

# Memorandum



**Date:** March 22, 2016

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

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

**Subject:** C-12 #Z2015000121-2<sup>nd</sup> Revision  
Trustee of the Ponce de Leon Trust  
7677 Ponce de Leon Road, Miami, FL 33143  
Zone Change from EU-1 to EU-S  
(EU-1) (1.12 Acres)  
31-54-41

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

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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

Based on the Letter of Intent the applicant is proposing to split the reference property in two lots. A public water main abuts proposed parcel A, along Ponce de Leon Road. Therefore, connection of a future development in the west parcel to the public water supply system shall be required.

An 8-inch water main is located approximately 200 feet north of proposed parcel B, along SW 84<sup>th</sup> Court. This water main might be within feasible distance for connection pursuant to the Code, in which case a water extension permit will be required for the future development in parcel B.

Be advised that the water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the 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 development complies with the minimum lot size requirements per Section 24-43.1(a) of the Code and the property is connected to public water. 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. Based on the

available information, the proposed development does comply with the abovementioned lot size requirements.

#### Stormwater Management

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 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.

#### Tree Preservation

The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, including compliance with the specimen tree preservation requirements of Chapter 24 of the Code as well as CON 8A of the CDMP.

DERM has reviewed the subject application to determine whether the proposed request is in accordance with the specimen tree protection standards contained in Section 24-49.2 of the Code and in CON-8A of the Miami-Dade County CDMP. According to the Landscape Plan entitled "SITE PLAN-PARCEL "A", SHEET A-1.00", dated 12-14-15 and prepared by Corwil Architects submitted as an attachment to this application, the subject site contains specimen trees which are proposed to be relocated. Specimen trees require preservation and are defined as trees with a Diameter at Breast Height (DBH) equal to or greater than 18 inches that require permits pursuant to the Code.

Based on the above, DERM recommends approval of this application provided that Development Services conditions the approval on a requirement to preserve specimen trees on-site, and a requirement to modify the site plan to accommodate applicable specimen trees pursuant to Section 24-49.2(4)(II)(2) of the Code of Miami Dade County. This recommended condition shall not apply in cases where DERM has determined that a specimen tree cannot be reasonably preserved pursuant to 24-49.2(4)(II)2, of the Code of Miami-Dade County.

Finally, in accordance with Chapter 24 of 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 development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at 305-372-6574 for additional information regarding tree permitting procedures and requirements.

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