

Memorandum



Date: June 22, 2016

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (DER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments - Lones Family Limited Partnership, ET AL
Application Z2012000156 - Revision # 3

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process.

Recommendation: Approval based on conditions noted below.

Application Name: Lones Family Limited Partnership, ET AL

Proposed Development: The applicant is seeking a Special Exception to permit a charter school serving 1,260 students in grades K through 8 on the property. The total square footage of the school will be 88,423 sq.ft. The total water demand for this development will be 10,611 gpd.

Project Location: The subject property is located west of SW 97th Avenue and on parcels north and south of SW 96th Street, in unincorporated Miami-Dade County with folio numbers 30-5005-002-0220, 30-5005-000-0120, 30-5005-000-0130, 30-5005-000-0150 and 30-5005-000-0252.

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

On June 22, 2016 a WASD Agreement No. 22907 was offered for the proposed development. According to the points of connection issued with the agreement, if additional points of service are required, then the developer is to connect to a 12-inch water main in SW 97th Avenue, abutting the eastern boundary of the property. If the Fire Department requires a new fire hydrant and/or fire lines / or if services are required from SW 96th Street, thence connect to an existing 12-inch water main in SW 97th Avenue and SW 96th Street and extend the same westerly in SW 96th Street as necessary to provide water service. Also if, the Fire Department requires a new fire hydrant and/or fire lines and /or if services are required from SW 98th Street, thence connect to a 12-inch water main in SW 97th Avenue and SW 98th Street and extend the same westerly in SW 98th Street as necessary to provide such service. Any public water main extension within the property shall be 8-inch minimum in diameter. If 2 or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with 2 points of connection.

A Water Supply Certification (WSC) letter was issued on June 16, 2016 for the proposed development with Agreement # 22907. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within WASD's sewer service area. The wastewater flows from this development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

North Side: As per points of connection given, for the North Site, a private pump station will be required as long as all legal requirements are met. The developer may connect to a 16-in force main in SW 97th Avenue, abutting the eastern boundary of the property.

South Side: As per points of connection given, for the South Site, a private pump station will be required as long as all legal requirements are met. The developer may connect to a 16-in force main in SW 97th Avenue, abutting the eastern boundary of the property.

WASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.