

Memorandum



Date: April 14, 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 – HUMBERT LORENZO, JR.
Application No. Z2016000012 – Revision # 1

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. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: HUMBERT LORENZO, JR.

Location: The proposed project is located at 7538 S.W. 64th Street with folio No. 30-4026-000-0570, in unincorporated Miami-Dade County. Please note that the parcel with folio 30-4026-000-0600 that is abutting the project site on the western boundary of the property was not included as part of this application.

Proposed Development: Proposed development of 2 Single Family Residences. According to the Applicant, each of the single family residences will be approximately 6,000 sq.ft. The applicant is requesting that if their primary request is not granted, which is the change from one 2.39 acre parcel to one EU-1 lot and 2 EU-s lots, the Board grant three EU-1 lots, even though 2 of the lots would be non-conforming, since they do not have the size required for the EU-1 zoning.

The estimated water demand for the proposed project will be 1,100 (gpd).

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.

There is an abutting 8-inch water main on S.W. 76th Avenue, and S.W. 64th Street to where the developer may connect to provide water service to the development. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant request connection to the water infrastructure.

A Water Supply Certification (WSC) letter will be required for all future development to ensure that adequate water supply is available. The WSC will be issued at the time the applicant request connection to the water system. 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.

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.

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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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The existing facility is currently on septic. There is no sanitary sewer infrastructure in close proximity to this project within WASD's sewer service area.

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.