Memorandum

MIAMI-DADE COUNTY

Date: August 11, 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 - ELK Capital, LLC
Application No. Z2016000071 – 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: ELK Capital, LLC

Location: The proposed project is located at 18801 West Dixie Highway with Folio No. 30-2203-000-0170, in unincorporated Miami-Dade County.

Proposed Development: District Boundary Change from to Mixed Use Main Street (MM) to Mixed Used Corridor (MC). No site plans was submitted with this application.

Water: The proposed development is located within the City of North Miami Beach water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

Sewer: The proposed development is located within the WASD's sewer service area. The property is currently on septic. A site plan was not submitted with this application and thus the sewer loading on the sewer system cannot be calculated at this time. The closest gravity sewer system to the vicinity of this project is an 8-inch sanitary gravity sewer line located 100 feet to the west of the intersection of West Dixie HWY and NE 190th Street, provided that there is sufficient depth and that there are no obstacles that would preclude construction of the sewer facilities.

Please note that said gravity sewer system is in another sanitary sewer basin and if connection to said basin is allowed, the sewage flow from the proposed development would be transmitted to Pump Station (P.S.) 394 and P.S. 423. Currently P.S. 423 is in OK Moratorium Status, **but P.S. 394 is currently on Absolute Moratorium (AM). Nonetheless, DERM is allowing conditional allocation as a new Pump Station and Force Main are under construction. Said new Pump Station and Force Main are scheduled to be completed by the end of November 2016.**

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 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.