

# Memorandum



**Date:** June 28, 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 #Z2014000018-6<sup>th</sup> Revision  
Galloway Lake II, LLC, a Florida limited liability company  
17300 and 17302 NW 87<sup>th</sup> Avenue, Miami, Florida  
Modification of a previous Resolution/Agreement to permit  
additional students in the school from 1,800 to 2,000 students.  
(RU-1(M)(b)) (10.0 Acres)  
09-52-40

---

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 Services

The subject property is located within the Miami-Dade Waste and Sewer Department (MDWASD) water franchised service area. This property is a charter school which is connected to the MDWASD water distribution system. There are a 6-inch water main and an 8-inch water main abutting the property at NW 87<sup>th</sup> Avenue and NW 89<sup>th</sup> Avenue respectively. Said mains are owned and operated by MDWASD.

The source for these water supplies is the Hialeah / Preston Water Treatment Plant, which is 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 the MDWASD sanitary sewer franchised service area. This property is connected to the MDWASD sanitary sewer system.

The sanitary sewer flow from the subject property is directed to MDWASD pump stations 30-1306, 30-0417, 30-1310 or 30-0300 and to the North District Wastewater Treatment Plant. At this time, pump station 30-1306 is operating under Absolute Moratorium. In accordance with the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013), DERM can not certify sewer capacity for projects that are an increase in sanitary sewer flow discharging to this pump station until MDWASD certifies the pump station is operating in compliance. The other downstream pump stations are operating within the mandated criteria set forth in the new USEPA/FDEP Consent Decree.

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 connection/ transmission and treatment capacity.

### Stormwater Management

The proposed addition might require an Environmental Resource Permit from the South Florida Water Management District. It is the applicant's responsibility to contact this agency for further information regarding permitting procedures and requirements (1-800-432-2045).

Also, be advised that the proposed work may not comply with Rule 40E-41 of the Florida Administrative Code for fill encroachment criteria in the Western C-9 Basin. Please Contact the DERM Water Control Section for more information.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Miami-Dade County Code.

The development criteria and the level of on-site flood protection may vary from those mentioned above if ground water stages are increased as a result of the implementation of the Comprehensive Everglades Restoration Plan.

### Wetlands

A site inspection performed by DERM on May 5, 2006 revealed that the subject properties contain wetlands along the area surrounding the lake. Therefore, a Class IV Wetlands Permit will be required prior to any work in wetlands. However, be advised that review of aerial photos, in conjunction with a site inspection performed by DERM on March 14, 2013, revealed that these wetland areas have been impacted without first obtaining a Class IV Wetlands Permit.

Please note that a Class IV Permit application was submitted to this office on June 13, 2014; however this application is incomplete. DERM recommends approval of this zoning application provided the applicant obtains a Class IV Wetlands Permit in order to resolve this issue.

Please contact the Coastal and Wetland Resources Section at (305) 372-6585 for further information.

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

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 the Code as well as CON 8A of the Comprehensive Development Master Plan.

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

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

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

# Memorandum

