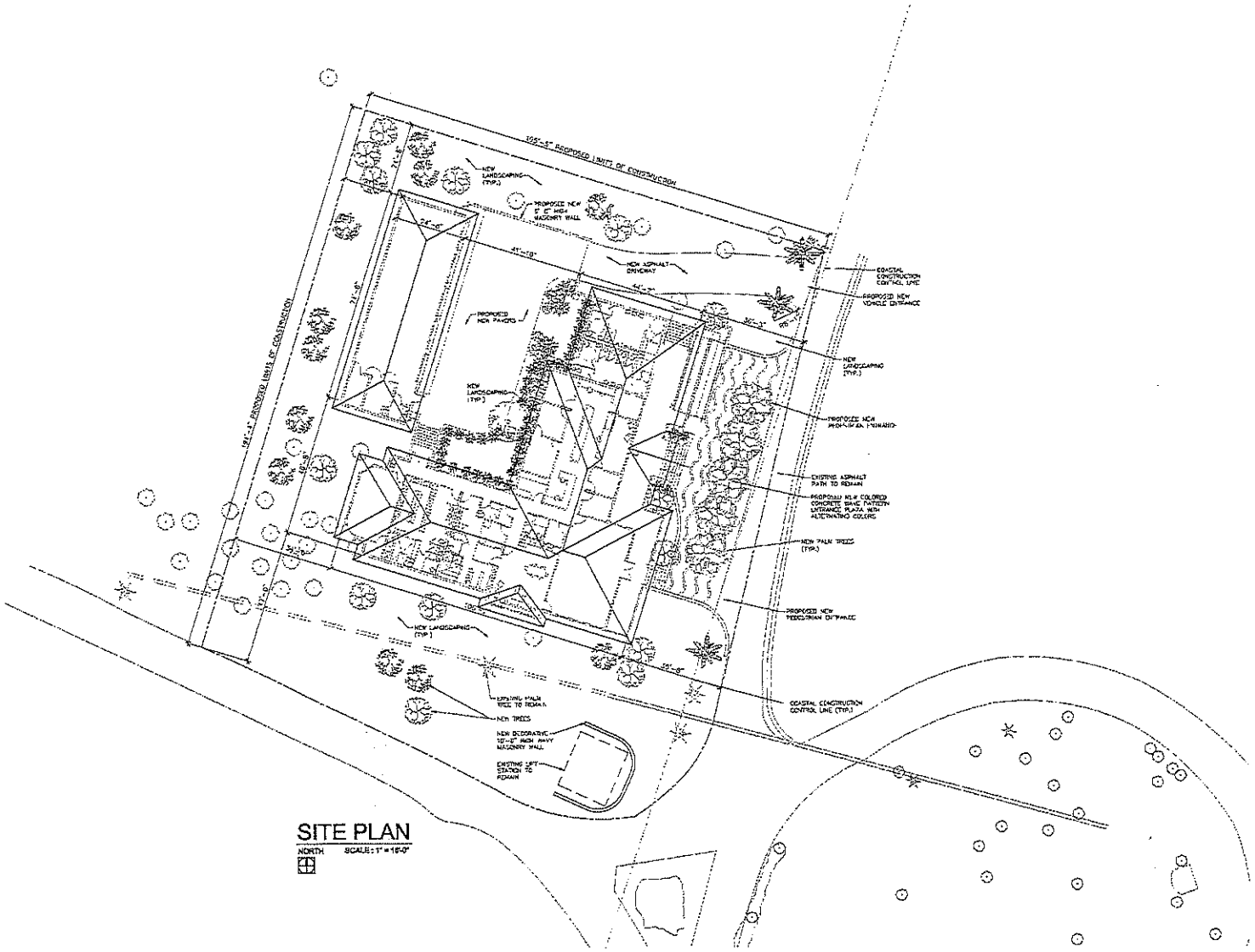

AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL & ENVIRONMENTAL ENGINEERS • LAND SURVEYORS • PLANNERS
3222 Ridge Trace, Davie, Florida 33328 EB/LB No. 5183
954-424-5852 or 305-827-2216 Fax 954-424-5852 or 305-827-2216
aylwardengineer@bellsouth.net


CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING W/WORK

DATE: 11/15/2006
SCALE: 1" = 30'
PROJ. NO.: 06-154

SHEET 1 OF 1

34




## SITE PLAN

NORTH SCALE: 1" = 16'-0"

**MIAMI DADE FIRE RESCUE**
Facilities & Construction
9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4501

ANGEL H. LAMELA
ARCHITECT AR-0009520

MIAMI-DADE COUNTY

PROJECT:
**OCEAN RESCUE FACILITY**

CRANDON PARK

PROJECT No.
0001

ISSUED FOR:
PERMIT

Note to Contractor:
Written dimension have preference over scaled dimensions.

Should discrepancies arise please stop and contact our office for clarification at 786-331-4500.

Original drawing is 24" x 36", scale and/or accordingly if reduced.

| No. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

DATE: 08/23/2010

SCALE: AS SHOWN

DRAWN BY:

CHECKED BY: K.R.L.

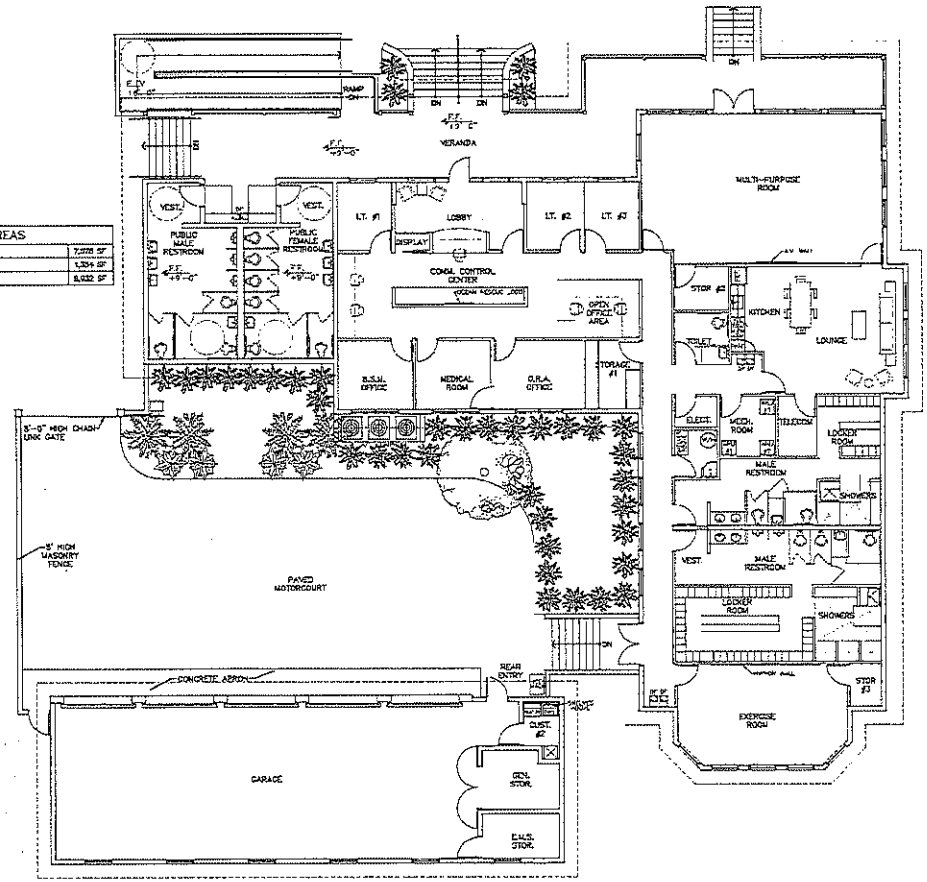
SEAL / SIGNATURE:

This drawing is property of the Miami Dade Fire Rescue Facilities & Construction Division and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.
COPYRIGHT © 2008

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0

| AREAS | |
|---|---|
| BUILDING AREA | 7,598 SF |
| VERANDA, RAMP | 1,334 SF |
| TOTAL AREA | 8,932 SF |




## GROUND FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"

MIAMI DADE FIRE RESCUE
Facilities & Construction
9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4601

ANGEL H. LAMELA
ARCHITECT AR-0009520

MIAMI-DADE COUNTY

PROJECT:

OCEAN RESCUE FACILITY

CRANDON PARK

PROJECT No.

0001

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 786-331-4500.

Original drawing is 24" x 36", sizes will differ accordingly if reduced.

| No. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

DATE: 06/15/2015

SCALE: AS SHOWN

DRAWN BY:

CHECKED BY: K.R.L.

SEAL / SIGNATURE:

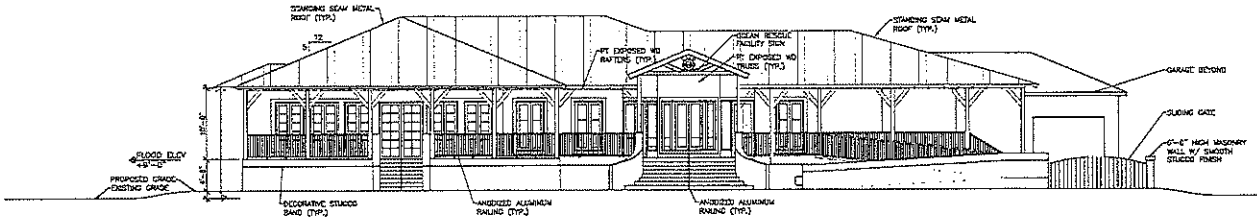
This drawing is property of the Miami Dade Fire Rescue Facilities & Construction Division and is not to be reproduced or used in whole or part. It is not to be used on any other project, and its re-use is prohibited.
COPYRIGHT © 2015

SHEET TITLE

FLOOR PLAN

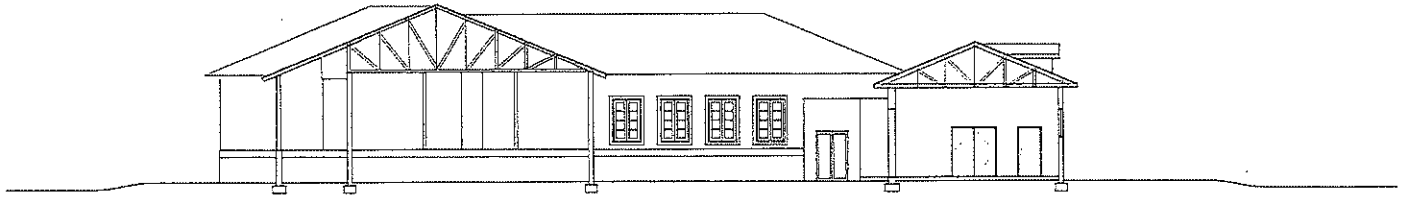
SHEET NUMBER

A-2.0



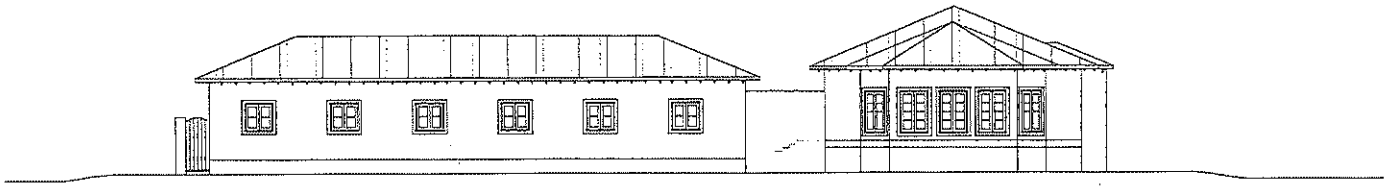

## FRONT ELEVATION

SCALE : 1/8" = 1'-0"



## COURTYARD SECTION

SCALE : 1/8" = 1'-0"



## BACK ELEVATION

SCALE : 1/8" = 1'-0"


MIAMI DADE FIRE RESCUE
Facilities & Construction
9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4501
ANGEL H. LAMELA
ARCHITECT AR-0009520


MIAMI-DADE COUNTY

PROJECT:

**OCEAN RESCUE FACILITY**

CRANDON PARK

PROJECT No.

0001

ISSUED FOR:

PERMIT

Note to Contractor:
Written dimension have preference over scaled dimensions.

Should discrepancies arise please stop and contact our office for clarifications at 786-331-4502.

Original drawing is 24" x 36", scale varies accordingly if reduced.

| No. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

DATE
09/13/2010

SCALE:
AS SHOWN

DRAWN BY:

CHECKED BY:
A.H.L.

SEAL / SIGNATURE


This drawing is property of the Miami Dade Fire Rescue Facilities & Construction Division and is not to be reproduced or copied in whole or part, nor is it to be used on any other project and is to be returned on request.
COPYRIGHT © 2009


SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3.0

MIAMI-DADE COUNTY CRANDON PARK

Legal Description

Matheson Estate as shown in Plat Book 34, Page 34 of the Public Records of Miami-Dade County, Tracts 2 & 3 including island west of same and northern 1,790 feet of Tract 1 Crandon Park and Rickenbacker Causeway less beginning S/L of Crandon Park and C/L of Crandon Boulevard in 32-54-42, then west 400 feet, north 700 feet, east 750 feet, southwesterly 783 feet to the point of beginning.