

Memorandum



Date: February 20, 2014

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: BCC #Z2013000029-3rd Revision
11200 Biscayne, LLC
11150 and 11190 Biscayne Boulevard, Miami, Florida
Non-Use Variance to Waive Requirement for Wall Separating
Business from Residential Zones; Special Exception to Permit
Residential Uses in BU-1A District; Modification of Previous
Resolution/Plan to Modify Condition No.'s 2 and 5 of Resolution No.
4-ZAB-9-87, as last Modified by Resolution No. 4-ZAB-429-87
(RU-4A) (6.11 Acres)
32-52-42

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) 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

The subject property is located within the City of North Miami water franchised service area. There is an existing 8-inch water main that presently runs along the south edge of the property. There is also a 12-inch water main abutting the property that runs along Biscayne Blvd. In addition, there are three 6-inch laterals and an 8-inch lateral that go into the property.

Said main is owned and operated by the City of North Miami Water and Sewer Department. The source for this water supply is the Winson Water Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Wastewater Disposal

The subject property is located within the City of North Miami sanitary sewer franchised service area. There is an existing 8-inch force main going into the west side of the property, on NW 14th Street. There is also an existing 8-inch force main abutting the property along Biscayne Boulevard.

The force main running on NW 14th Street directs the wastewater flow to pump stations 06-H or 06-Quaysid, then to pump station 30-0347 and finally to the North District Wastewater Treatment Plant.

Pump Stations 06-H and 06-Quaysid are owned and operated by the City of North Miami Water and Sewer Department. Pump station 30-0347 as well as the North District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department. The aforesaid pump stations, are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree.

At this time the North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Civil drawing for the required sewer main extension will need to be approved by City of North Miami Water and Sewer Department and the Environmental Permitting Section of DERM prior to approval of final development orders.

Stormwater Management

A Surface Water Management General Permit from the DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section of DERM for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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 for this proposed development order.

Pollution Remediation

There are no records of current contamination assessment/remediation issues on the subject site or records of current contamination assessment/remediation issues for sites directly abutting the property.

Wetlands

An on site inspection performed on April 15, 2013, revealed that the subject properties do 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

According to the landscape plan submitted with this zoning application (Sheet LA-1, dated August 14, 2013 and revised January 2, 2014), the properties contain specimen-sized trees (trunk diameter 18 inches or greater) that will be impacted by the proposed project.

Tree Removal/Relocation Permit #4877 was issued for these sites on February 19, 2014 and is scheduled to expire on February 19, 2017. This permit requires the preservation of specimen-sized trees as identified in the approved permitted plans. The landscape plans submitted with this application match the permitted site plans; therefore, DERM recommends approval of this zoning application.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions.

Be advised that an amendment to Tree Removal/Relocation Permit #4877 is required prior to the removal/relocation of additional trees on the properties that are subject to the Tree Preservation and Protection provisions of the Code.

Also, the sites contain prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the properties prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code of Miami-Dade County, Florida, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

Please contact the Tree Permitting Program at (305) 372-6574, voice option #2, for information regarding tree permits.

Enforcement History

The subject properties have three (3) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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