

# Memorandum



**Date:** April 23, 2014

**To:** Jack Osterholt, Deputy Mayor/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", written over the printed name in the "From:" field.

**Subject:** C-05 #Z2014000017-2<sup>nd</sup> Revision  
International Bible Baptist Church, Inc.  
17701 NW 57 Avenue, Miami, Florida 33015  
Special Exception to permit a Charter School.  
Modification of a previous Resolution to show a Charter School in  
lieu of the previously approved private school.  
(RU-1) (3.40 Acres)  
07-52-41

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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 Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. The property is connected to the MDWASD water distribution system. The property has an abutting 8" water distribution main and a 48" water transmission main, along NW 57<sup>th</sup> Avenue. Said mains are owned and operated by MDWASD.

The source for these water supplies is the Hialeah Preston Water Treatment Plant, which are owned and operated by MDWASD. 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 MDWASD sanitary sewer franchised service area. This property is connected to the WASD sanitary sewer system. This property has an abutting 8" gravity main coming from NW 55<sup>th</sup> Court.

The flow from the 8" gravity sewer that serves the property goes to PS 30-0355, PS 30-0415, PS 30-1310 or PS 30-0300 and to the North District Wastewater Treatment Plant. At this time, the pump stations 30-0355; 30-0415; 30-1310; 30-0300 and the North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

The pump stations 30-0355; 30-0415; 30-1310; 30-0300 and the North District Wastewater Treatment Plant are owned and operated by MDWASD, and they comply within the mandated criteria set forth in the New Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

### Stormwater Management

An Environmental Resources Permit from DERM may be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans.

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 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.

### Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands 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 charter school will not impact tree resources. However, be advised that a site inspection performed by the Tree Permitting Program staff on February 10, 2004, revealed that specimen sized (trunk diameter at breast height 18 inches or greater) trees exist on the site. Specifically, a specimen sized mahogany tree located along the northern part of the site which was required to be preserved as part of the approval of a previous zoning application.

Please be advised that review of records and aerials (2003 through 2013) revealed that tree resources, including the specimen sized mahogany tree, were removed from the site without first obtaining the required Miami-Dade County Tree Removal/Relocation Permit. However, on March 27<sup>th</sup>, 2014 the applicant submitted photos in an email to the DERM Tree Permitting Program. These photos demonstrate that the mahogany tree was damaged due to a hurricane; therefore DERM made the decision to not require an after the fact tree removal permit.

DERM Tree Permitting Program has no objection to this zoning application, however please 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: Nathan Kogon, Department of Regulatory and Economic Resources