

# Memorandum



**Date:** June 1, 2015

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

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

**Subject:** Zoning Application Z2015000012 – The Seed School of Miami  
(REVISION # 2)

*Maria A. Valdes*

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. The revised plans submitted by the applicant on May 4, 2015 do not impact the water and sewer comments, therefore the comments remain the same.

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

**Application Name:** The Seed School of Miami

**Proposed Development:** A Charter School to include 4 buildings and a single family residence for the head of the school, staff apartments and dorms. The respective square footage is as described below along with the total water demand:

Water Demand				
Proposed Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Dorms	EA	400	100gpd/bed	40,000
Apartments	EA	12	150gpd/unit	1,800
High/Middle School classroom	sq.ft.	60,584	12gpd/100 sq.ft.	7,270
School Office/Admin:	sq.ft.	3,400	12gpd/100 sq.ft.	408
Gym/Cafeteria	sq.ft.	21,336	12gpd/100 sq.ft.	2,560
Head of School Residence (3,230 sq.ft.)	EA	1	320 gpd/unit	320
<b>TOTAL</b>				<b>52,358</b>

**Project Location:** The proposed project is located at 11025 SW 84<sup>th</sup> Street, with Folio No. 30-4031-000-0170, in unincorporated Miami-Dade County.

**Water:** The subject project is located within MDWASD's service area. The source of water for the project is Alexander Orr 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.

Per the addendum to MDWASD Agreement No. 21763, the developer shall connect to an existing 12-inch water main located in SW 84<sup>th</sup> Street west of SW 107<sup>th</sup> Avenue, and install a 12-inch water main westerly in SW 84<sup>th</sup> Street to a point west of SW 109<sup>th</sup> Avenue, connecting/interconnecting to an existing 12-inch water main at that location and to an existing 6-inch water main in SW 109<sup>th</sup> Avenue. Any other water main extension within the property

shall be 12-inch minimum diameter. If two 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 two (2) points of connection.

A revised Water Supply Certification (WSC) letter was issued on May 18, 2015. The WSC is required 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 Water Supply Certification Program, please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

**Sewer:** The proposed development is located within the MDWASD sewer service area, and served by the South District Wastewater Treatment Plant (WWTP) for treatment and disposal of the sanitary sewer. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

Per the addendum to the MDWASD Agreement No. 21763, the developer shall install a private sewer pumping station, as long as all legal requirements are met. The developer shall connect to an existing 10-inch force main located in SW 84<sup>th</sup> Street partially abutting the southern boundary of the property and install a minimum 8-inch force main as required to connect to the proposed private pump station. Other points of connection may be established subject to approval of the Department.

Connection to the sanitary sewer is 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.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

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>

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

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