

# Memorandum



**Date:** August 23, 2016

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

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

**Subject:** Zoning Application Comments - AMB Codina Beacon Lakes ET AL  
Application # Z2015000139 – Revision # 2

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject project. Please note that there is development included in this application that is connected to the water and sewer infrastructure. The comments provided below apply for the new proposed development.

Application Name: AMB Codina Beacon Lakes ET AL

Location: The proposed project is located between N.W. 12<sup>th</sup> Street and N.W. 25<sup>th</sup> Street between N.W. 117<sup>th</sup> Avenue and N.W. 137<sup>th</sup> Avenue with Folio No's. 30-3936-003-0010, 30-3935-007-0010, 30-3935-007-0050, 30-3935-007-0090, 30-3936-000-0011, 30-3936-000-0012, 30-3936-000-0019, 30-3936-000-0024, 30-3936-001-0070, 30-3936-003-0030, 30-3936-003-0030, 30-3935-000-0020, 30-3936-000-0022, 30-3936-002-0010, 30-3936-002-0010, 30-3936-002-0050, 30-3936-001-0010, 30-3935-000-0045, 30-3935-007-0060, 30-3935-007-0110, 30-3935-007-0120, 30-3935-007-0120, 30-3935-008-0030, 30-3935-013-0040, 30-3935-013-0010, 30-3935-013-0020, 30-3935-007-0030, 30-3935-008-0010, 30-3935-015-0010, 30-3935-008-0020, 30-3936-002-0030, 30-3936-002-0040, 30-3935-007-0100, 30-3936-001-0060, 30-3935-014-0010, 30-3936-003-0020, 30-3936-002-0020, 30-3935-011-0001, 30-3935-009-0001, 30-3939-000-0014, 30-3936-000-0016, 30-3936-000-0017, 30-3936-000-0021, 30-3936-000-0180, 30-3936-000-0120, in unincorporated Miami-Dade County, adjacent and within the Urban Development Boundary (UDB).

Application Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of 6,085,761 square feet of warehouse, 175,000 square feet of office space, and 495,000 square feet of retail space. The total water demand for said development will be 119,108 (gpd).

Water: The proposed development is located within the WASD water service area. The water supply will be provided by the Hialeah-Preston 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.

Block "A" Northern Section: There are existing 12-inch water mains along NW 121<sup>st</sup> Ct. and NW 25<sup>th</sup> Street. The area that is south of NW 25<sup>th</sup> Street and bounded on the west by theoretical NW 121<sup>st</sup> Avenue and on the east by the Florida Turnpike has a WASD Agreement No. 22553 that was executed on May 3, 2016 for the development of 308,028 square feet of office building, 89,400 square feet of warehouse use and 78,920 square feet of office use. Per said Agreement, 12-in water mains extensions will be required to serve the proposed development.

Additionally, adjacent to the west of Agreement No. 22553, a WASD Agreement No. 22778 was executed on May 9, 2016 for the development of 243,058 square feet of warehouse use. Per said Agreement, 12-in water mains extensions will be required to serve the proposed development.

**Block "A" Southern Section:**

This area is south of the two agreements referenced above, will require water main extensions to provide water service to the area. Furthermore, the area that is south of theoretical NW 20<sup>th</sup> Street has a WASD Agreement No. 22954 that was requested on May 12, 2016 for the development of 362,800 square feet of retail and 26,000 square feet of full service restaurant.

**Block "B" and Block "C":** There are 12-inch water mains within these areas to where the Developer may connect to extend new 12-inch water mains as required to serve the future developments. In addition, for Block B, WASD Agreement No. 22957 was offered on August 1, 2016 for the construction of 316,570 square feet of industrial/warehouse use and WASD Agreement No. 22530 was executed on January 11, 2016 for the construction of 115,358 square feet of industrial/warehouse use. Furthermore, for Block C a WASD Agreement No. 23017 was requested on June 20, 2016 for the construction of 179,259 square feet of industrial/warehouse use. Final points of connection and capacity approval to connect to the water system for Blocks A, B, and C, will be provided at the time the applicant request connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the future developments. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. 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 WASD's 20-year Water Use Permit.

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. Furthermore, 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)

**Sewer:** The proposed development is located within the Water and Sewer Department's (WASD) 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. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

**Block "A" Northern Section:** The area that is south of NW 25<sup>th</sup> Street and bounded on the west by theoretical NW 121<sup>st</sup> Avenue and on the east by the Florida Turnpike has a WASD Agreement No. 22553 that was executed on May 3, 2016. Per said Agreement, the Developer is to connect to an existing 10-inch gravity sewer partially abutting the western boundary the property south of the northwestern corner on NW 121<sup>st</sup> Court and to an existing 8-inch gravity sewer in NW 121<sup>st</sup> Court abutting the western boundary of the property north of the southwestern corner.

Additionally, adjacent to the west of Agreement No. 22553, a WASD Agreement No. 22778 was executed on May 9, 2016. Per said Agreement, the developer shall connect to a proposed 8-inch gravity sewer (Agreement ID No. 22553, if conveyed by the time this project is ready for construction, which does not have approved plans yet) in an access easement within the property, east of NW 121<sup>st</sup>

Court, at a point north of proposed NW 22<sup>nd</sup> St, and extend the same 8-inch gravity sewer westerly/northerly in an access easement within the property, as required to provide service to the proposed development. If Unity of title does not apply, then any other gravity sewer within the property shall be public and 8-inch minimum diameter.

If Agreement ID No. 22553 is not conveyed by the time this project is ready for construction, the developer shall connect to an existing 10-inch gravity sewer in NW 121<sup>st</sup> Court at proposed NW 22<sup>nd</sup> Street, and extend an 8-inch gravity sewer easterly in an access easement within the property, as required to provide service to the proposed development. If Unity of title does not apply, then any other gravity sewer within the property shall be public and 8-inch minimum diameter.

Final points of connection and capacity approval to connect to the sewer system for other parcels within the northern portion of Block A will be provided on a one to one basis as the proposed developments request connection to the sewer system.

**Block "A" Southern Section:** The area south of the two agreements referenced above will require a public pump station. The nearest point of connection is an existing 12-inch sanitary sewer force main on NW 25<sup>th</sup> Street from where a new eight (8)-inch sanitary sewer force main may be extended to the developer's property as required. Any proposed sewer extension inside the developer's property shall be eight (8)-inch minimum. Please note that a dedicated 45 feet by 65 feet tract site for a proposed pump station must be dedicated by the developer along with furnishing and installing an emergency generator with building at the pump station site for the aforementioned proposed WASD public pump station. Any public gravity sewer within the property shall be 8-inch minimum diameter.

For the southern portion of Block A, a WASD Agreement No. 2954 was requested on May 12, 2016.

**Block "B" and Block "C":** For the new development within Block C, there is an 8-inch sanitary sewer gravity system along NW 14<sup>th</sup> Street to where the developer may connect to provide sewer service. For the proposed development within Block B, there is an existing 8-inch sanitary sewer gravity system along NW 132<sup>nd</sup> Place, NW 129<sup>th</sup> Avenue, to where the developer may connect to provide sewer service provided there is sufficient depth and no obstacles to obstruct construction. Please note that for Block B Agreement No. 22957 was offered on August 1, 2016 and Agreement No. 22530 was executed on January 11, 2016. Additionally, for Block C Agreement No. 23017 was requested on June 20, 2016. Connection to the sanitary sewer system for other areas without sewer infrastructure will be provided on a one to one basis as the proposed developments request connection to the sewer system.

Final points of connection and capacity approval to connect to the sewer system for Blocks B, and C, will be provided at the time the applicant request connection to the sewer infrastructure.

In addition, 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.

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.

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

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.