

Question 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.

Table 18-1 Wastewater Flows					
Proposed Development			Proposed Wastewater Flow		
Land Use	Amount	Units	Sewage Loading (GPD/Unit)	Sewage Flows (MGD*)	Peak Sewage Flows (MGD)
Residential	4,000	DU	200 GPD/unit	0.800	2.240
Retail	1,250,000	Sq.Ft.	5 GPD/100 sq.ft.	0.063	0.176
Office	2,300,000	Sq.Ft.	10 GPD/100 sq.ft.	0.230	0.644
Conference Center	200,000	Sq.Ft.	20 GPD/100 sq.ft.	0.004	0.011
Hotel	2,100	Sq.Ft.	100 GPD/room	0.210	0.588
Total				1.307 MGD	3.660 MGD

Source: Ford Engineers, Inc.

(*) MGD = Millions of Gallons per Day

The Maximum Daily Demand (280% of A.D. D.) is 3.660 MGD

Rates were obtained from Miami Dade Water and Sewer Department – “Schedule of Daily Rated Gallonage for Various Occupancy”. Land Use categories from the schedule were applied to our proposed development uses as follows:

- Residential – Used the Apartments rate of 200 gpd per unit
- Retail – Used the Shopping Centers (dry use) rate of 5 gpd/100 sq. ft.
- Office – Used the Office buildings rate of 10 gpd/100 sq. ft.
- Convention – Used the Warehouse/Industrial speculation building rate of 20 gpd/1000 sq. ft.
- Hotel – Used the Hotel/Motel rate of 100 gpd per room.

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

Based on the development program at this time, there are no industrial uses where pretreatment is anticipated.

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 buildout, 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.

A meeting with Miami Dade Water and Sewer Department was conducted to ensure offsite treatment can be provided to the project's proposed flow total as identified in Question 18.A. A letter from Miami-Dade Water and Sewer in response to our request for capacity availability is included in **Exhibit 18-1**. The letter provided is consistent with existing Department policies. The Applicant understands that a water and sewer agreement for water and sewer service with the Department will be required for all net new development within the project area, provided the Department is able to offer those services.

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.

Miami-Dade Water and Sewer Department has the capability to provide service during and after the development. The Applicant will need to pursue an agreement with the Department to ensure availability to provide service throughout the development stage of the project.

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.

There are no septic tanks proposed in this project. The proposed development will be served by public sanitary sewer lines.

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

The project is in Miami-Dade Water and Sewer Service Department service area boundary.

Exhibit 18-1
SANITARY SEWER SERVICE PROVIDER LETTER



Carlos Alvarez, Mayor

Water & Sewer
P.O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

November 4, 2010

Ms. Neha Shinde, AICP
The Curtis Group
7520 Red Road, Suite M
South Miami, FL 33145

Re: Capacity Availability
Southeast Overtown Park West Development of Regional Impact (DRI)
Increment III

Dear Ms. Shinde:

This letter is in response to your request for capacity availability within the Miami-Dade Water and Sewer Department's (MDWASD) service area for providing water and sewer services for the above referenced DRI.

The subject DRI is located in the City of Miami bounded on the north by Interstate 395, on the east by Biscayne Boulevard, on the south by NE/NW 5th Street, and on the west by Interstate 95. The source of water for the DRI is the Hialeah-Preston Water Treatment Plant (WTP). The Central District Wastewater Treatment Plant (CDWWTP) is the facility for treatment and disposal of the wastewater.

Water:

At the present time, capacity is available at the Hialeah-Preston Water Treatment Plant to serve the project's total water demand of 1,150,880 gallons per day (1.2 MGD), as provided by Ford Engineering. An evaluation of the proposed development rendered that additions of local water lines will be required for this DRI, as per the attached drawing. Please note that the line sizes indicated may need to be revised based on land use when the actual development projects are initiated. In addition, the capacity to deliver the necessary fire flows has been included in this evaluation. Fire hydrants will need to be included on the proposed lines to meet code requirements, plus due to the age of the respective water lines, replacement piping and or rehabilitation may be needed at the time the development projects go forward, particularly in connection with roadway projects. Furthermore, the applicant will be required to comply with water use efficiency techniques and landscape standards in accordance with provisions in the Miami-Dade County Code. Also, prior to approval of a building permit or its

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functional equivalent, the applicant will need to ensure that adequate water supply will be available for the project.

Sewer:

Average wastewater treatment capacity presently exists at the Central District Wastewater Treatment Plant for the proposed development densities. Nonetheless, due to the age of the respective sewer lines, replacement piping and or rehabilitation may be needed at the time the development projects go forward, particularly in connection with roadway projects. Please note that at the time the applicant requests an Agreement with MDWASD, capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree. Additional transmission capacity could also be required for this project. In addition, the applicant shall evaluate the feasibility of implementing reuse for this project.

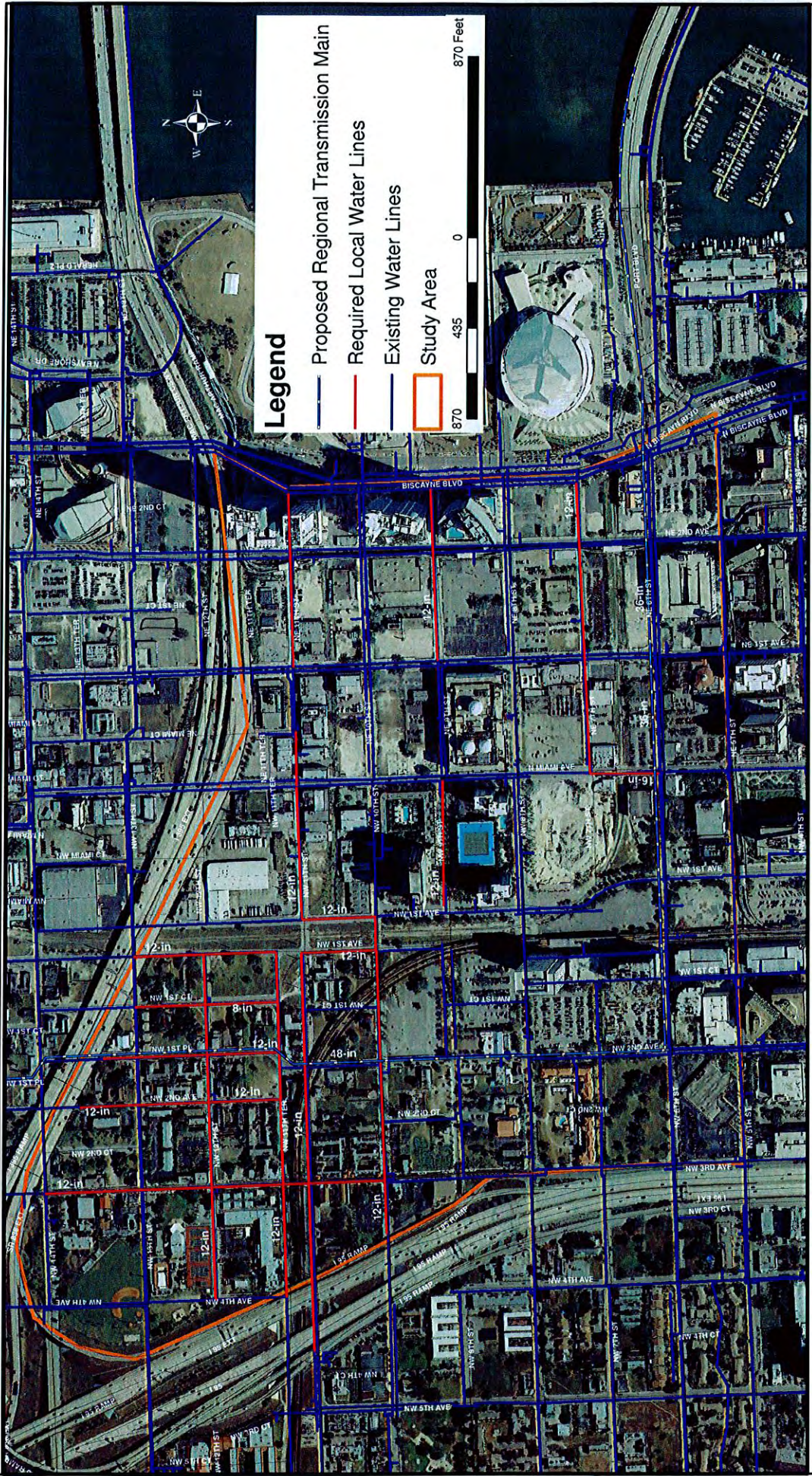
Availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject project are finalized, and upon the owner's request, we will be pleased to prepare an agreement for water and/or sewer service, provided the Department is able to offer those services at the time of the owner's request.

Should you have any questions, please call me at (786) 552- 8120 or contact Maria A. Valdes at (786) 552-8198.

Sincerely,



Bertha M. Goldenberg, P.E.
Assistant Director
Regulatory Compliance and Planning



Southeast Overtown, Park West DRI Increment III
Proposed Water Main Upgrades

Miami-Dade
Water and Sewer



August 2010

FORD ENGINEERS, INC.
 1950 NW 94th Avenue,
 2nd Floor
 Doral, Florida 33172
 Tel: (305) 477-6472
 Fax: (305) 470-2805

SE Overtown DRI - Existing and Proposed Flows					
Section-Categories	Existing Development	Existing Flow (GPD)*	Proposed Development	Proposed Flow (GPD)*	Flow Change (GPD)
Folklife Village					
Residential (DU)	70	14,000	600	120,000	106,000
Retail (SF)	8,148	407	75,000	3,750	3,343
Office (SF)	20,783	2,078	50,000	5,000	2,922
Convention (SF)	0	0	0	0	0
Hotel (Rooms)	0	0	0	0	0
Totals		16,486		128,750	112,264
Folklife District					
Residential (DU)	321	64,200	1,000	200,000	135,800
Retail (SF)	42,643	2,132	250,000	12,500	10,368
Office (SF)	9,316	932	100,000	10,000	9,068
Convention (SF)	9,891	198	0	0	-198
Hotel (Rooms)	0	0	100	10,000	10,000
Totals		67,462		232,500	185,038
Other SE Overtown					
Residential (DU)	259	51,800	400	80,000	28,200
Retail (SF)	5,156	258	75,000	3,750	3,492
Office (SF)	7,641	764	100,000	10,000	9,236
Convention (SF)	0	0	0	0	0
Hotel (Rooms)	0	0	0	0	0
Totals		52,822		93,750	40,928
Miami World Center					
Residential (DU)	0	0	2,000	400,000	400,000
Retail (SF)	31,501	1,575	720,000	36,000	34,425
Office (SF)	38,833	3,883	1,800,000	180,000	176,117
Convention (SF)	139,529	2,791	200,000	4,000	1,209
Hotel (Rooms)	0	0	1,800	180,000	180,000
Totals		8,249		800,000	791,751
Other Park West					
Residential (DU)	20	4,000	0	0	-4,000
Retail (SF)	48,313	2,416	130,000	6,500	4,084
Office (SF)	11,064	1,106	250,000	25,000	23,894
Convention (SF)	153,987	3,080	0	0	-3,080
Hotel (Rooms)	0	0	200	20,000	20,000
Totals		10,602		51,500	40,898

Category Totals	Existing Development	Existing Flow (GPD)*	Proposed Development	Proposed Flow (GPD)*	Flow Change (GPD)
Residential (DU)	670	134,000	4,000	800,000	666,000
Retail (SF)	135,761	6,788	1,250,000	62,500	55,712
Office (SF)	87,637	8,764	2,300,000	230,000	221,236
Convention (SF)	303,407	6,068	200,000	4,000	-2,068
Hotel (Rooms)	0	0	2,100	210,000	210,000
TOTAL		155,620		1,306,500	1,150,880

*Residential Area Flows assumed 200 GPD/unit
 Retail Areas assumed 5 GPD/100 s.f.
 Office Areas assumed 10 GPD/100 s.f.
 Convention assumed 20 GPD/1000 s.f.
 Hotels assumed 100 GPD/room

Ms. Maria Valdes
Miami-Dade Water and Sewer Department
3071 SW 38th Avenue
Room 554-30
Miami, FL 33146

Re: Southeast Overtown Park West DRI Update
Sanitary Sewer Service

Dear Ms. Valdes:

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 Authority on its ability to provide our project with sanitary sewer services.

The Southeast Overtown Park West Community Redevelopment Agency and the City of Miami as co-applicants are applying for the approval of Increment III of the Southeast Overtown Park West Development of Regional Impact (SEOPW DRI). The purpose of the DRI is to simplify and expedite the process for the impact review of large-scale development. The DRI is a Master Incremental DRI that establishes a development program that specifies the total amount of development that can be located anywhere within the DRI boundaries, subject to local land development regulations.

The SEOPW DRI area contains approximately 209 acres of urban development, and is generally bounded on the north by I-395, on the east by Biscayne Boulevard, on the south by NW/NE 5th Street, and on the west by I-95. An aerial map showing the project location is enclosed.

Also enclosed is a summary of the development program in table form showing the proposed land uses and amounts pursuant to the guidelines and standards in Chapter 28-24, F.A.C. Increment I and II which were originally approved in 1988 and 1992 respectively, and Increment III, which is currently being proposed, specify the type and intensity of land use in the SEOPW area for the next 10 years. We will notify you if the development program for Increment III is adjusted.

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

I respectfully request your expedited written response, 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 call me at (305) 663 5800.

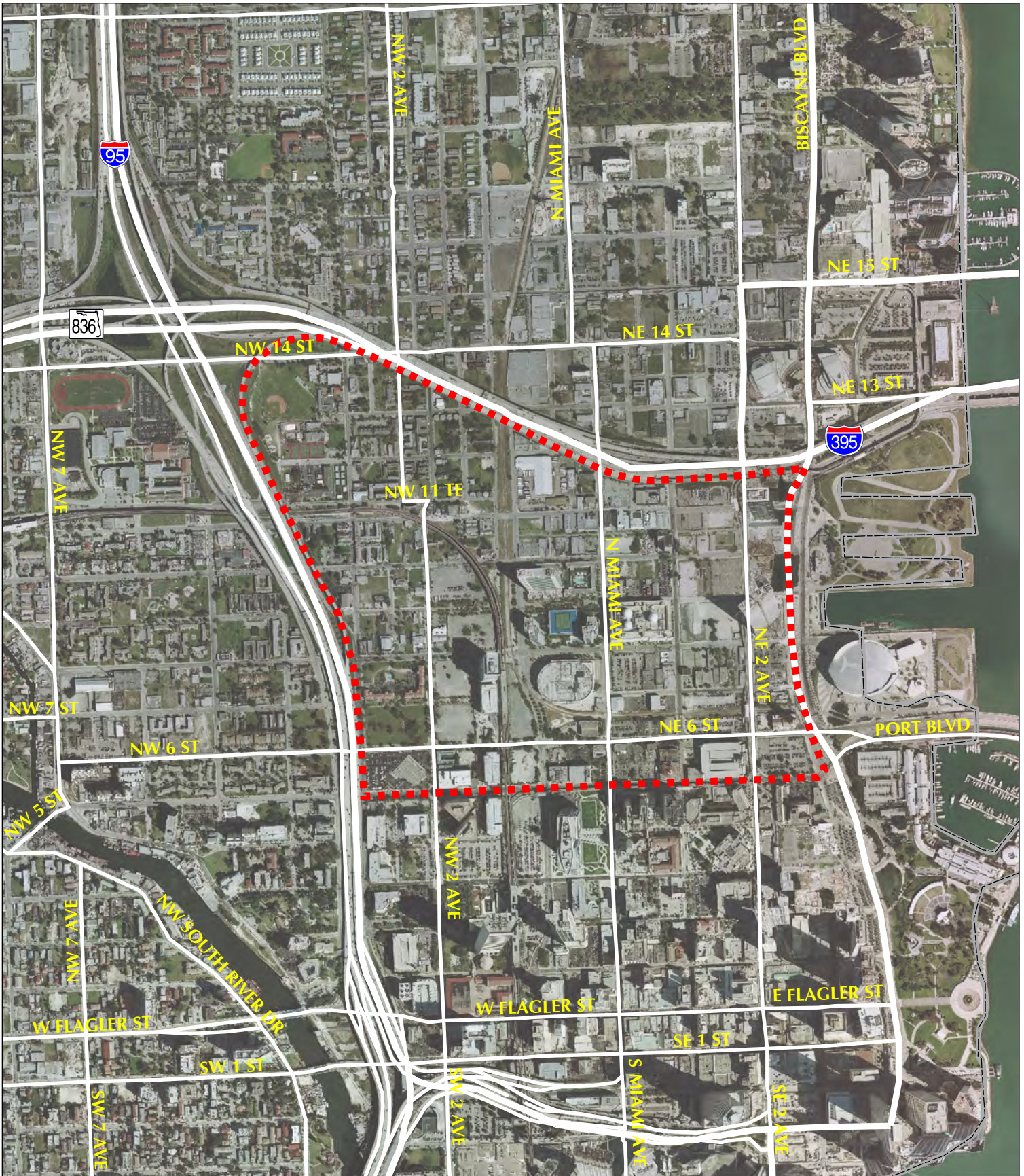
Thank you.

Sincerely,



Neha Shinde

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LEGEND

 Southeast Overtown Park West DRI Boundary



Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2009
 0 500 1000 2000 Feet

AERIAL MAP

SEOPW DRI - INCREMENT III

Table 1
SEOPW DRI – Proposed Development Program for Increment III

Use	Units	Increment III Proposed Development Program
Office	SF	2,300,000
Retail	SF	1,250,000
Residential	DU	4,000
Hotel	Rooms	2,100
Recreation	Seats	8,000
Convention	SF	200,000