

# Memorandum



**Date:** January 14, 2015

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

**From:** Maria A. Valdes, CSM, LEED<sup>™</sup> Green Associate  
Chief, Comprehensive Planning & Water Supply Certification Section

**Subject:** DIC # 14-139 Department of Planning & Zoning Director

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. The comments provided below are general for the subject area and as individual parcels are developed, they will be addressed on a case by case basis.

**Recommendation:** Approval based on conditions noted below.

**Application Name:** DP&Z Director

**Proposed Development:** Rezone area to Country Club Urban Area District (CCUAD)

**Project Location:** The subject property is north of State Road 826 (Palmetto Expressway), east of theoretical extension of NW 62 Avenue, west of NW 57<sup>th</sup> Avenue (Red Road), and south of NW 183<sup>rd</sup> Street (Miami Gardens Drive).

**Water:** The subject project is located within MDWASD's service area. Public water mains (mainly 12-inch) exist throughout the area, and the existing developed parcels are currently being served by MDWASD. There is an active MDWASD Agreement for the vacant land located on the northwest area of the application site, south of NW 183<sup>rd</sup> Street, and west of NW 59<sup>th</sup> Avenue. The infrastructure required for the future development included in said Agreement No. 19842, is currently in the process of being conveyed to MDWASD.

The source of water for this project is the Hialeah Preston Water Treatment Plant. 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 are obtained.

All new developments will require a Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department. Said Certification will be issued at the time connection to the water infrastructure is requested. 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.

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

**Sewer:** The subject project is located within MDWASD's service area. Public sanitary sewer exist throughout the area, and the existing developed parcels are currently being served by MDWASD. The sanitary sewer infrastructure required under MDWASD Agreement No. 19842 is currently in the process of being conveyed.

The application site is within three pump station basins. Pump station basin No. 483 located south of NW 183<sup>rd</sup> St. and north of NW 176<sup>th</sup> St., pump station basin No. 401 located south of NW 176<sup>th</sup> St. and north of the canal, and pump station basin No. 462-pvt located south of the canal serving the remainder southern portion of the application.

Below is the current status of the Nominal Average Pump Operating Time (NAPOT) for the pump stations serving the pump station basins noted above. Basin No. 462-pvt is served by private pump stations. Note that pump station No. 483 is under conditional moratorium, and any future development in the area is subject to said status.

Pump Station: 0483  
Yearly NAPOT: 9.46 Hrs  
Projected NAPOT: 10.43 Hrs  
Pump Station Status: Conditional Moratorium

Pump Station: 0401  
Yearly NAPOT: 0.43 Hrs  
Projected NAPOT: 1.61 Hrs  
Pump Station Status: OK

The North 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.

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)

Below please find additional links to the Miami-Dade County 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>

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