

Memorandum



Date: November 15, 2024

To: Alexandra F. Cimo, Esq.
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1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

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-Holdings of Christopher, LLC, City of Doral Rezoning Application No. LAND-2409-0018

The Water and Sewer Department has received your request for a concurrency review of the City of Doral Rezoning Application No. LAND-2409-0018 for the properties (Property) with Folio No. 35-3017-001-0180 (Northern Parcel) and 35-3017-001-0190 (Southern Parcel), within the Municipality of Doral. The applicant is seeking to rezone the Property from Industrial Commercial (IC) to Corridor Commercial (CC) for the Northern Parcel and from General Use (GU) to CC for the Southern Parcel to develop the property with commercial/restaurant/office space.

Below please find preliminary information on the water and sewer infrastructure to support the proposed rezoning change. *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: Holdings of Christopher, LLC

Owner/Applicant Name: Holdings of Christopher, LLC

Location: The subject application is located south of NW 74th Street and west of NW 102nd Avenue, within approximately 3.25 gross acres, with Folio Nos. 35-3017-001-0180 (Northern Parcel) and 35-3017-001-0190 (Southern Parcel), within the Municipality of Doral.

Proposed Development: The Applicant is seeking approval to rezone the Property and develop the site with three (3) commercial buildings: a main building (the "Main Building"), and (2) auxiliary buildings ("Buildings A and B"). The Main Building is approximately 67,354.92 sf and will contain commercial, restaurant, and office space. Buildings A and B are approximately 4,875 sf each and will consist of commercial and restaurant space.

A Site Plan was not submitted with this request. The estimated water/sewer demand will be 7,223 gallons per day (gpd). At the time of development, when detail is provided for all the uses, the total water/sewer demand will be finalized.

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 an existing 12-inch water main at the intersection of NW 74th Street and NW 102nd Avenue to where the developer may connect and extend a 12-inch water main southerly along NW 102nd Avenue to the southeast corner of the Southern Parcel to provide service to the future development. *Final points*

of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection for the proposed development.

Any 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.

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.

The connection options to sewer may be as follows:

Option No. 1: There is an existing 8-inch gravity sewer within a 10-foot utility easement, within Folio No. 35-3017-037-1780, which is adjacent to the southwest corner of the Southern Parcel. The developer may connect to said 8-inch gravity sewer and extend a minimum 8-inch gravity sewer easterly, within Public Right-of-Way or WASD Utility Easement, to NW 102nd Avenue, then northerly along NW 102nd Avenue to the northeast corner of the Northern Parcel.

Option No. 2: There is an existing 8-inch gravity sewer located on NW 102nd Avenue, north of NW 74th Street, to where the developer may connect and extend a minimum 8-inch gravity sewer southerly along NW 102nd Avenue, to the southeast corner of the Southern Parcel (approximately 1,420 ft.). Please note that this point of connection is within another pump station basin, and approval from WASD's Modeling Section will be required.

Final points of connections and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer system.

The flows from the proposed development will be transmitted to Pump Station (PS) No. 1254 for connection Option No. 1 above, and to PS 1256 and PS 187 for Option No. 2 above. All pump stations are in OK Moratorium Status and unconditional allocation is allowed.

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.