

## 18. WASTEWATER MANAGEMENT

- A. Provide, in the table given below, the projected wastewater generation at the end of each phase of development and proposed wastewater treatment. Identify the assumptions used to project this demand.**

The table below presents the wastewater generation calculations and sources:

<b>TABLE 18-1 WASTEWATER FLOWS</b>				
<b>Land Use</b>	<b>Number of Units</b>	<b>Sewage Loading (GPD/Unit)</b>	<b>Sewage Flows (MGD)(*)</b>	<b>Peak Sewage Flows (MGD)</b>
Single Family, detached	2,827 du	310 gpd/unit	0.877	2.4118
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.2430
Multi-Family	2,240 du	135 gpd/unit	0.303	0.8333
Retail	749,153 sf	5/100 gpd/sf	0.075	0.2060
Office	500,000 sf	5/100 gpd/sf	0.025	0.0688
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.0491
School				0.0000
	3,863 stud.	20 gpd/stud	0.077	0.2118
Staff	360	15 gpd/person	0.005	0.0138
<b>Total</b>			<b>1.832 MGD</b>	<b>5.037 MGD</b>
Source: Langan Engineers.				

(\*) MGD= Millions of Gallons per Day

The Average Daily Flow (A.D.D.) is 1.832 MGD

The Peak Sewage Flow (275% of A.D.D.) is 5.037 MGD

Rates were obtained from Miami-Dade County sewage flows used by the Miami-Dade County Water and Sewer Department (Miami-Dade County Code Section 24-43 (5) Sewage Loading).

- B. If applicable, generally describe the volumes, characteristics and pre-treatment techniques if any industrial or other effluents prior to discharge from proposed industrial-related use(s).**

No pretreatments are anticipated. In the event the industrial use requires a pre-treatment system, it will be design in accordance with FDEP and Miami-Dade County requirement for sanitary effluents.

- C. 1. If off-site treatment is planned, identify the treatment facility and attach a letter from the agency or firm providing the treatment outlining present and projected excess capacity of the treatment and transmission facilities through build-out, any other commitments that have been made for this excess and a statement**

**of ability to provide service at all times during or after development.**

Offsite treatment will be provided by Miami-Dade County Water and Sewer Department. A letter to Miami-Dade Water and Sewer requesting the above information has been requested and is in Exhibit 17-1 of the Water Supply section as it is addressed to Maria Valdes for both Water Supply and Wastewater Management. A response letter from Miami-Dade Water and Sewer is also included.

**2. If service cannot be provided, identify the required capital improvements, cost, timing, and proposed responsible entity necessary to provide service at all times during and after development.**

To be determined. City Park is planning to install an on-site reuse treatment facility to provide irrigation water to the project. It is expected that approximately 25% of the wastewater will be captured and used for reuse. The cost and operating entity will be determined during permitting and design.

**D. If septic tanks will be used on site, indicate the number of units to be served, general locations and any plans for eventual phase-out.**

No septic tanks are proposed. The project in its entirety will be served by public sanitary sewer lines.

**E. Indicate whether proposed wastewater service will be provided within an established service area boundary.**

When the project is brought within the Urban Development Boundary, Miami-Dade Water and Sewer Department will have the closest points of connection and would be the agency to provide service. The service area boundary will be limits of the overall development program shown on the survey provided.

**F. Applicant shall coordinate with Miami-Dade County Water and Sewer Department to develop a proposed water and sewer spine infrastructure network. The project shall evaluate the feasibility of greywater sources since the total project demand will be greater than 1 MGD, while identifying water use efficiency techniques in accordance with Miami-Dade County Code.**

The applicant is current coordinating with Miami-Dade County Water and Sewer Department (MDWASD) on identifying the proposed water and sewer spine network. Results of the MDWASD analysis will be provided upon receipt.

Please refer to the Water and Sewer Master Plan Exhibit 17-2 for a preliminary infrastructure requirement for the overall development program. MDWASD and the applicant are currently evaluating potential greywater sources for the project. The project will utilize groundwater wells and the proposed stormwater lakes to provide irrigation supply for the development program to reduce the potable water demand. The project will comply with Miami -Dade County Code Article III

Section 8-31 which regulates water compensation flow rates for all plumbing fixtures. The high efficiently plumbing fixtures and appliance shall comply with the table requirements per Miami-Dad County code or have received the U.S. Environmental Protection Agency (EPA) WaterSense Label.

**Exhibit 18-1**  
**Letters to and from Service Providers**



October 1, 2025

**VIA EMAIL**

Ms. Maria Valdez  
Miami-Dade Water and Sewer Department  
3071 S.W. 38<sup>th</sup> Avenue  
Miami, Florida 33146

**Re: City Park DRI  
Potable Water and Wastewater Management**

Dear Ms.Valdez:

In accordance with Chapter 380.06, Florida Statutes, regarding Developments of Regional Impact (DRI), we are required to obtain information from Miami-Dade Water and Sewer Department (WASD) on its ability to provide the proposed City Park development with sanitary sewer collection, treatment and disposal services.

Lennar Homes is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **City Park DRI** consists of 990 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west.

Enclosed for your use are the following:

- Aerial Photograph showing project location
- Table describing the proposed development program
- Tables describing potable water supply wastewater generation rates

Please indicate in your response whether the present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment and capacity necessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated.

If you have any questions, please do not hesitate to contact me at (305) 663-5800.

Sincerely,

A handwritten signature in blue ink that reads "Rob Curtis".

Rob Curtis  
The Curtis Group

**Aerial Photograph**



## **Development Program**

The Applicant proposes development of the following mix of uses:

<b>TABLE 1 Proposed Development Program</b>	
<b>Land Use</b>	<b>Units (2026 – 2036)</b>
<b>Residential</b> - Single Family Detached - Single Family Attached - Multi-Family	1,029 homes 4,532 townhomes 2,239 units
<b>Retail</b>	749,153 sf
<b>Office</b>	500,000 sf
<b>Industrial</b>	892,484 sf
<b>Schools</b>	Elementary – 1,011 students Middle – 1,222 students High School – 1,630 students
<b>Community Uses, Open Space, Parks</b>	249.5 acres

The following table shows potable water demand for the project:

<b>TABLE 17-1 POTABLE WATER DEMAND</b>				
<b>Land Use</b>	<b>Number of Units</b>	<b>Water Use (GPD/Unit)</b>	<b>Potable Water Demand (MGD)(*)</b>	<b>Maximum Water Demand (MGD)</b>
Single Family, detached	2,827 du	310 gpd/unit	0.877	1.973
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.017
Multi-Family	2,240 du	135 gpd/unit	0.303	0.682
Retail	749,153 sf	5/100 gpd/sf	0.075	0.043
Office	500,000 sf	5/100 gpd/sf	0.025	0.079
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.029
School				
	3,863 stud.	20 gpd/stud	0.077	0.144
Staff	360	15 gpd/person	0.005	0.011
<b>Total</b>			<b>1.832 MGD</b>	<b>4.007 MGD</b>
Source: Langan Engineers.				

(\*) MGD= Millions of Gallons per Day

The Average Daily Demand (A.D.D.) is 1.832 MGD

The Maximum Daily Demand (225% of A.D.D.) is 4.007 MGD

The Peak Hour Demand (450% of A.D.D.) is 0.343 MGH



The following table shows sanitary sewer demand for the project:

<b>TABLE 18-1 WASTEWATER FLOWS</b>				
<b>Land Use</b>	<b>Number of Units</b>	<b>Sewage Loading (GPD/Unit)</b>	<b>Sewage Flows (MGD)(*)</b>	<b>Peak Sewage Flows (MGD)</b>
Single Family, detached	2,827 du	310 gpd/unit	0.877	2.4118
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.2430
Multi-Family	2,240 du	135 gpd/unit	0.303	0.8333
Retail	749,153 sf	5/100 gpd/sf	0.075	0.2060
Office	500,000 sf	5/100 gpd/sf	0.025	0.0688
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.0491
School				0.0000
	3,863 stud.	20 gpd/stud	0.077	0.2118
Staff	360	15 gpd/person	0.005	0.0138
<b>Total</b>			<b>1.832 MGD</b>	<b>5.037 MGD</b>
Source: Langan Engineers.				

(\*) MGD= Millions of Gallons per Day

The Average Daily Flow (A.D.D.) is 1.832 MGD

The Peak Sewage Flow (275% of A.D.D.) is 5.037 MGD

Rates were obtained from Miami-Dade County sewage flows used by the Miami-Dade County Water and Sewer Department (Miami-Dade County Code Section 24-43 (5) Sewage Loading).