

# Memorandum



**Date:** June 6, 2014

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources (RER)

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

**Subject:** DT Miami, LLC ( Rapid Transit Development )  
DIC Application No. Z2014000059

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

**Recommendation:** Approval based on conditions noted below, and on resolution of the conflict with the existing 30-inch water main along NW 6<sup>th</sup> St. and the 60-inch sanitary sewer force main along NW 4<sup>th</sup> St.

**Application Name:** DT Miami, LLC ( Rapid Transit Development )

**Proposed Development:** The applicant is requesting a review of the general site development plan for the rail station on +/- 9-acres of vacant land between NW 1<sup>st</sup> Ave. and the Metrorail ROW from NW 1<sup>st</sup> St. to NW 8<sup>th</sup> St.

The estimated total water demand in gallons per day (gpd) for this project is described below:

Projected Water Demand				
Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Rail system Operational +Platform	Sq.ft	211,000	5 gpd / 100 SF	10,550
Residential multifamily units (apartments)	each	1,111	150/unit	166,650
Retail space	Sq.ft	177,400	10 gpd / 100 SF	17,740
Hotel	Rooms	327	100gpd / room	32,700
Office Space	Sq.ft	1,155,000	5 gpd / 100 SF	57,750
<b>Total</b>				<b>285,390</b>

**Project Location:** The subject property is approximately 9 acres of vacant land located between NW 1<sup>st</sup> Ave. and the Metrorail ROW from NW 1<sup>st</sup> St. to NW 8<sup>th</sup> St., in the City of Miami.

**Water:** The subject project is located within MDWASD's service area. The source of water for the project is the Hialeah Preston Water Treatment Plant. There is a 12-inch water main along NW 1<sup>st</sup> Ave. and along NW 3<sup>rd</sup> St., to where the developer may connect for water service for each of the development sites. In addition, there is a 30-inch water main along NW 6<sup>th</sup> St. which is in conflict with the proposed platform for the rail project. The applicant and MDWASD are currently addressing the construction and cost of a parallel pipe to bypass the conflict. Approval of this application is pending resolution of this issue. Please note that water main extensions may be required. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time the MDWASD Agreement is offered. The Certification is required to assure adequate water supply is available to all water users of the MDWASD

as required by 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.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters is obtained.

**Sewer:** The subject project is located within MDWASD's service area. There are existing sanitary gravity sewer lines in the vicinity of the project on NW 6<sup>th</sup> St., NW 5<sup>th</sup> St., NW 4<sup>th</sup> St., NW 3<sup>rd</sup> St., NW 2<sup>nd</sup> St., NW 1<sup>st</sup> St. and along NW 1<sup>st</sup> Ave. south of NW 8<sup>th</sup> St. where the developer may connect for service. In addition, there is a 60-inch force main along NW 4<sup>th</sup> St., which is in conflict with the proposed platform for the rail project. The applicant and MDWASD are currently addressing the construction and cost of a parallel pipe to bypass the conflict. Approval of this application is pending resolution of this issue.

Pump Station: 0001  
Yearly NAPOT: 7.16 Hrs  
Projected NAPOT: 7.93 Hrs  
Projected NAPOT including this project flows: 7.98 Hrs

The Central District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD 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-2A(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.

**Water Conservation:** All future development for the subject area 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.

In addition, please note that Section 8A-381 (c) of the Miami-Dade County Code estates that,  
***“Effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.”***

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](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

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