


Memorandum



Date: April 2, 2024

To: Mercy Arce
Land Use Planner
Holland & Knight LLP

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD) 

Subject: Request for concurrency review – Harborgenix, LLC - City of Doral Zoning Application
No. LAND-2402-0013

The Water and Sewer Department (WASD) has received your request for a concurrency review of the City of Doral Zoning Application No. LAND-2402-0013 for the Harborgenix, LLC project. 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: Harborgenix, LLC

Location: The subject zoning application is for the property located at 10450 NW 33rd Street, within approximately 0.028 acres, with Folio No. 35-3029-118-0010, in the Municipality of Doral.

Proposed Development: The Applicant is seeking to re-zone the property from Industrial (I) to Industrial Commercial (IC) to allow for a 2,342 sq. ft. martial arts academy within the existing 11,092 sq. ft. office/commercial building on the site.

The total water/sewer demand for the project will be 234 gallons per day (gpd).

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. There is an existing 12-inch water main abutting the site along NW 33rd Street and NW 105th Avenue.

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. This WWTP 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. There is an existing 8-inch sanitary gravity sewer abutting the site along NW 105th Avenue. The flows from the proposed development will be transmitted to Pump Station No. 0189 and No. 0187. Both pump stations are in OK Moratorium Status.

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 mavalde@miamidade.gov or at (786)-552-8198.