

Memorandum



Date: April 28, 2015

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-12 #Z2014000094-5th Revision
J David Scheiner
8180 Edwin Road Miami Dade County
Special exception - permit a complex of buildings to be used only as residence for one family and not as separate rental unit.
Non use variance - to permit greater lot coverage than permitted.
(EU-1) (.89 Acres)
31-54-41

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, your application has been approved subject to the conditions below and may be scheduled for public hearing.

Conditions for Tree Preservation Approval

DERM has reviewed the Landscape Plan submitted with this application entitled “New Residence for the Scheiner Family”, prepared by David Wearne Johnson A1A Architect, dated February 18, 2015 and stamped received on February 26, 2015. DERM notes that according to the plan, the applicant proposes to preserve specimen live oaks in their present locations and to relocate specimen palms.

DERM has no objection to the approval of this application provided that, as a condition of the ongoing approval, the applicant is required to:

1. Preserve these specimen live oaks pursuant to Section 24-49.2(II)(2) of the Code including to modify the construction plans if necessary to prevent any cutting, pruning or damage to these specimen trees.
2. Execute a specimen tree covenant to preserve these specimen live oaks, and
3. Relocate all specimen size palms under a Miami-Dade County Tree Relocation permit.

In accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to redevelopment and the parcel shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of zoning approval.

APPROVED FOR COMPLIANCE WITH:

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

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

Stormwater should be retained on site utilizing 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 plans shall 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.

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