

Memorandum



Date: December 19, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - 8445 Galloway, LLC
Application No. Z2025000111 - Revision # 1 - (Pre-App. No. Z24P-292)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: 8445 Galloway, LLC

Location: The proposed project is located on approximately 0.91 acres at 8445 SW 94th Street, with Folio No. 30-5003-000-0630, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting the withdrawal of the submitted general development plan and associated request for Special Exception and hereby replaces said request with a new request for a district boundary change from EU-M (Single-Family Estate Modified Use District) to MCD (Mixed-Use Corridor District), in order to develop a mixed-use project with 42 apartment units (Low Density) and 1,084 sq. ft. of retail, as per concurrent zoning application Z2025000110.

The estimated total water demand for the proposed project will be 5,778 gallons per day (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 System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water. There is an existing 8-inch water main (E3103-1) abutting the property along SW 94th Street; however, per WASD's Rules and Regulations since the proposed development is considered a mixed-use project, a water main extension along one side will be required and must be connected to a minimum 12-inch water main. Therefore, there is an existing 16-inch water main (EU1197-1) located at the intersection of SW 96th Street and SW 84th Avenue to where the developer may connect and extend a new 12-inch water main northerly along SW 84th Avenue to SW 94th Street, thence extend the same 12-inch water main westerly along SW 94th Street to the southwestern corner of the property, interconnecting to an existing 8-inch water main (E3103-1) at that location, in order to provide water service to the proposed development.

Alternatively, there is a 12-inch water main (E2958-2) located at the intersection of SW 87th Avenue and SW 94th Street to where the developer may connect and extend a new 12-inch water main easterly along

SW 94th Street to the southeastern corner of the property, interconnecting to an existing 8-inch water main (E3103-1) at that location, in order to provide water service to the proposed development.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the future development. 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.

For more information on the Water Supply Certification 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 and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, 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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is no sanitary gravity sewer connection in close proximity to this project within WASD's sewer service area. There is an existing 8-inch sanitary gravity sewer system (ES6428-1; MH # 1) located in SW 94th Street and SW 87th Avenue, approximately 950 feet west of the subject property, to where the developer may connect and extend a new 8-inch gravity sewer easterly AT FULL DEPTH along SW 94th Street to the southeast corner of the property, in order to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. **The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.** Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 820, P.S. No. 536, or P.S. No. 559. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. No. 820

Existing NAPOT: 3.20 hrs.
Proposed Development: 5,778 gpd
Proposed Projected NAPOT: 4.08 hrs.

P.S. No. 536

Existing NAPOT: 6.24 hrs.
Proposed Development: 5,778 gpd
Proposed Projected NAPOT: 6.24 hrs.

OR

P.S. No. 559

Existing NAPOT: 4.37 hrs.
Proposed Development: 5,778 gpd
Proposed Projected NAPOT: 4.37 hrs.

Connection to the sanitary sewer system is 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 CDM. 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 contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or maval@miamicity.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamicity.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamicity.gov.