NORTH MIAMI
FLORIDA
776 N.E. 125 Street, North Miami, Florida 33161

Staff Report

Date: June 24, 2014

To: The Mayor and City Council

From: Tanya Wilson-Sejour, AICP, Planning Manager, Community Planning & Development

Re: Conditional Use Permit – Winson Water Treatment Plant Improvements and Expansion

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT AND THE PRECISE PLAN FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT; IN ACCORDANCE WITH ARTICLE 3 SECTION 3-405 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

RECOMMENDATION

Staff requests that that the Mayor and City Council approve the proposed Resolution authorizing the issuance of a Conditional Use Permit and Precise Plan for the proposed expansion of the Winson Water Treatment Plant in accordance with Article 3, Section 3-405 of the Land Development Regulations (LDR).

PLANNING COMMISSION RECOMMENDATION

At its meeting on June 3rd 2014, the Planning Commission (attended by Commissioners James, Castor, Ernst, Siefried and Prevatel) reviewed and discussed the resolution to adopt the proposed expansion of the Winson Water Treatment Plant. The Interim Public Works Director Mr. Wisler Pierre-Louis as the applicant gave the presentation and provided an overview of the proposed Conditional Use request. Based on the information provided, the Planning Commission discussed and recommended the following two conditions to the proposed expansion of the Winson Water Treatment Plant:

1. In the expansion area of the site, show in dotted lines of a third water tank as a possible expansion of the facility in the future.
2. Reconfigure the internal roadway and parking by moving it further north to allow for the location of the third water tank.
3. Include parking lot reconfiguration on the plans to allow for the third water tank location.

The Planning Commission rendered an approval of the Conditional Use Permit based on the above conditions with a vote of 4-1. The motion to approve was made by Commissioner Ernst and seconded by Commissioner Castor. The one dissenting vote was made by Commissioner Prevatel.

BACKGROUND

Pursuant to Article 4, Section 404, Government Use and Public Facilities with a Public Use (PU) zoning are permitted subject to obtaining a Conditional Use Permit in accordance with the provisions set forth in Article 3 Division 4 of the LDRs. As such the City's Public Works Department has filed an application

for a Conditional Use Permit and precise plan for the Winson Water Treatment Plant improvement and expansion.

The subject 2.88 acre site consists of the existing Winson Water Treatment Plant located at 12100 NW 11th Avenue (totaling 1.55 acres) and recently acquired six (6) adjacent and abutting lots (totaling 1.33 acres in size). In February 2014 the City Council approved a rezoning of the six aforementioned residential lots from R-2 to PU and a small-scale land use map amendment from Low Density Residential to Utility land use. These lots with the following addresses: 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue were recently demolished by the City and are now vacant properties. The expansion area is adjacent to the City's Winson Water Treatment Plant, and is located just northeast of the plant. The City's Public Works Department desires to expand the Winson Water Treatment Plant by adding new water storage tanks as well as additional administrative space to accommodate the current and future demands within the City's water service area. As such, all six lots were acquired by the City in order to provide additional land area for the proposed water plant expansion (See Figure 1 in the map below).

As part of the conditional approval for the rezoning and small-scale land use map amendment, the Department of Public Works has satisfied the Unity of Title requirement for the six newly acquired lots. The Unity of Title was recorded at Miami-Dade County Clerk of Court on May 12, 2014.

Pursuant to Article 3, Division 12, Section 2-306 (B) of the Land Development Regulations (LDRs), the Community Planning and Development Department reviewed the DRC precise plan application for the proposed expansion and upgrade of the Winson Water Treatment Plant, and has granted a precise plan approval subject to the DRC conditions (Please see Exhibit E). Figure 1 - Location map

WINSON WATER TREATMENT PLANT EXPANSION

ANALYSIS

Article 3, Section 3-405 of the City's Land Development Regulations requires that all requests for Conditional Use approval demonstrate compliance with the following standards:

1. **The application is consistent with the comprehensive land use plan;**

   The proposed conditional use request is consistent with the goals, objective and policy of the Comprehensive Plan, specifically Policy 4D.2.1 which requires that "the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water demand." Based on the City's recently adopted Water Supply Plan, the Winson Water Plant has an average capacity of 9.3 million gallons per day (MGD) and a current demand of approximately 15.77 MGD. These results in a shortfall of 6.47 MGD which is satisfied by water purchased from Miami Dade County at a rate of 9.3 MGD (resulting in a total water supplied to North Miami's service area at the rate of 19.3 MGD). This leaves the City with a surplus of 3.53 MGD.

   The proposed expansion allows the City to increase capacity in order to satisfy the current and future water demands.

2. **The application is in compliance with the district regulations applicable to the proposed development, including the bonus provisions in section 4-204, if applicable;**

   The proposed application complies with Section 4-404 of the Land Development Regulations which requires that a Conditional Use Permit and precise plan be approved with restrictions on the future development to ensure compatibility with the surrounding residential uses. No bonuses are being requested for this project.

3. **The application is consistent with the applicable development standards in these LDRs;**

   Based on the information provided staff believes the proposed development is in compliance with the development standards outlined in the LDR.

4. **The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use or adequate mitigation is provided;**

   The subject site is proposed as the location for two new ground storage tanks that will function as part of the existing water plant site. A new administrative building is also planned on the existing water plant site to provide additional work space for Public Works staff that maintain the water plant. The future trips anticipated from the proposed use will be minimal and is projected to be less than the trips generated from the six (6) single family units that were previously onsite.

5. **The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.**

   Staff believes the project will include those adequate buffers in order to minimize any adverse impacts to the neighboring residential neighborhood. Per DRC comments issued by City Departments, the project is required to provide lush landscaping and buffering all around the perimeter to screen the noise and appearance of the Utility Use from the neighboring single-family residences. In addition to the landscaped hedge, a six-foot masonry wall, will be constructed along the east side of the newly acquired lots directly abutting the single-family residences to provide a visual buffer so as to minimize unintended impacts on adjacent properties.

6. **The parcel proposed for development is adequate in size and shape to accommodate all development features;**

   At 2.88 acres the subject site is adequate in size to accommodate the new administration building as well as the storage tanks and is in close proximity to allow for the expansion of operations at the existing water treatment plant site.

7. **The proposed use will not have an adverse impact on use, livability, value and development of adjacent properties;**

   The proposed use and redevelopment of the water treatment plant is compatible with the existing PU zoning and Utility land use and also satisfies the needs of the neighboring R-2 zoned, single family neighborhood as well. In addition, the water plant is already located in the neighborhood and the expansion of the site is necessary to meet with the City's future water demands. If approved, the Conditional Use Permit will include development restrictions in order to ensure that adequate buffers are incorporated into the project to minimize any potential impacts on use, livability, value and development to the neighboring residential neighborhood.

8. **The nature of the proposed development is not detrimental to the public health, safety and general welfare of the community;**

   Staff believes that the project improvements and expansion of the Water Treatment Plant is consistent with and further advances the vision of the Comprehensive Plan in that it facilitates and further advances the City's objective to provide a public service and satisfy the growing water service demands and general need of the community. Although the proposed amendment results in the reduction of 6 single family affordable units from the City's total housing stock, staff believes the impacts are minimized by the addition of new affordable housing being planned/developed elsewhere in the City. As such the proposed request is not anticipated to adversely impact the public health, safety and general welfare of the community.

9. **The design of the use creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development; and**

Per Section 5-805 of the City's LDR all new construction is required to incorporate LEED standards or the City's alternative green standards as part of its new development in order to support the City's environmental initiatives. The applicant proposes to construct a LEED Silver designation building on the existing water plant site and construct the two storage tanks on the newly acquired site area to meet all State and County environmental regulations.

10. **Flexibility in regard to development standards is justified by the benefits to community character and the immediate vicinity of the parcel proposed for development.**

    The Winson Water Treatment Plant improvements will extend the life of the Winson Water Plant and ensure the City maintains compliance with all regulatory standards and provide continued reliable service to meet current and future water demands.

CONCLUSION

Based on the above analysis, staff is of the opinion that the proposed conditional use and Precise Plan application is consistent with the requirements of Section 3-405 of the City's Land Development Regulations and is compatible with the future land use goals objectives and policies identified in the City's adopted Comprehensive Plan. Therefore the Community Planning and Development Department requests that the City Council approves the attached Resolution authorizing issuance of the Conditional Use Permit and Precise Plan for the Winson Water Treatment Plant facility subject to the following conditions:

1. Applicant shall comply with all conditions listed in Exhibit 1, of the approved Conditional Use Permit.

2. Applicant shall comply with all conditions listed in the attached DRC conditions.

3. The final precise plan and Conditional Use Permit application shall be subject to approval by City Council prior to obtaining final building permits.

TWS/bp

Attachments:

1. Proposed Resolution
2. EXHIBIT A - Legal Description
3. EXHIBIT B - Conditional Use Permit
4. EXHIBIT C – Precise Plans
5. EXHIBIT D - Letter of intent
6. EXHIBIT E- DRC Conditions

RESOLUTION NO. _____

A RESOLUTION OF THE VICE MAYOR AS ACTING MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AND AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT AND PRECISE PLAN FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE CITY OF NORTH MIAMI WINSON WATER TREATMENT PLANT, IN ACCORDANCE WITH ARTICLE 3, SECTION 3-405 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, on February 11, 2014, the Mayor and City Council of the City of North Miami ("City") passed and adopted Ordinance No. 1365, approving a small scale development to the City's Comprehensive Plan for the subject area, consisting of approximately 1.33 acres in size, encompassing the six (6) properties located at: 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue ("Subject Property"), in order to allow for the proposed expansion and redevelopment of the Winson Water Treatment Plant ("Water Plant"); and

WHEREAS, on February 11, 2014, the Mayor and City Council passed and adopted Ordinance No. 1366, for the purpose of rezoning of the Subject Property from R-2 (Residential) zoning to PU (Public Use) zoning; and

WHEREAS, on May 7, 2014, the City executed a Declaration of Unity of Title for the Subject Property, as recorded in the Public Records of Miami-Dade County, Florida, on May 12, 2014; and

WHEREAS, the City Department of Public Works filed an application with the Community Planning and Development Department requesting issuance of a Conditional Use Permit and approval of a Precise Plan for the overall site consisting of 2.88 acres in size, pursuant to the requirements of Article 3, Section 3-405 of the City of North Miami Code of Ordinances, Land Development Regulations ("LDRs"); and

WHEREAS, the proposed expansion includes improvements to the existing water plant

site and the adjacent Subject Property, to include two (2) additional water storage tanks and a new administration building; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on June 3, 2014, reviewed the proposed request and found it in harmony with the goals, objectives and policies of the Comprehensive Plan and applicable LDRs, and recommended approval with conditions to the Conditional Use Permit and Precise Plan, to the Vice Mayor as Acting Mayor and City Council; and

WHEREAS, the Vice Mayor as Acting Mayor and City Council have determined that the proposed requests are in the best interest of the City and will not adversely affect the health, safety, and welfare of residents; and thereby, approve the Conditional Use Permit and Precise Plan for Water Plant.

NOW THEREFORE, BE IT RESOLVED BY THE VICE MAYOR AS ACTING MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Approval of Conditional Use Permit and Precise Plan. The Vice Mayor as Acting Mayor and City Council of the City of North Miami, Florida, hereby, approve and authorize the issuance of a Conditional Use Permit and Precise Plan for the proposed expansion and redevelopment of the City of North Miami Winson Water Treatment Plant, in accordance with Article 3, Section 3-405 of the City of North Miami Code of Ordinances, Land Development Regulations, attached hereto as "Exhibit A".

Section 2. Issuance of Conditional Use Permit. The Vice Mayor as Acting Mayor and City Council of the City of North Miami, Florida, hereby, approve and authorize the issuance of a Conditional Use Permit, in substantially the form depicted in "Exhibit B".

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Vice Mayor as Acting Mayor and City Council of the City of North Miami, Florida, this _____ day of June, 2014.

_____
PHILIPPE BIEN-AIME
VICE MAYOR AS ACTING MAYOR

ATTEST:

_____
MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Vice Mayor as Acting Mayor Philippe Bien-Aime	_____ (Yes)_____ (No)
Councilperson Scott Galvin	_____ (Yes)_____ (No)
Councilperson Carol Keys, Esq.	_____ (Yes)_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)_____ (No)

EXHIBIT A

LEGAL DESCRIPTION

Sunkist Grove PB 8-49 Grove Park

&

Sunkist Grove PB 8-49, Lots 7-14 Block 3

EXHIBIT B

CONDITIONAL USE PERMIT FOR WINSON WATER TREATMENT PLANT EXPANSION

WHEREAS the City is the owner of the real property consisting of a total of 2.88 acres more particularly described in the legal description contained in "Exhibit A" the (Property); and

WHEREAS, on February 11, 2014, through the adoption of Ordinances 1365 and 1366, the Mayor andCouncil of the City of North Miami ("City") approved a rezoning from R-2 to PU and a small-scale land use amendment to change the land use designation from low density residential to utilities land use for an area approximately 1.33 acres in size; for the proposed expansion and redevelopment of the Winson Water Treatment Plant; and

WHEREAS, the Department of Public Works filed an application with the Community Planning and Development Department requesting issuance of a Conditional Use Permit and approval of the Precise Plan overall site consisting of 2.88 acres in size,, pursuant to the requirements of Article 3, Division 4 of the City's Land Development Regulations (LDRs); and

WHEREAS, the proposed expansion includes improvements to the existing water plant site and adjacent lots and will include two additional water storage tanks and a new administrative building; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on June 3, 2014, reviewed the proposed request and found it in harmony with the goals, objectives and policies of the Comprehensive Plan and LDRs, and recommended approval with conditions of the Conditional Use Permit and precise plan, to the Mayor and City Council; and

WHEREAS, the Mayor and Council of the City of North Miami have determined that the proposed requests are in the best interest of the City and will not adversely affect the health, safety, and welfare of residents; and thereby, approve the amended Conditional Use Permit and precise plan for Winson Water Treatment Plant.

NOW THEREFORE, the Mayor and City Council hereby approve this Conditional Use Permit, along with the following findings and conditions:

1. The Public Works Department agrees that all plans submitted to the Building Department for Building Permits shall be consistent with the spirit and intent of the Final Precise Plan.

2. Plans: That the property be developed substantially in compliance with the precise plans submitted and titled "City of North Miami Public Works Public Works Utilities Winson Water Treatment Plant" as prepared by Hazen and Sawyer Environmental Engineers & Scientists and the City of North Miami Public Works Department, consisting of a Title Sheet and Location Map, Sheet 1; an Existing Site Plan, Sheets 2 & 3; an Existing Site Aerial and Zoning Map, Sheet 4; a Proposed Site Plan, Sheets 5 & 6; a Pavement Marking and Signage Plan, Sheet 7; a Site Plan Details, Sheet 8; a Setback Plan, Sheets 9 & 10; a Paving, Grading & Drainage Plan, Sheet 11; a Proposed Landscape Plan, Sheets 11 thru 13; a Building & Tanks Elevation/View Plan, Sheet 14; A Landscape Elevation Plan, Landscape Plan Rendering, Landscape Notes, & Landscape Detail, Sheets 15 thru 20; Demolition Aerial Plan, Sheet 21; Master Pump Station key Plan, Sheet 22; Sodium Hypochlorite Facilities Proposed Plan, Sheet 23; New Administration Building 1st & 2nd Floors Plan, Sheets 24-25; New Administration Building Roof Plan, Sheet 26; New Administration Building Elevations, w/ Landscaping, Sheets 27-28; Existing WTP Exterior Painting, Sheet 29; Site Lightning Plan & Schedule, Sheet 30; Site Security Plan, Sheet 31; dated & sealed 4/21, 4/22 & 4/25/2014.

3. Landscaping & Buffers: That lush landscaping and buffering be provided all around the properties to screen the noise and appearance of the utility use from the neighboring single-family residences. That, in addition to the landscaped hedge, a six-foot masonry wall, finished on the exterior side, be constructed along the east side of the newly acquired lots directly abutting the single-family residences.

4. Green Building Design Standards: That, in accordance with Section 5-805 of the City's LDRs, LEED standards or the City's alternative green standards be incorporated in the proposed administration building in order to support the City's environmental initiatives; said standards to include energy saving fixtures aiming at minimizing water and electric consumption.

5. Tanks Design: That the new tanks incorporate decorative treatment to provide for greater aesthetic appeal to minimize visual contrast and encourage compatibility with the surrounding residential neighborhood. Said decorative treatment shall be in addition to the required landscaping features.

6. Tree Removal Permit Required: That, prior to the removal of any tree, a tree removal permit be obtained from the Building & Minimum Housing Department for compliance with the standards set forth in Section 20-19, Article 2 of the City's LDRs.

7. Conditional Use Permit: Consistent with Ordinance 1366 approving the rezoning of the newly acquired lots, a conditional use permit and the precise plan being reviewed through this DRC process shall be submitted to the Community Planning & Development Department for approval by the Planning Commission and the City Council, prior to obtaining final building permits.

8. Development Commencement: That the precise plan approval shall remain in full force and effect subject to commencement of development within eighteen (18) months of the date of this approval in accordance to Section 3-206(I), Article 3, Division 2 of the City's LDRs.

9. Building Permits: That, upon the submittal of an application for building permits the submitted plans be substantially in accordance with the precise plans approved through this DRC and by the Planning Commission; said plans to include among other things, but not limited thereto, location of structures, light standards, landscaping, walls, fences, ingress and egress points, drainage, etc.

10. Construction fence, removal of construction debris and construction storage: Construction fence(s) shall be provided on the property under construction so as not to disturb the adjacent single-family residences; all construction debris shall be removed from the property; and the storage of construction materials shall meet the approval of the Building Official.

11. Certificate of Occupancy: That a Certificate of Occupancy from the Building & Minimum Housing Department shall only be issued upon compliance with all terms and

conditions of approval, the same subject to cancellation upon violation of any of the conditions herein listed.

12. Approval by Other Agencies: That the development comply with all applicable conditions and requirements of the Department of Environment Resources management (DERM), and all other County and State agencies.

13. Comply with all DRC comments issued by City Departments as provided in written by Community Planning and Development Department.

14. If no building permit is filed within one year of the date of the conditional use approval the approval shall be null and void.

NORTH MIAMI
FLORIDA
Public Works Department
Utility Operations Center
1815 N.E. 150 Street · North Miami, FL 33181 · T: (305) 895-9838 · F: (305) 787-1008

May 15, 2014

Mrs. Tanya Wilson-Sejour
Manager
Community Planning & Development
12400 NE 8 AVE
North Miami, FL 33161

Re: **Winson Water Plant Upgrades-Conditional Use Permit**

Dear Mrs. Wilson-Sejour,

This letter accompanies the application regarding the properties as follows:

- **Parcel 1**: Folio 06-2126-016-0410 - described as the "1094 NW 122nd Street" parcel, and Lot 11 less the East 10 feet of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 2**: Folio 06-2126-016-0400 - described as the "1092 NW 122nd Street" parcel, and Lot 10 and the East 10 feet of Lot 11 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 3**: Folio 06-2126-016-0390 - described as the "1080 NW 122nd Street" parcel, and Lots 7 to 9 inclusive of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Record.
- **Parcel 4**: Folio 06-2126-016-0440 - described as the "1075 NW 121st Street" parcel, and Lot 14 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 5**: Folio 06-2126-016-0430 - described as the "1085 NW 121st Street" parcel, and Lot 13 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 6**: Folio 06-2126-016-0420 - described as the "12105 NW 11th Avenue" parcel, and Lot 12 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.

As you are aware, we have had several conversations regarding the upgrades to the Winson Water Plant. The proposed improvements would be constructed at the existing treatment plant site and properties listed above. Our goal is to expand the existing water plant site including refurbishing and/or replacing existing equipment and installing two new storage tanks on the adjacent site. The improvements will maintain the reliability of the treatment plant over the next 20 years.

The City of North Miami owns and operates the Winson Water Treatment (WTP). This WTP provides potable water to the citizens of North Miami. The facility was built in 1962. Much of the treatment process equipment is at the end of its useful life. This project will rehabilitate the facility to maintain the reliability of the treatment process over the next 20 years. Approval of this conditional use request will enhance the reliability of this critical City asset.

There are currently two existing storage tanks at the southern island. Tank number 1 is 1.5 million gallons (MG) and Tank number 2 is 0.75 MG. Tank number 2 will remain in place while Tank number 1 will be demolished. The rehabilitation will also include a new administration building (a 50' x 75' two story building), new electrical power supply and distribution system, refurbishment of the lime softening treatment unit, four new high service pumps, two new transfer pumps, two new backwash pumps, and new treatment chemical storage and feed facilities.

The northern island will include construction of two 1.5 (MG) storage tanks. These storage tanks will incorporate decorative treatments to provide greater aesthetic appeal and smoothly blend in with its surroundings.

A significant amount of landscaping and buffering will be provided around the properties to screen the noise and appearance of the utility use from the neighboring single family residences. In addition to the landscape hedge, an 8 foot masonry wall (finished on the exterior side) will be constructed along the east side do the newly acquired lots directly abutting the single family residences.

We are now requesting that this application be addressed at the first available Planning Commission meeting of the Planning Board.

We are appreciative of the cooperation shown to us by your staff and are available for meetings, as needed. If you have any questions, please do not hesitate to contact me at (305) 895-9838 or e-mail me at pwisler@northmiamifl.gov.

Sincerely,

Wisler Pierre-Louis, P.E.
Interim Director of Public Works

Enclosures

CC: Bhairvi Pandya, AICP, GISP, City Planner
Nixon Lebrun, AICP, CFM, Zoning Administrator
File

WINSON WATER TREATMENT PLANT REHABILITATION

PROJECT NARRATIVE

The City of North Miami owns and operates the Winson Water Treatment (WTP). This WTP provides potable water to the citizens of North Miami. The facility was built in 1962. Much of the treatment process equipment is at the end of its useful life. This project will rehabilitate the facility to maintain the reliability of the treatment process over the next 20 years. Approval of this conditional use request will enhance the reliability of this critical City asset.

There are currently two existing storage tanks at the southern island. Tank number 1 is 1.5 million gallons (MG) and Tank number 2 is 0.75 MG. Tank number 2 will remain in place while Tank number 1 will be demolished. The rehabilitation will also include a new administration building (a 50' x 75' two story building), new electrical power supply and distribution system, refurbishment of the lime softening treatment unit, four new high service pumps, two new transfer pumps, two new backwash pumps, and new treatment chemical storage and feed facilities.

The northern island will include construction of two 1.5 (MG) storage tanks. These storage tanks will incorporate decorative treatments to provide greater aesthetic appeal and smoothly blend in with its surroundings.

A significant amount of landscaping and buffering will be provided around the properties to screen the noise and appearance of the utility use from the neighboring single family residences. In addition to the landscape hedge, an 8 foot masonry wall (finished on the exterior side) will be constructed along the east side do the newly acquired lots directly abutting the single family residences.

NORTH MIAMI
FLORIDA
COMMUNITY PLANNING & DEVELOPMENT

MEMORANDUM

To: Wisler Pierre-Louis, Interim Public Works Director

Cc: Tanya Wilson-Séjour, AICP, Community Planning & Development Manager

From: Nixon Lebrun, AICP, CFM, Zoning Administrator

Date: May 7, 2014

RE: Winson Water Treatment Plant Expansion-DRC Site Plan Approval

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Applicant:	City of North Miami/Public Works Department
Property Location:	1080-1092-1094 N.W. 122nd Street/1075-1085 N.W. 121st Street/12105 N.W. 11th Avenue/12100 N.W. 11th Avenue
Folio Numbers(s):	06-2126-016-0390/06-2126-016-0400/06-2126-016-0410/06-2126-016-0440/06-2126-016-0420/06-2126-016-0420/06-2126-016-07320
Size of Property	2.88 Acres
Existing Zoning:	PU, Public Use

Pursuant to Article 3, Division 12, Sub-section 2-306 (B) of the City of North Miami Land Development Regulations (LDRs), the Community Planning and Development Department has reviewed the above-captioned DRC site plan application for the proposed expansion and upgrade of the Winson Water Treatment Plant, and is granting site plan approval subject to the following conditions:

1. Plans. That the property be developed substantially in compliance with the precise plans submitted and titled "City of North Miami Public Works Public Works Utilities Winson Water Treatment Plant" as prepared by Hazen and Sawyer Environmental Engineers & Scientists and the City of North Miami Public Works Department, consisting of a Title Sheet and Location Map, Sheet 1; an Existing Site Plan, Sheets 2 & 3; an Existing Site Aerial and Zoning Map, Sheet 4; a Proposed Site Plan, Sheets 5 & 6; a Pavement Marking and Signage Plan, Sheet 7; a Site Plan Details, Sheet 8; a Setback Plan, Sheets 9 & 10; a Paving, Grading & Drainage Plan, Sheet 11; a

Proposed Landscape Plan, Sheets 11 thru 13; a Building & Tanks Elevation/View Plan, Sheet 14; A Landscape Elevation Plan, Landscape Plan Rendering, Landscape Notes, & Landscape Detail, Sheets 15 thru 20; Demolition Aerial Plan, Sheet 21; Master Pump Station key Plan, Sheet 22; Sodium Hypochlorite Facilities Proposed Plan, Sheet 23; New Administration Building 1st & 2nd Floors Plan, Sheets 24-25; New Administration Building Roof Plan, Sheet 26; New Administration Building Elevations, w/ Landscaping, Sheets 27-28; Existing WTP Exterior Painting, Sheet 29; Site Lightning Plan & Schedule, Sheet 30; Site Security Plan, Sheet 31; dated & sealed 4/21, 4/22 & 4/25/2014.

2. Landscaping & Buffers: That lush landscaping and buffering be provided all around the properties to screen the noise and appearance of the utility use from the neighboring single-family residences. That, in addition to the landscaped hedge, a six-foot masonry wall, finished on the exterior side, be constructed along the east side of the newly acquired lots directly abutting the single-family residences.
3. Green Building Design Standards: That, in accordance with Section 5-805 of the City's LDRs, LEED standards or the City's alternative green standards be incorporated in the proposed administration building in order to support the City's environmental initiatives; said standards to include energy saving fixtures aiming at minimizing water and electric consumption.
4. Tanks Design: That the new tanks incorporate decorative treatment to provide for greater aesthetic appeal and enables it not to contrast too much, but rather smoothly blend in with its surroundings. Said decorative treatment shall be in addition to the required landscaping features.
5. Tree Removal Permit Required. That, prior to the removal of any tree, a tree removal permit be obtained from the Building & Minimum Housing Department for compliance with the standards set forth in Section 20-19, Article 2 of the City's LDRs.
6. Conditional Use Permit. Consistent with Ordinance 1366 approving the rezoning of the newly acquired lots, a conditional use permit and the precise plan being reviewed through this DRC process shall be submitted to the Community Planning & Development Department for approval by the Planning Commission and the City Council, prior to obtaining final building permits.
7. Unity of Title: A unity of title unifying the newly-acquired residential lots, which meets the approval of the Community Planning & Development Department and the City's Attorney Office, shall be submitted for final recordation in the public records of Miami-Dade County.
8. Development Commencement. That the site plan approval shall remain in full force and effect subject to commencement of development within eighteen (18) months of the date of this approval in accordance to Section 3-206(I), Article 3, Division 2 of the City's LDRs.

9. Building Permits: That, upon the submittal of an application for building permits the submitted plans be substantially in accordance with the precise plans approved through this DRC and by the Planning Commission; said plans to include among other things, but not limited thereto, location of structures, light standards, landscaping, walls, fences, ingress and egress points, drainage, etc.
10. Construction fence, removal of construction debris and construction storage. Construction fence(s) shall be provided on the property under construction so as not to disturb the adjacent single-family residences; all construction debris shall be removed from the property; and the storage of construction materials shall meet the approval of the Building Official.
11. Certificate of Occupancy. That a Certificate of Occupancy from the Building & Minimum Housing Department shall only be issued upon compliance with all terms and conditions of approval, the same subject to cancellation upon violation of any of the conditions herein listed.
12. Approval by Other Agencies: That the development comply with all applicable conditions and requirements of the Department of Environment Resources management (DERM), and all other County and State agencies.

Please note that the precise plan approved through this DRC site plan review is not a final development order. This plan shall be included in the conditional use permit application package, which needs to be submitted to this Department for further approval by both the Planning Commission and the City Council. Please contact the City Planner, Ms. Bhairvi Pandya, to discuss the submittal requirements for said application and be scheduled for the next available Planning Commission hearing.