

# Memorandum



**Date:** February 20, 2013

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

**Subject:** C-10 #Z2013000006  
Coral Way Shopping, LLC  
7295 Coral Way  
Pawn Shop  
(BU-1) (22 Acres)  
11-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

---

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

## Potable Water Service

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

Existing public water 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.

## Wastewater Disposal

The subject property is currently connected to a septic tank and drainfield, however sanitary sewer abuts the subject property along SW 24<sup>th</sup> Street. Section 24-43.1 (4) of the Code prohibits any nonresidential land use to be served by a septic tank if the property uses, generates, disposes of, or stores liquid waste other than domestic sewage. In addition, the Code requires properties to connect to public sanitary sewer if the abutting line is available for connection. At this time, the line is on the opposite side of the divided median, consequently is not available for connection. Be advised that connection to the abutting sewer main will be required once the line is considered available for connection.

The interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste could be approved, provided that the proposed development meets the sewage loading requirements of Section 24-43.1(4)(b) of the Code. The maximum sewage loading shall not exceed 1,500 gallons per day per acre (gpd/acre) for nonresidential properties served by a septic tank in conjunction with public water. The subject property contains 30,000 square feet, and the proposed development would generate a wastewater flow of approximately 861 gallons per day (gpd). This translates into a sewage loading rate of 1,250 gpd/acre which complies with sewage loading requirements as defined in Section 24-43.1(4)(b) of the Code.

Additionally, the owner of the property has submitted properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code. Consequently, DERM may approve the subject application and the same may be scheduled for public hearing.

#### Stormwater Management

The proposed change will not affect the existing stormwater management system.

#### 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 (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The proposal to permit a jewelry store with a pawn permit will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of 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.

cc: Eric Silva, Department of Regulatory and Economic Resources