

Memorandum



Date: November 5, 2024

To: Carlos Mejias
Assets Manager
TM Management Group
2460 NW 84th Avenue
Doral, FL 33122

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-Eurocon, LLC, City of Doral Land Use Amendment Application No. LAND-2405-0017 and Concurrent Zoning Application No. LAND-2405-0016

The Water and Sewer Department has received your request for a concurrency review of the City of Doral Land Use Amendment Application No. LAND-2405-0017 and Concurrent Zoning Application No. LAND-2405-0016 for the property located at 3265 NW 107th Avenue, with Folio No. 35-3029-1000-010 within the Municipality of Doral. The applicant is seeking an amendment to the Comprehensive Plan Future Land Use Map designation for the property from "Office" and "Office Residential", and is also seeking to rezone the property from "Office 3" to "MF-4 with Special Development Requirements" to develop the east side of the property with a mixed-use residential/commercial project.

Below please find preliminary information on the water and sewer infrastructure to support the proposed land use and zoning 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: Eurocon, LLC

Owner Name: Orlando Padron

Applicant Name: Carlos Mejias

Location: The subject application is located within approximately 6.81 acres (gross) at 3265 NW 107 Avenue, with Folio No. 35-3029-1000-010, within the Municipality of Doral.

Proposed Development: The Applicant is seeking approval to develop a mixed-use project on the east half of the Property. The Project consists of an eight-story building containing sixty (60) luxury residential condominium units on the top seven stories, and communal, retail, and commercial areas supporting a live-work lifestyle on the ground floor.

The property currently has two hotels that will remain. A Site Plan was not submitted with this request.

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.

The existing property is connected to water. If an additional connection to water is required, there is an existing 16-inch water main abutting the site along NW 107th Avenue and a 12-inch water main abutting the site along NW 33rd Street, NW 105th Avenue, and NW 31st Terrace, to where future development may be connected. *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.*

Please note that there are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which will need to be removed and relocated if in conflict with any future development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. 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 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.

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 existing property is connected to sewer. If another connection to sewer is required, the developer may connect to an existing 8-inch gravity sewer along NW 107th Avenue, NW 31st Terrace or NW 105th Terrace. *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. 0189 and PS No. 0187. Both pump stations are in OK Moratorium Status.

Please note that there are sewer mains within the property, either in existing dedicated R/W or easements, which appear to be in conflict with the proposed development and will need to be removed and relocated. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. 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 R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

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