

Memorandum



Date: August 2, 2016

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".

Subject: C-05 #Z2015000139-4th Revision
AMB Codina Beacon Lakes Et al.
Between NW 12th Street and NW 25th Street between NW 117th Avenue ;
and NW 137th Avenue
AMB Codina Beacon Lakes Et
(IU-1) (480 Acres)
36-53-39

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.

CONDITION FOR WELLFIELD PROTECTION:

The subject is located within the Northwest Wellfield protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

According to the Letter of Intent the applicant proposed the addition of new land to the previously approved development. The development of this new land shall conform to the requirements of Section 24-43 of the Code. Therefore, the owner of the property shall submit a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. The Code further requires that the Director of DERM must issue his written approval prior to public hearing. Consequently, the above-noted covenant must be submitted to and approved by DERM.

APPROVED FOR COMPLIANCE WITH:

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Be advised that the required 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.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

Existing public water and public sanitary sewer 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 of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The Cut and Fill Permit No. 710 is under review. Applicant is advised that the proposed surface water management system must be approved by the DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305) 372-6700 for additional information.

Applicant is advised that Class VI Permit from DERM Water Control Section is required for the construction of the surface water management system. It is the applicant responsibility to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) 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. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

Environmental Assessment

A portion of the subject site has records of current contamination issues tracked under DERM file SW-1172. The site has records of solid waste contamination. Any construction, development, drainage, and dewatering within those portions of the subject site will also require review and approval from the DERM Environmental Monitoring and Restoration Division (EMRD) as it relates to environmental contamination issues.

Environmental Permitting

Records indicate that the properties identified by the folio numbers listed below have documented solid waste impacts. Prior to the development of the subject parcels, the responsible party will be required to address the solid waste impacts and obtain DERM approval for the same prior to implementation of remedial activities.

1. Folio 30-3936-000-0021: Tracking record SW-1575

2. Folio 30-3936-000-0014: Tracking record SW-1573
3. Folio 30-3936-000-0016 and 30-3936-000-0017: Tracking record SW-1172

Wetlands

The subject properties are located within the Transitional Northeast Wetland Basin, and contain wetlands as defined by Section 24-5 of the Code. The majority of the subject folios are included within Class IV Permit FW 01-021. However, the properties associated with the Block "A" Southern Expansion areas do not have an associated Class IV permit. Therefore, a Class IV permit will be required before any work can be done in wetlands on the subject properties.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject properties. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources.

The Coastal and Wetland Resources Section may be contacted at (305) 372-6585 for further information concerning the wetland permitting requirements.

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 also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

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 the Code as well as CON 8A of the CDMP.

Finally, 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 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

The subject properties have one (1) open and five (5) closed enforcement records for violations of Chapter 24 of the Code.

Folio 30-3936-000-0014 (file SW-1573 – Betty L. Dunn), folio 30-3936-000-0016 (file SW-1172 – Nome, Inc.), folio 30-3936-000-0017 (file SW-1172) and 30-3936-000-0021 (file SW-1575 – Seral Corp.) have one open case dating back from the 1980's that is regarding a permitted landfill on folios ending in 0016&0017 and unpermitted landfill on folios ending in 0014&0016. Only construction and demolition debris were allowed at the permitted landfill. Some solid waste was discovered at the permitted landfill and construction/demolition debris and some solid waste were found at the unpermitted landfill site. A

Corrective Action Plan/Soil Management Plan/Site Investigation Report was submitted to DERM on December 14, 20 and is currently under review.

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: Nathan Kogon, Department of Regulatory and Economic Resources