

Memorandum



Date: September 12, 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: #Z2016000073-1st Revision
OR SM Holding LLC
18670 NE 25th Court
DBC from Residential Modify (RM) to Mixed Use (MC)
(0.17 Acres)
03-52-42

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

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

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 Code requirements. Public water is provided by the City of North Miami Beach Water and Sewer Department.

Wastewater Disposal

The closest public sanitary sewer is located approximately 127 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

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

Applicant is advised that receiving sanitary pump station 30-0394 is currently under Absolute Moratorium; however, improvements to this pump station have been approved by DERM and MDWASD. Applicant is advised that DERM can issue conditional sewer capacity certification for this project subject to the certification of completion of the pump station in accordance with the new USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013). DERM cannot issue Certificates of Occupancy/Certificates of Completion for any associated building permits until pump station 30-0394 has been certified complete and operating in compliance.

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 applicant has not submitted landscape plans in support of this application. However the letter of intent proposes a land use change from residential to mixed corridor. DERM recommends that the zoning application be approved conditioned that no specimen trees (trunk diameter equal to or greater than 18 inches) are impacted. Should impacts to any tree be required, substantive changes pursuant to the specimen tree standards outlined in Section 24-49.2(II)(2) of the Code shall be made.

Please note that 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 Comprehensive Development Master Plan (CDMP).

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

Finally, in accordance with Section 24.49 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.

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