

COPY

1011 Lisbon Street
1015 Lisbon Street
Tree Permit Appeal

1015 Lisbon Street
Board of Architects Appeal

Coral Gables City Commission
October 28, 2014

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2014 OCT 22 PM 3:54

Letter from the City of Coral Gables
(February 20, 2014)



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

February 20, 2014

Gus De Ribeaux, Esq.
Palmcorp Development Group, LLC
4904 SW 72 Avenue
Miami, FL 33155

Re: 1011 Lisbon Street
Preservation of Live Oak Tree

Dear Mr. De Ribeaux:

As the property owner of 1011 Lisbon Street you are aware of the significant live oak tree located on Lot 15 at 1011 Lisbon Street. Please be aware the tree is a specimen tree which significantly impacts the aesthetic quality of the neighborhood. A "specimen tree" is defined in relevant part under Chapter 18A of the Miami-Dade County Code as "a tree with any individual trunk which has a DBH (*Diameter at breast height*-4/12 feet above natural grade) of eighteen (18) inches or greater." Both the Miami-Dade County Code and the City of Coral Gables Code provide certain requirements regarding the removal, preservation and protection of all trees in the City, and particularly protect specimen trees.

As you proceed with demolition of the current structure on Lots 13 and 14, we appreciate that you have taken measures to protect this tree as well as others on the property, and I wanted to take this opportunity to highlight some of the City and County Code requirements to assist you as you proceed with redevelopment of Lots 13 and 14 and propose development of Lot 15.

As I'm sure you are aware, trees cannot be removed without first obtaining a tree removal permit and steps must be taken during construction activity to protect trees which will be remaining on the site. Further, no building permit can be issued without first obtaining an approval certificate from the City's designated tree preservation agency, which is the Coral Gables Public Services Division.

Any application to remove trees will be reviewed under the requirements of Miami-Dade County Code and City Code. Under the County Code, a "specimen tree" shall be preserved **whenever reasonably possible.** Miami Dade County Code Section 24-49.2(4)(II). In determining whether preservation is possible, factors including the size and configuration of the property and

of any proposed development, the location of the tree relative to any proposed development, whether or not the tree can be preserved under the proposed plan or any alternative plan, the health, condition and aesthetic qualities of the tree, and whether the tree poses a threat to persons or property will be considered. If the owner maintains that preservation is not reasonably possible, he or she must present an alternate plan showing what would be required for preservation. Under the County and City Codes, the need to preserve the tree supports a variance from otherwise applicable development standards.

Under the City Code, Section 82.29 provides that no person shall...:

"directly or indirectly cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article."

A property owner can either apply for a tree removal permit, or address tree removal (and preservation) in conjunction with or anticipation of a building permit application. When a property owner applies for a tree removal permit independent of development plans, the City's tree preservation agency reviews the application, may conduct a site visit, and evaluates a number of factors including the viability of the tree, safety issues, relocation or replacement proposals, including the following significant factors:

- a. Existing tree coverage on the site and in the immediate surrounding area.
- b. Number of trees to be removed on the entire site.
- c. The type, size and condition of the tree to be removed.
- d. The feasibility of relocating the particular tree or trees.
- e. Topography and drainage of the site.
- f. The extent to which the tree contribute[s] to the aesthetic, economic and environmental integrity of the surrounding area.
- g. The nature of the existing and intended use of the property.

(Coral Gables Code Sec. 82-31.)

A property owner could alternatively request a preliminary approval certificate regarding trees onsite, which is a prerequisite to issuance of a building permit for development. "The preliminary review procedure shall guarantee that the applicant has taken all steps reasonably necessary to preserve existing trees and to otherwise enhance the aesthetic appearance of the development by the incorporation of trees into the design process." (Coral Gables Code, Sec. 82-30(a)). It is important to note that "The preservation of trees may be considered as a peculiar hardship for the granting of a variance from the literal application of the provisions of the zoning, flood control or subdivision regulations." (Coral Gables Code, Sec. 82-34). This

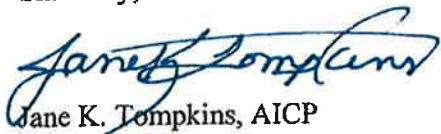
provision encourages the consideration of reasonable development alternatives to preserve existing trees, and increases the ability of a property owner to work around and preserve existing trees while still accommodating development on a site.

A preliminary approval certificate may be issued "only if the tree preservation agency finds that all reasonable efforts have been undertaken in the architectural layout and design of the proposed development to preserve existing trees and to otherwise enhance the aesthetic appearance of the development by the incorporation of trees in the design process." (Coral Gables Code, Sec. 82-30(b)). The issuance of a preliminary approval certificate is not the final step. Prior to final building permit issuance, the tree preservation agency is required to complete a "substantial compliance review" to determine that the final construction plans substantially comply with the preliminary site plan as it affects trees. If it does (and only if the preliminary site plan the tree preservation agency approved allows for removal), then a tree removal permit may be issued.

In addition, trees which cannot be removed must be protected throughout the construction process. The City Code requires significant planning, including barrier protections for the tree (including root protection zones) during the construction process. "During site development and construction all reasonable steps necessary to prevent tree abuse or the destruction or damaging of trees shall be taken. Trees destroyed or receiving major damage must be replaced by trees of equal environmental value as specified by the tree preservation agency before occupancy or use unless approval for their removal has been granted under permit." The Code provides specific requirements for protection zones, barriers and construction planning. (Coral Gables Code, Sec. 82-32).

I hope you find this information helpful as you proceed. Please let me know if I can be of any further assistance.

Sincerely,



Jane K. Tompkins, AICP

Director, Development Services Department

cc: Charles Wu, Asst. Devmt. Services Director
Ramon Trias, Planning & Zoning Director
Elizabeth Gonzalez, Zoning Tech. Lead
Troy Springmyer, Interim Public Services Director
Mayor Jim Cason
Vice Mayor William H. Kerdyk, Jr.
Commissioner Patricia Keon
Commissioner Vince Lago
Commissioner Frank C. Quesada

Patrick Salerno, City Manager
Craig E. Leen, Esq., City Attorney
Susan L. Trevarthen, Esq., Weiss Serota et al.
Jorey Friedman

Building Site Determinations with Tree Surveys

Prepared by:
Martha Salazar-Blanco
Zoning Official
The City of Coral Gables
P O Box 141549
Coral Gables, FL 33114-1549



CFN 2013R0708677
CR Bk 28808 Pgs 2190 - 2191 (2pgs)
RECORDED 09/06/2013 10:33:12
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

BUILDING SITE DETERMINATION No. ZB-13-05-0548

1011 Lisbon Street
Granada Section
Lot 15, Blk 59, PB/PG 8/113
Folio No. 03-4107-018-6280
Owner: Jack A. Reynolds & W. Grace N.

The Development Services Department, Planning & Zoning Division of the City of Coral Gables has administratively determined that the above-described property as shown on the survey attached hereto as Exhibit A and made a part hereof, shall constitute a building site for a Land Use of: Residential Single-Family Low Density (6 Units/Acre); Zoned: Single-Family Residential District (SFR).


This administrative determination does not constitute a development order.

The City of Coral Gables


Martha Salazar-Blanco
Zoning Official

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Building Site Determination was acknowledged before me this 19th day of August, 2013, by Martha Salazar-Blanco, Zoning Official of The City of Coral Gables, who is personally known to me who has produced FLDL as identification.


Notary Public, State of Florida
Stamped Commission:



MARTHA CASTELLON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE209990
Expires 6/20/2016

Prepared by:
Martha Salazar-Blanco
Zoning Official
The City of Coral Gables
P O Box 141549
Coral Gables, FL 33114-1549



CFN 2013R0708678
DR Bk 28808 Pgs 2192 - 2193 (2pgs)
RECORDED 09/06/2013 10:33:12
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

BUILDING SITE DETERMINATION No. ZB-13-05-0548

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The City of Coral Gables


Martha Salazar-Blanco
Zoning Official

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Building Site Determination was acknowledged before me this 19th day of August, 2013, by Martha Salazar-Blanco, Zoning Official of The City of Coral Gables, who is personally known to me who has produced FDL as identification.


Notary Public, State of Florida
Stamped Commission:



MARTHA CASTELLON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE208990
Expires 6/20/2016



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

October 15, 2014

Ms. Melissa Tapanes
Bercow Radell & Fernandez, PA
200 South Biscayne Blvd., Suite 850
Miami, Florida 33131

RE: Extension of Building Site Determination Approvals for 1011 & 1015 Lisbon Street,
Pursuant to House Bill 7023

Dear Ms. Tapanes:

Thank you for your request dated August 11, 2014, regarding the Building Site Determination approvals for 1011 and 1015 Lisbon Street. Pursuant to House Bill 7023, the City of Coral Gables hereby grants your extension request for the Building Site Determinations for the properties, which expire on August 19, 2014, are hereby extended to August 19, 2016.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Trias", is written over a horizontal line.

Ramon Trias, AIA, AICP, LEED AP
Planning and Zoning Director

cc: Jane K. Tompkins, AICP, Development Services Director
Craig E. Leen, City Attorney
Project File

Florida Department of Health
Septic Tank Variance



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION PERMIT

PERMIT #: **13-SC-1504191**
APPLICATION #: **AP1125536**
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____
DOCUMENT #: **PR924025**

CONSTRUCTION PERMIT FOR: OSTDS New
APPLICANT: (Palm Corp Development Group LLC)

PROPERTY ADDRESS: 1011 Lisbon Ave Miami, FL 33134

LOT: 15 BLOCK: 59 SUBDIVISION: Coral gables Granada
[SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]
PROPERTY ID #: 03-4107-018-6280 [OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [500] GALLONS / GPD Aerobic Unit CAPACITY
A [] GALLONS / GPD N/A CAPACITY
N [] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]
K [] GALLONS DOSING TANK CAPACITY [] GALLONS [] DOSES PER 24 HRS #Pumps []

D [282] SQUARE FEET SYSTEM
R [] SQUARE FEET N/A SYSTEM

A TYPE SYSTEM: [x] STANDARD [] FILLED [] MOUND []

I CONFIGURATION: [x] TRENCH [] BED []

N

F LOCATION OF BENCHMARK: C/L of Lisbon Street & SW Corner P/L Elevation +10.75' NGVD

I ELEVATION OF PROPOSED SYSTEM SITE [0.60] [INCHES] FT [] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT

E BOTTOM OF DRAINFIELD TO BE [29.40] [INCHES] FT [] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT

L

D FILL REQUIRED: [0.00] INCHES EXCAVATION REQUIRED: [72.00] INCHES

O ****This permit was amended by N. Gumbs on 8/29/2014 for a variance for the property line setback of 1.2ft. The original permit was issued by B. Lange-Olmino.****

T *Invert elevation of drainfield to be no less than 8.75' NGVD.

H *Bottom of drainfield elevation to be no less than 8.25' NGVD

E *Install 42" of slightly limited soil under the bottom of drainfield.

R *Perimeter of excavation area shall be at least 2 ft wider and longer than the proposed

The system is sized for 3 bedrooms with a maximum occupancy of 6 persons (2 per bedroom), for a total estimated flow

SPECIFICATIONS BY: Ken W. Grose TITLE: _____

APPROVED BY: Michael F. Gumbs TITLE: Engineering Specialist II Date: CHD

DATE ISSUED: 8/29/2013 EXPIRATION DATE: 06/10/2015

DH 4016, 08/09 (Obsoletes all previous editions which may not be used)

Incorporated: 64E-6.003, FAC

DOCUMENT #: PR924025

he licensed contractor installing the system is responsible for installing the minimum category of tank in accordance with s
64E-6.013(3)(f). FAC.

NOTICE OF RIGHTS

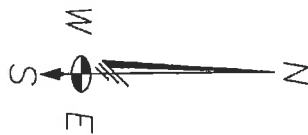
A party whose substantial interest is affected by this order may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. Such proceedings are governed by Rule 28-106, Florida Administrative Code. A petition for administrative hearing must be in writing and must be received by the Agency Clerk for the Department, within twenty-one (21) days from the receipt of this order. The address of the Agency Clerk is 4052 Bald Cypress Way, BIN # A02, Tallahassee, Florida 32399-1703. The Agency Clerk's facsimile number is 850-410-1448.

Mediation is not available as an alternative remedy.

Your failure to submit a petition for hearing within 21 days from receipt of this order will constitute a waiver of your right to an administrative hearing, and this order shall become a 'final order'.

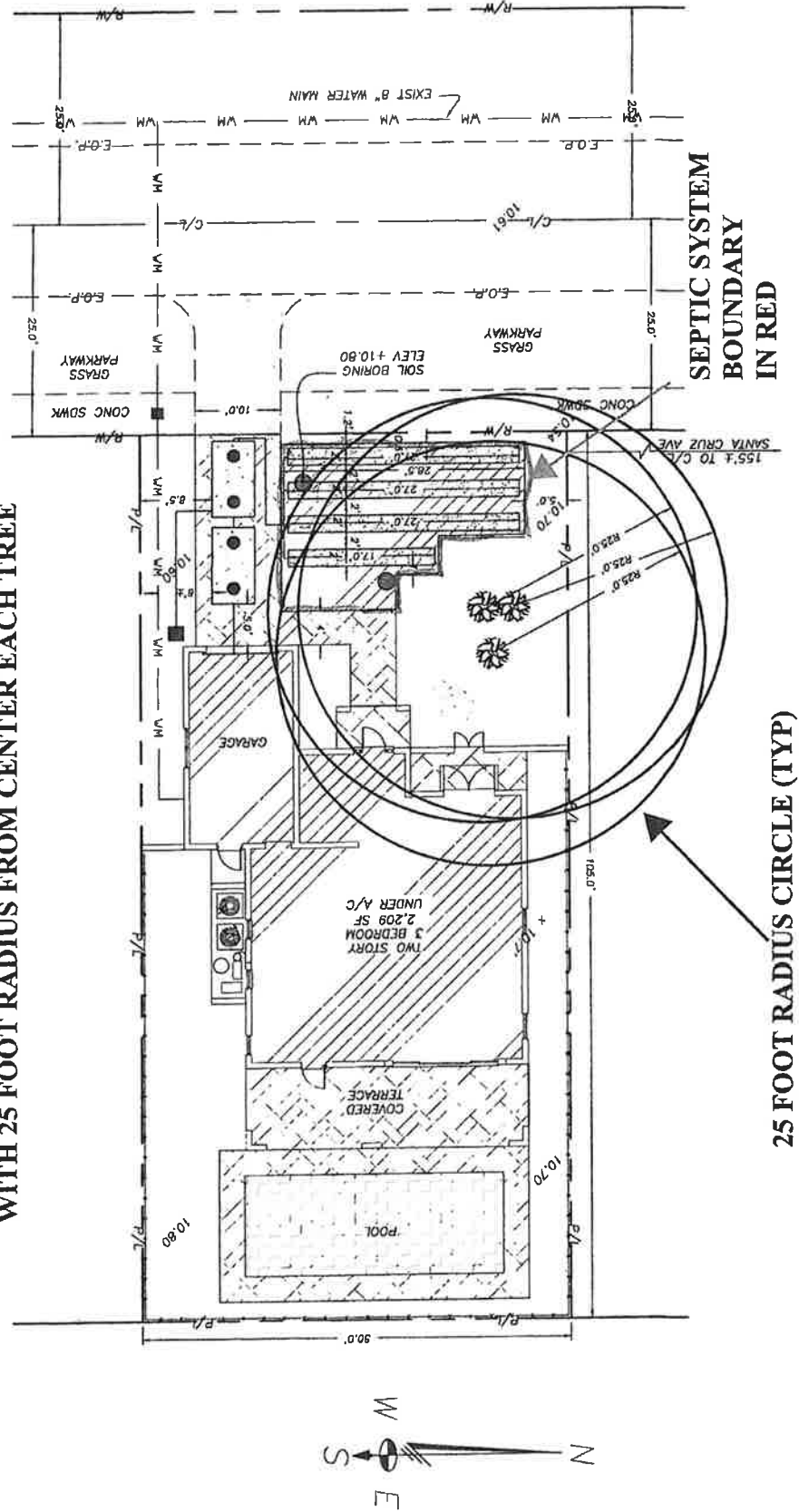
Should this order become a final order, a party who is adversely affected by it is entitled to judicial review pursuant to Section 120.68, Florida Statutes. Review proceedings are governed by the Florida Rules of Appellate Procedure. Such proceedings may be commenced by filing one copy of a Notice of Appeal with the Agency Clerk of the Department of Health and a second copy, accompanied by the filing fees required by law, with the Court of Appeal in the appropriate District Court. The notice must be filed within 30 days of rendition of the final order.

SCALE: 1" = 10'



WITH 25 FOOT RADIUS FROM CENTER EACH TREE

SCALE: 1" = 10'





STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
SITE EVALUATION AND SYSTEM SPECIFICATION

APPLICATION # AP1125536
PERMIT # 13-SC-1504191
DOCUMENT # SE937285

APPLICANT: Palm Corp Development Group LLC

CONTRACTOR / AGENT: Cherokee Consulting, Inc.

LOT: 15

BLOCK: 59

SUBDIVISION: Coral gables Granada ID#: 03-4107-018-6280

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: ☒ YES ☐ NO NET USABLE AREA AVAILABLE: 0.12 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 300 GALLONS PER DAY ☐ RESIDENCES-TABLE 1 ☐ OTHER-TABLE 2
AUTHORIZED SEWAGE FLOW: 300.00 GALLONS PER DAY ☐ 1500 GPD/ACRE ☐ 2500 GPD/ACRE
UNOBSTRUCTED AREA AVAILABLE: 579.00 SQFT UNOBSTRUCTED AREA REQUIRED: 573.00 SQFT

BENCHMARK/REFERENCE POINT LOCATION: C/L of Libson Street & SW Corner P/L Elevation +10.75' NGVD
ELEVATION OF PROPOSED SYSTEM SITE 0.60 ☐ INCHES ☐ FT ☐ ABOVE ☐ BELOW BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES

SURFACE WATER: FT DITCHES/SWALES: FT NORMALLY WET: ☐ YES ☒ NO
WELLS: PUBLIC: FT LIMITED USE: FT PRIVATE: FT NON-POTABLE: FT
BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 12 FT POTABLE WATER LINES: 6 FT

SITE SUBJECT TO FREQUENT FLOODING? ☐ YES ☒ NO 10 YEAR FLOODING? ☐ YES ☒ NO
10 YEAR FLOOD ELEVATION FOR SITE: 4.50 FT ☐ MSL ☒ NGVD SITE ELEVATION: 10.80 FT ☐ MSL ☒ NGVD

SOIL PROFILE INFORMATION SITE 1

USDA SOIL SERIES: Urban land

Munsell #/Color	Texture	Depth
10YR 3/2	Sand	0 To 12
10YR 8/1	Oolitic Limestone	12 To 72

SOIL PROFILE INFORMATION SITE 2

USDA SOIL SERIES: Urban land

Munsell #/Color	Texture	Depth
10YR 3/2	Sand	0 To 12
10YR 8/1	Oolitic Limestone	12 To 72

OBSERVED WATER TABLE: INCHES ☐ ABOVE ☒ BELOW EXISTING GRADE TYPE: ☐ PERCHED ☒ APPARENT
ESTIMATED WET SEASON WATER TABLE ELEVATION: 75 INCHES ☐ ABOVE ☒ BELOW EXISTING GRADE
HIGH WATER TABLE VEGETATION: ☐ YES ☒ NO MOTTLING: ☐ YES ☒ NO DEPTH: INCHES
SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: Replacement 4-S, CS, LCS/0 DEPTH OF EXCAVATION: 72 INCHES
DRAINFIELD CONFIGURATION: ☒ TRENCH ☐ BED ☐ OTHER (SPECIFY)

REMARKS/ADDITIONAL CRITERIA

SITE EVALUATED BY:

DATE: 07/09/2014

Groce, Ken (Title:)

DH 4015, 08/09 (Obsoletes previous editions which may not be used) Incorporated: 64E-6.001, FAC

Page 3 of 4

AP1125536

EID1504191

v 1.0.2

Mission:

To protect, promote & improve the health
of all people in Florida through integrated
state, county & community efforts.

HEALTH

Vision: To be the Healthiest State In the Nation

Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

August 20, 2014

Cherokee Consulting Inc., Agent for:
PalmCorp Development Group, Applicant
5821 SW 51 Terrace
Miami, Florida 33155

RE: Variance Request for an Onsite Sewage Treatment and Disposal System
Variance Application #12561
Florida Department of Health in Dade County Reference #AP1125536
Lot 15, Block 59, Coral Gables Granada Section
1011 Lisbon Street, Dade County
Variance from Section: 64E-6.005(2), FAC

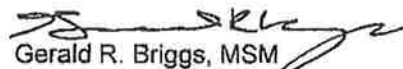
Dear Sir:

The Variance Review and Advisory Committee for the Onsite Sewage Treatment and Disposal Program has recommended approval of your application for variance in the case of the above referenced property.

I concur with the advisory committee's recommendation but remind you this variance applies only to that section of the law or rules referenced above and in no way exempts compliance with other state and local regulations. This variance will expire one year from the date of this letter unless an onsite sewage treatment and disposal system construction permit is issued by the Florida Department of Health in Dade County, in which case the variance will run concurrent with the system construction permit.

If you have any questions please call Ed Williams at (850) 245-4444 ext. 2793.

Sincerely,


Gerald R. Briggs, MSM
Environmental Administrator
Water and Onsite Sewage Section

Enclosure

cc: Florida Department of Health in Dade County

Florida Department of Health
Division of Disease Control and Health Protection
Bureau of Environmental Health
4052 Bald Cypress Way, Bin A-08 • Tallahassee, FL 32399-1710
PHONE 850-245-4250 • FAX 850-487-0864

www.FloridasHealth.com
TWITTER HealthyFLA
FACEBOOK:FLDepartmentofHealth
YOUTUBE fidoH

NOTICE OF RIGHTS

A party whose substantial interest is affected by this order may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. Such proceedings are governed by Rule 28-106, Florida Administrative Code. A petition for administrative hearing must be in writing and must be received by the Agency Clerk for the Department, within twenty-one (21) days from the receipt of this order. The address of the Agency Clerk is 4052 Bald Cypress Way, BIN # A02, Tallahassee, Florida 32399-1703. The Agency Clerk's facsimile number is 850-410-1448.

Mediation is not available as an alternative remedy.

Your failure to submit a petition for hearing within 21 days from receipt of this order will constitute a waiver of your right to an administrative hearing, and this order shall become a 'final order'.

Should this order become a final order, a party who is adversely affected by it is entitled to judicial review pursuant to Section 120.68, Florida Statutes. Review proceedings are governed by the Florida Rules of Appellate Procedure. Such proceedings may be commenced by filing one copy of a Notice of Appeal with the Agency Clerk of the Department of Health and a second copy, accompanied by the filing fees required by law, with the Court of Appeal in the appropriate District Court. The notice must be filed within 30 days of rendition of the final order.

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To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

Vision: To be the Healthiest State in the Nation

July 21, 2014

Cherokee Consulting Inc., Agent for:
PalmCorp Development Group, Applicant
5821 SW 51 Terrace
Miami, FL 33155

RE: Variance Request for an Onsite Sewage Treatment and Disposal System
Variance Application #12561
Florida Department of Health in Dade County Reference #AP1125536

Dear Sir:

This will acknowledge receipt of your application requesting a variance from specific requirements found in Chapter 64E-6, Florida Administrative Code.

Your application has been placed on the agenda of the Variance Review and Advisory Committee's monthly meeting. You are not required to attend the meeting, however, if you wish to present your application, you are invited to do so. Variance requests will be heard in the order in which applicants arrive and sign in at the meeting. The meeting will be held:

DATE: Thursday, August 7, 2014
TIME: 10:00 AM
PLACE: Alachua County Health Department
Auditorium
224 Southeast 24th Street
Gainesville, Florida

The advisory committee will give your request every consideration in making their recommendation. Within three weeks following the meeting, the State Health Officer will advise you in writing of the final decision regarding your variance request.

If you have any questions please call Ed Williams at (850) 245-4444 ext. 2793.

Sincerely,

Gerald R. Briggs, MSM
Environmental Administrator
Water and Onsite Sewage Section

cc: Florida Department of Health in Dade County

Florida Department of Health

Division of Disease Control and Health Protection
Bureau of Environmental Health
4052 Bald Cypress Way, Bin A-08 • Tallahassee, FL 32399-1710
PHONE: 850/245-4250 • FAX 850/487-0864

www.FloridasHealth.com

TWITTER: HealthyFLA
FACEBOOK: FLDepartmentofHealth
YOUTUBE: fdoh



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 31, 2014

Ms. Astrid Edwards
Florida Department of Health
11805 SW 26 St.
Miami, FL, 33175


RE: Variance Request for Onsite Sewage Treatment and Disposal System
Variance Application # 12561
Florida Dept. of Health in Dade County Reference #AP1125536

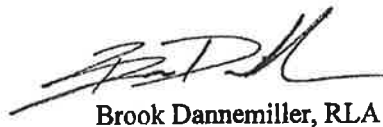
Dear Ms. Edwards:

It is our understanding that you received an application for a variance pertaining to an onsite septic system for 1015 Lisbon Street, Coral Gables, Florida. The primary purpose for the variance is to protect three (3) well-established oak trees on the property that have tremendous environmental value to the community and the city. The trees exceed 40 feet in spread and height, making them a unique and irreplaceable ecological asset to the neighborhood. The developer has expressed a desire to keep the trees as part of their development program. The approval of the variance would reduce root pruning and increase the future survivability of the trees. On behalf of the City, we would like to express our strongest support for the variance request and urge the Variance Review and Advisory Committee to approve the application.

You may contact Asst. Development Director Charles Wu at (305) 460-5244 if you require additional information on this matter. Thank you for your attention on this important matter.

Sincerely,


Jane K. Tompkins, AICP
Development Services Director


Brook Dannemiller, RLA
Public Services Director

cc: Carmen Olazabal, Interim City Manager
Naomi Levi, Assistant to the City Manager
Kia Hernandez, PalmCorp (via email kia@palmcorppllc.com)
Ken Groce (kwgroce@att.net)



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
SITE EVALUATION AND SYSTEM SPECIFICATIONS

PERMIT #. _____

APPLICANT: PalmCorp Development Group LLC

AGENT: Ken W Groce P.E.

LOT: 15 BLOCK: 59 SUBDIVISION: Corrected Plat Coral Gables Section E

PROPERTY ID #: 03-4107-018-6280 [Section/Township/Parcel No. or Tax ID Number]
TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS
MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: ☒ YES ☐ NO NET USABLE AREA AVAILABLE: 0.12 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 300 GALLONS PER DAY [RESIDENCES-TABLE 1/OTHER-TABLE2]
AUTHORIZED SEWAGE FLOW: 300 GALLONS PER DAY [~~1500 GPD/ACRE~~ OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 579 SQFT UNOBSTRUCTED AREA REQUIRED: 573 SQFT

BENCHMARK/REFERENCE POINT LOCATION: C/L of Lisbon Street & SW Lot Corner P/L Elev +10.75
ELEVATION OF PROPOSED SYSTEM SITE IS 0.60 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A FT DITCHES/SWALES: N/A FT NORMALLY WET? ☐ YES ☒ NO
WELLS: PUBLIC: N/A FT LIMITED USE: FT PRIVATE: N/A FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 1.2 FT POTABLE WATER LINES: 6 FT

SITE SUBJECT TO FREQUENT FLOODING: ☐ YES ☒ NO 10 YEAR FLOODING? ☐ YES ☒ NO
10 YEAR FLOOD ELEVATION FOR SITE: +6.00 FT MSL/NGVD SITE ELEVATION: +10.80 FT MSL/NGVD
SHWT +4.50

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 3/2 Brown	Sand	0" - 12"
10YR 7/6 LTY	Limestone	12" - 72"
USDA SOIL SERIES: <u>15 Urban Land</u>		

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 3/2 Brown	Sand	0" - 12"
10YR 8/1 LTY	Limestone	12" - 72"
USDA SOIL SERIES: <u>15 Urban Land</u>		

OBSERVED WATER TABLE: N.A. INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 75.60 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: ☐ YES ☒ NO MOTTLING: ☐ YES ☒ NO DEPTH: INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: .8 DEPTH OF EXCAVATION: 72 INCHES
DRAINFIELD CONFIGURATION: ☒ TRENCH ☐ BED ☐ OTHER (SPECIFY)
REMARKS/ADDITIONAL CRITERIA: Proposed 900 Gal Septic Tank 375 SF Drain Field (Chambers-Infiltrator Quick4 EQ36) Unobstructed Area 579 SF

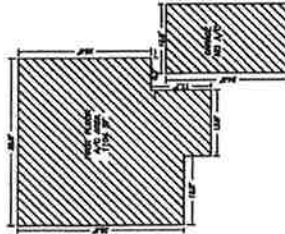
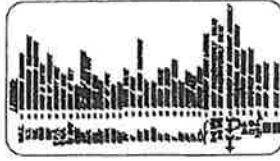
SITE EVALUATED BY: Ken W. Groce P.E. Kwg

DATE: 7.9.14

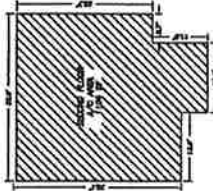
Sunshine811.com



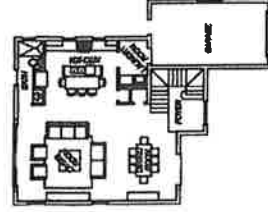
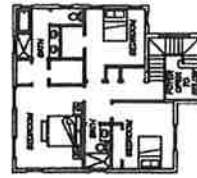
LOCATION MAP



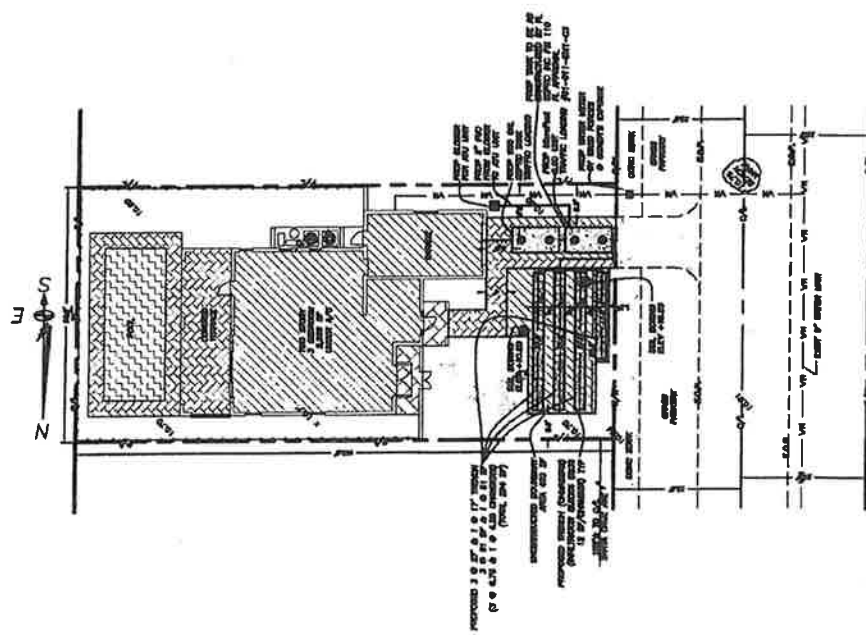
FIRST FLOOR PLAN



SECOND FLOOR PLAN



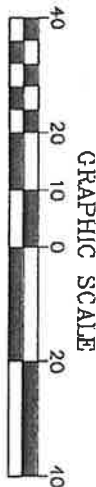
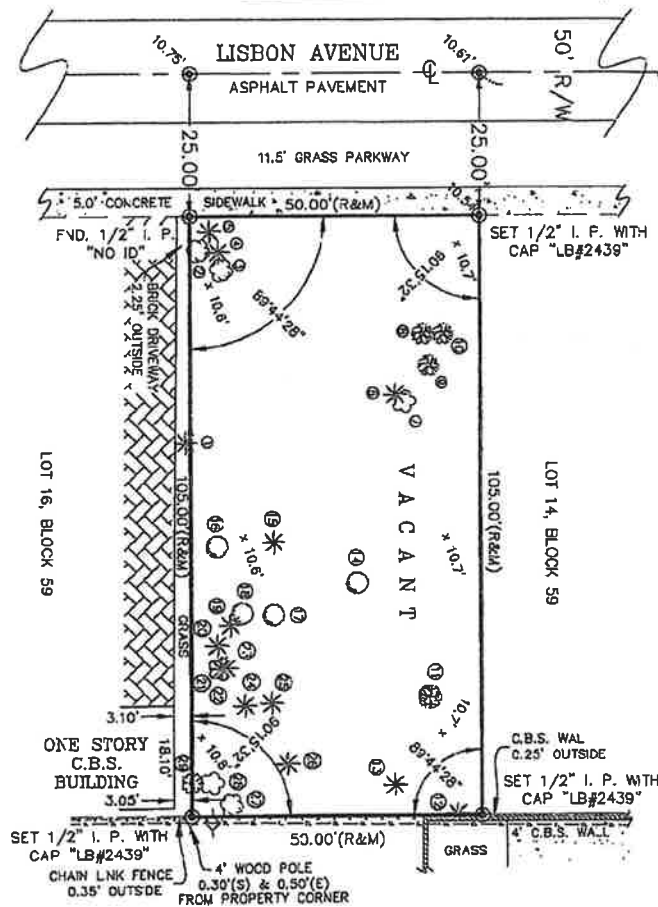
- [illegible]



SEPTIC SYSTEM SITE PLAN

SANTA CRUZ AVE.
FND. PK N.&W.
"NO. 10"
ELEV.=10.55
IBM #1

THEE PLANTATION SHEET			PERIOD	
No.	NAME	COMPLETION	PERIOD	PERIOD
			PERIOD	PERIOD
1	PLANTATION	0.2	10	10
2	PLANTATION	0.2	10	10
3	PLANTATION	0.2	10	10
4	PLANTATION	0.2	10	10
5	PLANTATION	0.2	10	10
6	PLANTATION	0.2	10	10
7	PLANTATION	0.2	10	10
8	PLANTATION	0.2	10	10
9	PLANTATION	0.2	10	10
10	PLANTATION	0.2	10	10
11	PLANTATION	0.2	10	10
12	PLANTATION	0.2	10	10
13	PLANTATION	0.2	10	10
14	PLANTATION	0.2	10	10
15	PLANTATION	0.2	10	10
16	PLANTATION	0.2	10	10
17	PLANTATION	0.2	10	10
18	PLANTATION	0.2	10	10
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33	PLANTATION	0.2	10	10
34	PLANTATION	0.2	10	10
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36	PLANTATION	0.2	10	10
37	PLANTATION	0.2	10	10
38	PLANTATION	0.2	10	10
39	PLANTATION	0.2	10	10
40	PLANTATION	0.2	10	10
41	PLANTATION	0.2	10	10
42	PLANTATION	0.2	10	10
43	PLANTATION	0.2	10	10
44	PLANTATION	0.2	10	10
45	PLANTATION	0.2	10	10
46	PLANTATION	0.2	10	10
47	PLANTATION	0.2	10	10
48	PLANTATION	0.2	10	10
49	PLANTATION	0.2	10	10
50	PLANTATION	0.2	10	10



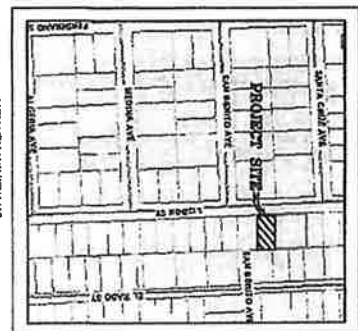
CERTIFICATION:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL UNBROKEN SEAL.

ENTIRE ENTITY THAT THE BOUNDARY AGENCY WAS PREPARED TO UNDERTAKE
THEIR INVESTIGATION THAT A FINAL REPORT WOULD BE PROVIDED TO THE BUREAU OF LAND
MANAGEMENT AND BUREAU OF LAND MANAGEMENT.

Michael G. Verna, Jr.

MICHAEL G. VERNA, JR., PLS/2581
Bureau of Land Management, PLS/2581
STATE OF FLORIDA



LEGAL DESCRIPTION:
LOT 1A, BLOCK 1A, OF HAWAIIAN PLAY CE HILLS, IN HAWAIIAN BEACHES
ADDED TO THE PLAN THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 132
OF THE PUBLIC RECORDS OF HAWAII COUNTY, HAWAII.

SURVEYOR'S NOTES:

Consistency in evaluation of time

RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY

MAY BE FOUND IN THE PUBLIC RECORDS OF HALE DADE COUNTY, ALABAMA.

LEWIS, ROBERT / ONI / ONKOLIB 61 THE CDBN1

MOORE BEFORE UPON A BEACH IN FLORIDA, BOATWRECK OF THE SOUTH OF ALABAMA-CLIQUE COUNTY, FLORIDA

FROM THE UNIVERSITY OF ALABAMA AT BIRMINGHAM

BEST FLOOD INFORMATION: FLOOD ZONE: X, COWSLIFT: CITY OF CORAL GABLES

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CHI ACQUAQUALE

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of Hudson's, "MISSOURI TO RULE ALL" OF THE FLORIDA

SMET 1 of 1

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P.O. BOX 850578 • Miami, FL 33285 • Fax (305) 221-1265
www.mgvera.com

BOUNDARY SURVEY

Firm	EXHIBIT	D:\WORK\08-2007\08-20-2007\08-20-2007	Date:	08/29/2003
4			DRAWN BY:	J.P.
3			CHECKED BY:	S.M.
2			P.L. & P.C.	8/29/03-SJ
1			JOB No.	13-06-30
7			SCALE:	1" = 20'