

Memorandum



Date: September 12, 2016

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (DER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Modeling Section

Subject: Zoning Application Comments - Filmore & Lincoln, LLC
Application No. Z2016000072 - 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.

Application Name: Filmore & Lincoln, LLC

Location: The proposed project is located at 18626 NE 24th PL with Folio No. 30-2204-002-0060, in unincorporated Miami-Dade County.

Proposed Development: District Boundary Change from Residential Modified (RM) to Mixed Use Corridor (MC) within the OJUS Urban Area Zoning District (OUAD).

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 wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

There is an 8-inch sanitary gravity line abutting the property along NE 24th Place to where the developer may connect to provide sewer service. Currently, the project site does not have a sewer account. A site plan was not submitted with this application and thus the sewer loading on the sewer system cannot be calculated, nonetheless, the current status of the sewer Pump Stations are provided below.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 394 and P.S. 423. Currently P.S. 423 is in OK Moratorium Status, but please note that P.S. 394 is currently on Absolute Moratorium (AM). This pump station is scheduled to be completed by December 31, 2016. DERM will be issuing conditional allocation letters for new projects connecting to the new PS 394.

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.