


Memorandum



Date: April 18, 2024
To: Tracy R. Slavens, Esq.
Partner
LSN Law, P.A.
From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD) 
Subject: Request for concurrency review-Doral Gateway- Amendment to Master
Development Agreement - Updates to the East Neighborhood Plan- City of Doral
Zoning Application No. PZAD-2403-0430

The Water and Sewer Department (WASD) has received your request for a concurrency review of the City of Doral Zoning Application No. PZAD-2403-0430 for the subject amendment to the Doral Gateway Master Development Agreement, updating the East Neighborhood Plan. WASD has no objections to the proposed development. The information provided below is preliminary. The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: Doral Gateway - Amendment to Master Development Agreement.

Location: The subject zoning application is located within approximately 12.4 acres in the East Neighborhood of the Doral Gateway, located at the southwest corner of NW 87th Avenue and NW 36th Street, with Folio Nos. 35-3028-010-0020, 35-3028-010-0030, 35-3028-010-0050, in the Municipality of Doral.

Proposed Development: The Applicant (Centrum Doral Owner, LLC) is seeking to amend the Master Development Agreement for the Doral Gateway DMU (Downtown Mixed-Use) to allow the new construction of the following uses in the East Neighborhood.

Doral Gateway- East Neighborhood- Development Program			
<u>Proposed Uses</u>	<u>Total</u>	<u>Flow Rate (GPD)</u>	<u>Total GPD</u>
Apartment Units	330 Units	135 gpd/unit	44,550
Retail	4,200 sq. ft.	10gpd/100 sq. ft.	420
Office	50,866 sq. ft.	5/100 sq. ft.	2543
			Total 47,513 GPD

Doral Gateway - Overall Development Program (East & West Neighborhood)			
<u>Use</u>	<u>Existing</u>	<u>Proposed</u>	<u>Net Change +/-</u>
Residential	550 units	880 units	+330 units
Hotel	150 rooms	0 rooms	-150 rooms
Office	340,634 sq. ft.	346,000 sq. ft.	+5,366 sq. ft.
Retail	47,900 sq. ft.	30,452 sq. ft.	-17,448 sq. ft.

Note: A total of 550 apartment units and 1,000 sq. ft. of Retail bank has been built for the West Neighborhood, and a total of 295,134 sq. ft. of office and 16,252 sq. ft. of retail have been built in the East Neighborhood.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Hialeah-Preston Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the County's CDMP.

The existing property is connected to water. If another connection to water is required, there is an existing 12-inch water main in NW 36th Street, and also within the property in a WASD Easement. Also note that there is an 8-inch water main within an WASD easement within the property, already providing service to a fire hydrant. If the developer proposes to use this main, it must be replaced by a 12-inch water main and looped back to the 12-inch water main in N.W. 36th Street.

Any other public water main extension within the property shall be twelve 12-inch minimum diameter. If two (2) or more fire services are to be connected to a public water main, then the water system shall be looped with two (2) points of connection.

Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement is offered.

If the proposed development is in conflict with the existing water mains within the property, the water mains will need to be removed and relocated. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of Right-of-Way (R/W) to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/ vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing property is connected to sewer. If another connection is required, the developer may connect to an existing 8-inch gravity sewer within the property. The flows from the proposed development will be transmitted to Pump Station No. 0166 and No. 0187. Both pump stations are in OK Moratorium Status. The proposed flow from this application will increase the Nominal Average Pump Operating Time (NAPOT) to 7.90 hours and 5.95 hours, respectively.

Final points of connections and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement is offered.

The subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area.

Should you have any questions, please contact me at mavald@miamidade.gov or at (786)-552-8198.