

# Memorandum



**Date:** January 21, 2025

**To:** Tracy R. Slavens, Esq.  
LNS Law, P.A.  
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Miami, Florida 33137

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

A handwritten signature in blue ink that reads "Maria Valdes".

**Subject:** Request for concurrency review-BP Doral 826 FL, LLC, City of Doral Site Plan  
Application No. PLAN-2411-0095 and Rezoning Application No. LAND-2411-0019

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The Water and Sewer Department has received your request for a concurrency review of the City of Doral Application documents for a Site Plan Application No. PLAN-2411-0095 and Rezoning Application No. LAND-2411-0019 of the property located at 7705 NW 48<sup>th</sup> Street (East Parcel) and 7785/7775 NW 48<sup>th</sup> Street (West Parcel), with Folio Nos. 35-3022-008-0010 and 35-3022-020-0010, respectively. The applicant is seeking to unify the properties and rezone the West parcel to Industrial (I) for the development of a total of 267,437 square feet of warehouse space.

Below please find information on the water and sewer infrastructure to support the proposed Site Plan and Rezoning applications. There is a WASD Agreement No. 32929 pending to be offered for the subject property.

Application Name: BP Doral 826 FL, LLC

Owner/Applicant Name: BP Doral 826 FL, LLC

Location: The subject application is located at 7705 NW 48<sup>th</sup> Street (East Parcel) and 7785/7775 NW 48<sup>th</sup> Street (West Parcel), with Folio Nos. 35-3022-008-0010 and 35-3022-020-0010, respectively, within the Municipality of Doral.

Proposed Development: The West Parcel is zoned Industrial Commercial District (IC) and the East Parcel is zoned Industrial District (I). The applicant intends to unify the property and rezone the West Parcel to Industrial District (I) for the development of two warehouses with a total of 267,437 square feet (150,359 sq. ft. for Building 1, and 117,078 sq. ft. for Building 2).

The estimated water/sewer demand will be 5,349 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-2A(1) of the County's CDMP.

There is a WASD Agreement No. 32929 pending to be offered with points of connection (POC) dated November 8, 2024 for the subject development. There is an existing 12-inch water main within the property and another 12-inch water main partially abutting the site along NW 50<sup>th</sup> Street to where the developer may connect to provide service to the proposed development. Water main extensions within the property shall be minimum 12-inch in diameter.

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-2A(2) of the County's CDMP.

There is an existing 8-inch gravity sewer within the property and another 10-inch gravity sewer along NW 50<sup>th</sup> Street, partially abutting the subject property where the developer may connect to provide service to the proposed development. Any gravity sewer extensions within the site shall be 8-inch minimum diameter.

The flows from the proposed development will be transmitted to Pump Station (PS) No. 0108 and 0187. Both pump stations are in OK Moratorium Station.

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.

Please note that there are water and sewer mains within the property that will have to be removed or re-located if in conflict with the proposed development. Also, note that there is a WASD Public Pump Station within the site, and during the plan review process, a harmonization plan will be required. This may involve new sodding, dedication of an ingress-egress paved access, and a utility easement with a minimum width of 20 feet to allow WASD to operate and maintain the public pump station, existing manhole rim and site adjustments to the new grade. Additional requirements may also apply during the plan review process.

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