



VILLAGE OF PALMETTO BAY
9705 E. HIBISCUS STREET
PALMETTO BAY, FLORIDA 33157
(305) 259-1234 Fax: (305) 259-1290

REQUEST FOR PUBLIC RECORDS

Requests are filled in accordance with the provisions of Chapters 119 and 257, Florida Statutes.

DATE: 5/5/17

NAME: Josh Feldman

COMPANY: South Motors Automotive Group

ADDRESS: 16165 S. Dixie Hwy Palmetto Bay, FL

PHONE: 954-444-2995 FAX: _____

EMAIL: josh.feldman@southmotors.net

REQUEST (Attach additional page, if necessary); Copies of the following documents:

- ~~Permit # B-2005-3072~~ BLD-200-0768 (Renewed)
- ~~Folio # 33-5028-002070~~

OLD PERMIT # B-2005-3072 - ALL PAGES w/MOC Fire Stamp approval w/BACK.

Fire alarm 2009033389
Fire sprinkler #2009 029228
MOC FIRE # 2008.019083
DOC # M 2005.255186

FOR USE BY VILLAGE STAFF ONLY TRACKING NO.: 2017-092

DATE FORWARDED: _____ ASSIGNED DEPT: _____

DATE REQUEST FILLED: _____ NUMBER OF COPIES: _____

ESTIMATED TIME (IF APPLICABLE): _____ ESTIMATED COST: _____

HOW WAS REQUEST FILLED? _____

IF NOT FILLED, REASON: _____

BY: _____



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	Applied	Approved	Issued	Final	Expires
BLD-2010-0768	10/18/2010	10/22/2010	10/22/2010	11/01/2010	04/30/2011

Type	ADDITION 1 OR 2 STORY	Status	final
Permit Description		Permit Address	9271 SW 164 ST PALMETTO BAY FL 33157
INVENTORY GARAGE OLD # B-2005-3072		Applicant	SOUTH MOTORMPANY OF CO Owner Y Cust# 00020623
		Owner	SOUTH MOTORMPANY OF CO

Viewing <-- Select the information you would like to view.

Sub Permit #	Type	Address	Status
COO-2010-0036	CERTIFICATE OF OCCUPANCY/CERTIFICATE OF COMPLETION	9271 SW 164 ST PALMETTO BAY FL 33157	final

Details

RESIDENTIAL/COMMERCIAL	COMMERCIAL
CHARGE UP FRONT FEE?	N
# OF TRADES	0
# OF HOURS (SPECIAL REVIEW)	0
# OF LANDSCAPE HOURS	0
# OF SQ FT ZONING REVIEW	0
NUMBER OF STORIES	THREE OR MORE STORIES
STATE RADON (SQ FT)	0
ESTIMATED COST VALUE	0

↓
33-5628 0020670
 B2005-3072
 2010-0036
 CO-



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Inspection History

Important Information
Inspection History page.

Permit Number: 2008019083

	Request Date	Inspection Date	Inspection Type	Inspector Name
Select	9/21/2009	9/22/2009	FIRE FINAL	THOMPSON, KELVIN
Select	8/19/2009	8/20/2009	FIRE FINAL	DE ALFARAZ, JOSE
Select	7/06/2009	7/07/2009	FIRE TCO INSPECTION	OSORIO, BEATRIZ
Select	7/01/2009	7/02/2009	FIRE TCO INSPECTION	MC. COOK, MICHELLE
Select	4/22/2009	4/23/2009	FIRE TCO INSPECTION	THOMPSON, KELVIN

Selected Details

Inspector Name: THOMPSON, KELVIN
Inspection Type: FIRE FINAL
Disposition: 001 APPROVED
Clerk Name: FIRE WEB APPLICATION
Request Date: 9/21/2009
Inspection Date: 9/22/2009
Result Date: 9/22/2009
Inspection Time: 12:15
Inspection Comments:  [Print Comments](#)

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Business

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Permit Application History

Process Number:	M2005255186	Application Date:	09/06/2005
Address:	9271 SW 164 ST	Folio Number:	33-5028-002-0070
Sq Ft:	1	Units:	1 Floors: 1
Owner's Name:	SOUTH MOTOR COMPANY OF DADE CO	Permit Number:	2008019083
Legal:	28 55 40 4.52 AC	EAST HILL PB 46-43	
Contractor:	OWNER		
Application Type:	07	NEW	
Permit Type:	MBLD		
Proposed Use:	WAREHOUSE/STORAGE		
Categories:	MUNICIPAL GENERAL BUIL		

INQUIRY SUCCESSFUL

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STILES
ARCHITECTURAL GROUP
Invest·Build·Manage

FL REG. # AA26001798

May 4, 2017

Miami-Dade County Fire
3071 SW 38th Ave
Miami, FL 33146

RE: **South Motors BMW/Honda**
16215 S Dixie Highway
Palmetto Bay, FL 33157

M2017009225

To Whom It May Concern:

The following are responses to the Permit review comments for the above referenced project.

FIRE

Comment #1 Provide written response to comments.

Response Understood and provided.

Comment #2 Provide new sheets including all changes.

Response Understood.

Comment #3 Return voided sheets for comparison.

Response Understood.

Comment #4 Coordinate the work throughout the whole set.

Response Understood.

Comment #5 Provide new sheets including all changes.

Response Understood.

Comment #6 Provide all info. on plans.

Response Understood.

Comment #7 Provide response sheet addressing each of the comments and indicate the sheet in which correction can be found.

Response **Provided.**

Comment #8 Provide copy of previously approved plan showing prior approval of all existing conditions.

Response

Comment #9 Site plan shall be submitted under separate permit for review of Fire Department access. Once plans are approved, provide copy of approved site plan for reference.

Response

Comment #10 Indicate on site plan the location of all new and existing fire hydrants
- please label hydrants accordingly

Response

Comment #11 Provide 1 hydrant within 150 feet of the Fire Department connection and another within 300 feet of that one, these distances will be measured along normal driving surfaces.

Response

Comment #12 The Fire Department connection and the post indicator valve shall be located not less than 40 feet from the building.

Response

Comment #13 All new or proposed hydrants require a water main plan approved by the Fire Department under a separate permit or provide a notarized and recorded estoppel agreement for the installation of new hydrants.

Response

Comment #14 Provide a required Fire Flow Test by the Miami Dade County Fire Department for all existing fire hydrants.

Response **The Fire Flow Test was attached to the set as part of the paperwork.**

Comment #15 Service bays are identified as "special purpose industrial" where general industrial occupancy applies. Identify bays as general industrial and provide an occupant load calculation per table 7.3.1.2.

Response **See attached letter from State Fire Marshal providing clarification that service bays are considered a special purpose occupancy.**

Comment #16 Indicate on plans if any flammable or combustible liquids are to be stored inside building. If so, indicate flammable liquid, classification, amount stored, and show compliance with maximum allowable quantities noted in NFPA 1: Table 60.4.2.1.1.3.

Response

Comment #17 Indicate on plans if this is an open or closed parking structure - provide calculations of openings - SCT. 42.8.1.3. - (If enclosed smoke removal is required as per NFPA 88A).

Response Sheet A-2.7 indicates open air parking garage and sheet A-6.1 indicates open air parking calculations.

Comment #18 Indicate on site plan accessible means of egress from exits to the public way - SCT. 7.5.4

Response See sheet A-1.1A and A-1.1B for note indicating accessible means of egress.

Comment #19 Provide floor elevation on both sides of all doors - MAX?" - SCT. 7.2.1.3.

Response See new note added to Life Safety General Notes on Life Safety plan sheets A-2.6 to A-2.8.

Comment #20 Clearly identify new and existing conditions on floor plans.

Response See revised sheet A-2.1 for better clarification.

Comment #21 Identify the slope to all vehicular ramps to verify compliance of egress arrangement/requirements. Vehicle ramp shall not exceed a slope of 1:15 (6.67%) to be allowed to be used as part of the means of egress.

Response See ramp slopes now added to sheets A-2.2 and A-2.3.

Comment #22 Clarify why access to unoccupied area beneath vehicular ramp is given? See markup on sheet A-2.1. make sure you are ok with this response because it could open up a can of worms

Response Existing area permitted under original permit with limited clear height used for dead storage.

Comment #23 Pad lock in used tire storage enclosure is not permitted. Means of egress doors/gates shall not require the use of a key, tool to exit. See markup sheet A-3.1. FFPC 101: 7.2.1.5.3

Response Sheet A-3.1 revised to show keyed lockset with lever handle.

Comment #24 Doors in stair enclosure shall have a minimum 1 hour fire rating per Table 8.3.4.2. See markup on sheet A-5.3. All doors within fire rated walls or enclosures shall provide fire rating per Table 8.3.4.2.

Response See revised door schedule on sheet A-5.3.

Comment #25 Clarify the use of "clean room" on sheet A-3.4.

Response

Comment #26 Provide flame retardant certificate for all canopies showing compliance with NFPA 701.

Response There are no canopies using flammable materials. The only canopy over detailing is a pre-engineered standing seam roof.

Comment #27 New handrails shall provide a clearance of not less than 2? Inches between the handrail and the wall to which it is fastened. 7.2.2.4.4.5. See markup on sheet A-8.1.

Response See revised note on sheet A-8.1.

Comment #28 Handrails shall extend horizontally, at the required height, not less than 12" beyond the top riser and continue to slope for a depth of 1 tread beyond the bottom riser - SCT. 7.2.2.4.4.10. Handrail extensions shall be provided on both sides. See markup on sheet A-8.1.

Response Now revised on sheet A-8.1.

Comment #29 Provide exit sign above door in stair 102. See markup on sheet E2.1.2. Common path of travel exceeded to center exit door shown on sheet E2.1.1. Also door shall swing with egress. In doing so, verify that door does not encroach onto the means of egress.

Response See sheet A-3.1. Door #102 to Stair #2 that swings out into Service area is not an egress door for the Service area. Door #101B is the egress door for the Service area. Note added to Life Safety Plan sheet A-2.6 to add sign both sides of Door #102 stating - "This is not an emergency exit".

Comment #30 Provide directional exit signs as noted on sheet E2.2.1.

Response See revised sheet E2.2.1 for additional directional exit signs.

Comment #31 Clarify generator location and note on plan if it is to be permitted as part of this submittal. If so, provide full details complying with NFPA 110. Include class, type, level per Chapter 4, provide remotely located emergency stop switch per NFPA 110: 5.6.5.6. Provide detail to fuel source for generator. If a sub-base tank is provided, provide details and compliance with NFPA 30.

Response There is no longer a generator proposed for this project, drawings revised to show no generator.

Comment #32 Fire sprinkler design shall meet the requirements of Florida Statutes 61G15- 32.004 items A thru M - see attached document. Provide full fire protection plans.

Response

Comment #33 Changes to be mechanically reproduced. More comments may follow once information is provided.

Response Understood.

Should you have questions, please feel free to contact the undersigned.

Yours sincerely

STILES ARCHITECTURAL GROUP

Jeffrey L. Peal
President

JLP/mr

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