

Memorandum



Date: November 20, 2008
To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

Agenda Item No. 5(H)

From: George N. Burgess
County Manager 

Subject: Governmental Facilities Hearing Application GF08-02 South Dade Water Reclamation Facility for the Water and Sewer Department

RECOMMENDATION

It is recommended that the Board approve the attached resolution authorizing the erection, construction, and operation of the South Dade Water Reclamation Facility located on the north side of S.W. 240 Street and approximately 250 feet west of S.W. 97 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by General Services Administration (GSA) at the request of the Miami-Dade Water and Sewer Department (WASD) and is recommended for approval. An accompanying item that requests approval of the Contract for Sale and Purchase of the approximately 29.80-acre subject property is also on today's agenda for your consideration.

LOCATION: North side of S.W. 240 Street and approximately 250 feet west of S.W. 97 Avenue, unincorporated Miami-Dade County.

COMMISSION DISTRICT: 8

COMMISSION DISTRICT IMPACTED: Countywide

FOLIO NUMBERS: 30-6020-000-0014 and 30-6020-000-0015

SIZE: Approximately 29.80-acres

BACKGROUND: On November 15, 2007 the South Florida Water Management District (SFWMD) issued a 20-year Water Use Permit to WASD. The permit requires that WASD develop and implement a number of alternative water supply projects. Among these alternatives is a requirement that WASD design, construct, and operate a 30 million gallon per day (mgd) water reclamation facility to recharge the Biscayne Aquifer by December 23, 2013. This design would yield approximately 18.6 mgd of finished potable water.

WASD retained the firm of CDM Camp Dresser McKee Inc. to design the facility. CDM evaluated several sites in the vicinity of the existing South District Wastewater Treatment Plant (SDWWTP). The firm concluded that this property was the most suitable for the proposed South Dade Water Reclamation Facility Project.

Surrounding land uses to the proposed South Dade Water Reclamation Facility site consist of agricultural lands to the north, south, and east, and a privately owned and operated recycling facility to the west. In close proximity to the site is the County-owned

SDWWTP, which is located approximately 250 feet to the east, across SW 97 Avenue, and the South Dade Landfill, which is located immediately south of the SDWWTP. The closest residential development is located approximately 3,500 feet to the north at S.W. 97 Avenue and S.W. 229 Street.

ZONING:

The property is zoned AU, (Agricultural District) and is situated within the Urban Expansion Area Boundary for 2015. For this reason, a Governmental Facilities hearing is required pursuant to Section 33-303 of the Miami-Dade County Code. This Governmental Facilities Hearing requesting approval of the erection, construction, and operation of the South Dade Water Reclamation Facility is being presented to the Board of County Commissioners simultaneously with the item requesting approval of the Contract for Sale and Purchase.

JUSTIFICATION:

The purpose of this application is to authorize the erection, construction, and operation of the South Dade Water Reclamation Facility at the proposed location in order to comply with the Alternative Water Supply Plan required by the SFWMD. The 20-year Water Use Permit granted by the SFWMD requires that WASD, among other projects design, construct, and operate a 30 million gallon per day water reclamation facility to recharge the Biscayne Aquifer no later than December 23, 2013. This project is critical to ensure future water needs for the County.

**FACILITY
DESCRIPTION:**

The Water Reclamation Facility will consist of a 124,470 square foot building. 75,000 square feet of land will be reserved for future expansion of the building.

The design of the South Dade Water Reclamation Facility (SDWRF) resembles the full scale Advanced Water Purification Facility (AWPF) in operation in Orange County, California. The SDWRF will receive treated effluent from the South District Wastewater Treatment Plant (SDWWTP) and provide advanced treatment consisting of membrane filtration, reverse osmosis, and ultra violet/advanced oxidation disinfection. The advanced treatment will remove chemical and biological contaminants including pharmaceuticals and cryptosporidium.

**DEVELOPMENT
SCHEDULE:**

As per the 20 Year Water Use Permit No.13-00017-W with the SFWMD this project must be expedited. The permit requires that this project be built and operational by December 23, 2013. The design portion of this project is in progress and the construction is due to start in 2010.

FUNDING:

The South Dade Water Reclamation Facility is to be funded through Sewer Construction Plant Expansion Funds and WASD Revenue Bonds. The total project costs including land acquisition, design and construction of the plant and associated pipelines is estimated to be \$361 million.

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SITE REVIEW COMMITTEE: The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Committee reviewed this project on August 13, 2008. The Miami-Dade Water and Sewer Department addressed the issues raised during the review process and satisfied the Committee's requirements.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in the area and the nature of the impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

MONITOR: Shannon Clark, Real Estate Officer

DELEGATED AUTHORITY: This resolution authorizes the erection, construction, and operation of the South Dade Water Reclamation Facility.



Director
General Services Administration

Date: November 20, 2008

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing Application GF08-02 South Dade Water Reclamation Facility for the Water and Sewer Department

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction, and operation of the South Dade Water Reclamation Facility, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by General Services Administration (GSA) at the request of the Miami-Dade Water and Sewer Department (WASD) and is recommended for approval. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations.

BACKGROUND

On November 15, 2007 the South Florida Water Management District (SFWMD) issued a 20-year Water Use Permit to WASD. The permit requires that WASD develop and implement a number of alternative water supply projects. Among these alternatives is a requirement that WASD design, construct, and operate a 30 million gallon per day water reclamation facility to recharge the Biscayne Aquifer by December 23, 2013. This design would yield approximately 18.6 mgd of finished potable water.

WASD retained the firm of CDM Camp Dresser McKee Inc. to design the facility. CDM evaluated several sites in the vicinity of the existing County owned South District Wastewater Treatment Plant (SDWWTP). The firm concluded that this property was the most suitable for the proposed South Dade Water Reclamation Facility Project.

PROJECT DESCRIPTION

Surrounding land uses to the proposed South Dade Water Reclamation Facility site consist of agricultural lands to the north, south, and east, and a privately owned and operated recycling facility to the west. In close proximity to the site is the SDWWTP, which is located approximately 250 feet to the east, across S.W. 97 Avenue, and the South Dade Landfill, which is located immediately south of the SDWWTP. The closest residential development is located approximately 3,500 feet to the north at S.W. 97 Avenue and S.W. 229 Street.

The Water Reclamation Facility will consist of a 124,470 square foot building. There is 75,000 square feet of land area reserved for future expansion of the building.

DESIGN ELEMENTS:

The design of the South Dade Water Reclamation Facility resembles the full scale Advanced Water Purification Facility (AWPF) being operated in Orange County, California. The SDWRF will receive treated effluent from the South District Wastewater Treatment Plant (SDWWTP) and provide advanced treatment consisting of membrane filtration, reverse osmosis, and ultra violet/advanced oxidation disinfection. The advanced treatment will remove chemical and biological contaminants including pharmaceuticals and cryptosporidium.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The proposed South Dade Water Reclamation Facility is consistent with the "Agricultural" designation on the LUP map and the goals, objectives, policies and text of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

The project is listed as the South District WRP Groundwater Recharge Phase 1 (18.6 mgd) project in Table 1 *Alternative Water Supply and Wastewater Reuse Projects 2007-2030* of the CDMP's Water and Sewer Sub-element.

The Water Reclamation Facility is identified on Table 1 of the Water and Sewer Sub-element and in Table 8 of the Capital Improvements Schedule as Project No. 30; adopted April 24, 2008 through Ordinance No. 08-47.

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** has reviewed the application and provides the following comments:

The proposed site consists of two parcels, each approximately 14.9 acres in size that lie west of S.W. 97 Avenue and are bounded by S.W. 240 Street on the south. The land is designated Agriculture on the Adopted 2015-2025 LUP map and is zoned AU (Agricultural). The Water and Sewer Department (WASD) proposes the construction of the South District Water Reclamation Plant, a 30 million gallon per day (mgd) wastewater reuse project developed to meet the County's future potable water needs, at this location (18.6 mgd of finished potable water). This project is listed as the South District WRP Groundwater Recharge Phase 1 (18.6 mgd) project in Table 1 *Alternative Water Supply and Wastewater Reuse Projects 2007-2030* of the CDMP's Water and Sewer Sub-element. The project is described as a groundwater replenishment project that provides advanced treatment, including micro-filtration, reverse osmosis and UV disinfection, to secondary effluent prior to transmission to areas upgradient of the South Miami Heights wellfield and discharge into the groundwater through underground trenches.

In accordance with the agricultural text of the Land Use Element (page 1-58 of the CDMP) "the principal uses within this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences". The text goes on to state "Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area."

On April 24, 2008, the Miami-Dade Board of County Commissioners through Ordinance No. 08-47, adopted this project into Table 1 of the Water and Sewer Sub-element and into Table 8 of the Capital Improvements Schedule as Project #30. This project was approved for acceleration in its procurement

process through Ordinance 07-108, adopted on July 24, 2007. This project, as currently programmed in the County's Capital Improvements Schedule, will provide 18.6 million gallons of water per day (mgd) of finished water to the County's water supply and is scheduled for completion by 2013. The project is among several key water supply projects necessary to meet the water supply demands of the County's future growth and is therefore a "public necessity".

Development of the proposed site as a utility use is compatible with agricultural activities as evidenced by the current location of the SDWWTP. This wastewater treatment plant, constructed in the 1970s, is

adjacent to and has successfully co-existed with the agricultural lands to its west. Location of the proposed facility in close proximity to the South District Wastewater Treatment Plan (SDWWTP) is necessary to achieve efficiency in the operation and reduce costs of treatment process by-products by injection into existing deep wells and is in keeping with CDMP Policy WS-1G. This policy requires the County to "...develop the countywide water supply by...increasing the effectiveness and efficiency of existing public facilities to the maximum extent feasible."

The lands surrounding the SDWWTP facility indicate that properties located to the east are wetland areas not suitable for development. To the north are wetland areas beyond which are developed residential areas, while to the south is the South Dade Landfill. The lands to the east are undeveloped agricultural lands, which include this particular parcel. These lands appear to be the most suitable proximate lands for this project.

In conclusion the Department of Planning and Zoning determines that the proposed utility use on agricultural land is consistent with the "Agricultural" designation on the LUP map and the goals, objectives, policies and text of the Miami-Dade County CDMP.

The **Public Works Department – Right-of-Way Division** reviewed the application and provides the following recommendation:

A 35' dedication around the perimeter of property.

The **Public Works Department – Highway Engineering Division** reviewed the application and provides the following comments:

Currently, PWD has no proposed roadway project adjacent to the subject site in the 2009 Transportation Improvement Program (TIP), or in the 2030 Long Range Transportation Plan (LRTP).

A Public Works Department (PWD) permit will be required for this project. Please contact PWD Permit Section at (305) 375-2142, for more information.

The **Public Works Department – Land Development Division** has reviewed the application based on the following conditions:

A Waiver of Plat is required. The dedication of the required 35 feet of Right-of-Way for S.W. 99 Avenue, S.W. 236 Street and S.W. 97 Court and the improvement of said roads, including S.W. 240 Street from S.W. 97 Avenue to S.W. 99 Avenue will be accomplished through the platting process. A Paving and Drainage plan is required. Bond for said improvements must be posted prior to placement of the Waiver of Plat on the Board of County Commissioners meeting for final approval.

The **Fire Rescue Department** reviewed the application and provides the following comments:

The closest fire station to this project is Saga Bay Fire Rescue Station No. 55 located at 21501 S.W. 87 Avenue. The station is equipped with an aerial, a squad air truck, and can provide a five to six minute

response time. MDR's future planned station in this area is the Coconut Palm Fire Rescue Station No. 70 to be located at S.W. 248 Street and S.W. 114 Place and will be able to provide a three minute response time.

This project must comply with Uniform Fire Safety Rules and Standards. All site plans must be reviewed by Fire and Water Engineering Bureau located at 11805 S.W. 26 Street, (786) 315-2771.

The **Miami-Dade Water and Sewer Department** is the applicant in this project.

The **Office of ADA Coordination** has reviewed the application and provides the following comments:

Show an accessible route from accessible parking to the Administration Building/Visitor's Center (#20), Research Center (#19), Laboratory (#18), and Maintenance Shop/Warehouse (#17).

Above referenced structures are to comply with ADAAG CFR Part 36, and FBC 2004, Chapter 11.

Progress design plans at 50% design stage are recommended to be submitted for review to the Office of ADA.

The **General Services Administration Design and Construction Services Division** has reviewed the application and has no objections to the request.

The **Department of Environmental Resources Management** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

An Environmental Resource Permit from the Florida Department of Environmental Protection (DEP) and a Standard General Permit from the South Florida Water Management District may be required for the proposed project.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management

Due to the nature of activities associated with the proposed land use, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The applicant is advised that the use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirement for fuel storage facilities.

Pollution Remediation

The following are current records of contamination assessment or remediation issues within a 500-foot radius of the subject property:

1. To the east, there are records associated with petroleum contamination (Miami-Dade County GSA Fleet Management, 23300 S.W. 88 Avenue, UT-999/F-1133). The contaminated site is in a state-funded program awaiting allocation of funds for cleanup.

2. To the east, there are additional records associated with petroleum contamination (Miami-Dade Water and Sewer Department South District Wastewater Facility, 8950 S.W. 232 Street, UT-1678/F-8039). An approved Monitoring Only Plan is currently in effect.

3. To the southeast, is an active landfill operation (South Dade Landfill, north of S.W. 248 Street and west of S.W. 87 Avenue, SW-1013/F-11589). This site is currently undergoing remediation.

Air Quality Preservation

Plans indicate the presence of air emissions points. The facility must meet the permit requirements of the Air Facilities Section prior to construction.

In the event that this project includes any kind of demolition, removal or renovation of any existing structure (s), an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting field operations.

Wetlands

Although the subject property is located within a designated wetland basin, the subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF08-02

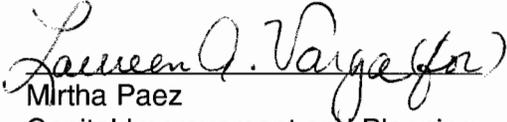
SOUTH DADE WATER RECLAMATION FACILITY



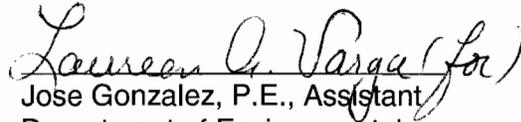
Esther L. Calas, P.E., Director
Public Works Department



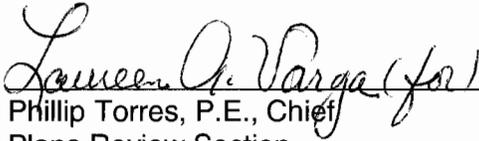
Made La Ferrier, Director
Department of Planning and Zoning



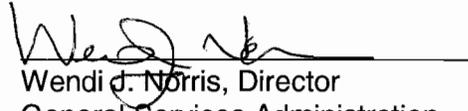
Mirtha Paez
Capital Improvement and Planning
Fire and Rescue Department



Jose Gonzalez, P.E., Assistant
Department of Environmental
Resources Management



Phillip Torres, P.E., Chief
Plans Review Section
Department of Water & Sewer



Wendi d. Norris, Director
General Services Administration



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: November 20, 2008

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(H)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(H)
11-20-08

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION, AND OPERATION OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT SOUTH DADE WATER RECLAMATION FACILITY, LOCATED ON THE NORTH SIDE OF S.W. 240 STREET AND APPROXIMATELY 250 FEET WEST OF S.W. 97 AVENUE, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby finds and declares that the erection, construction, and operation of the South Dade Water Reclamation Facility located on the north side of S.W. 240 Street and approximately 250 feet west of S.W. 97 Avenue, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for and protect the public health, safety and welfare of the citizens residents of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of November, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

CAC

Craig H. Coller

EXHIBIT "A"

South Dade Water Reclamation Facility

Legal Description

FOLIO NUMBERS: 30-6020-000-0014 and 30-6020-000-0015

Property Address: North side of S.W. 240 Street between S.W. 97 Avenue
and theoretical S.W. 99 Avenue, Miami

Legal Description:

The East $\frac{1}{2}$ of the West $\frac{3}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ less the South 35 feet
for right of way purposes, in Section 20, Township 56 South, Range 40 East, Miami-Dade
County, Florida.

And,

The West $\frac{1}{2}$ of the West $\frac{3}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ less the South 35 feet
for right of way purposes, in Section 20, Township 56 South, Range 40 East, Miami-Dade,
Florida.

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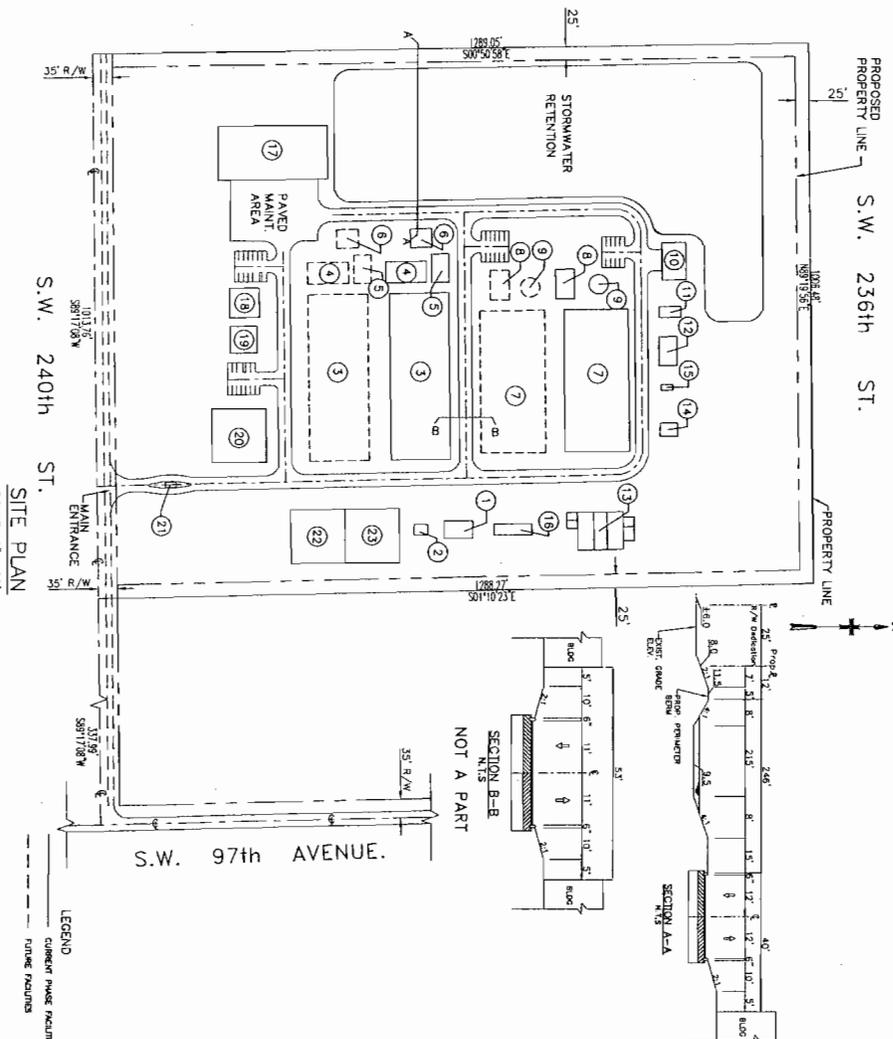
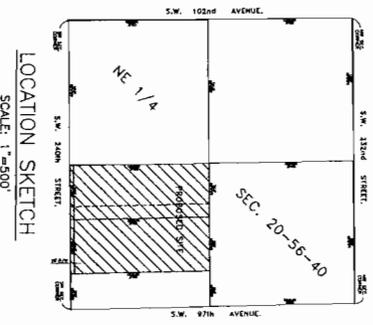
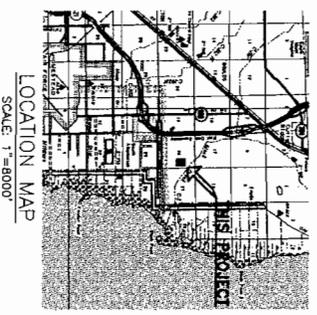
BUILDING NUMBER	BUILDING DESCRIPTION	FLOOR AREA
1	Metroloran Feed Pump Station	1900 SF
2	NaOCl Injection Vault	500 SF
3	Metroloran Building	23000 SF
4	Metroloran Break Tank	3000 SF
5	Reverse Osmosis Treatment Pump Station	1000 SF
6	Reverse Osmosis Treatment Injection Vault	2300 SF
7	Reverse Osmosis Building	1000 SF
8	UV Building	1000 SF
9	Limn Storage and Feed Building	5000 SF
10	Surge Tanks	900 SF
11	Finished Water Pump Station	1900 SF
12	Chemical Storage	5000 SF
13	Reverse Osmosis Waste Pump Station	900 SF
14	Sandbar/Sewer Pump Station	150 SF
15	Potable Water / Air Gap and Pump Station	1400 SF
16	Maintenance Shop / Warehouse	10000 SF
17	Laboratory	3000 SF
18	Research Center	3000 SF
19	Administration Building / Visitors Center	10000 SF
20	Guard House	200 SF
21	Power Station	10000 SF
22	Backup Generators	12470 SF
23	Reserved for Future Expansion	75000 SF
Total W/ Future Expansion		199470 SF
Proposed Developed Total		12470 SF

BUILDING SETBACKS (ft.)	PERCENTAGE
Front Setback	25 FT
Side Setback	25 FT
Rear Setback	20 FT
Landscape Open Space	20%
Greenbelts	10 FT

ZONING DATA	WATER TREATMENT PLAN
Proposed Use	South Dixie Water Reuse Plant
Current - AU (Agricultural District)	Designed - GU (Governmental District)
Zone District	South Dixie Water Reuse Plant
Gross Land Area	1265947.00 SF
Net Land Area	86995.00 SF
Industrial Building Area (Reserved)	1179752.00 SF
Industrial Building Area (Reserved)	12470 SF
Total Building Area	7500 SF
Lot Coverage	159470 SF
	17%

PROJECT DATA
SITE LOCATION / ADDRESS
 Vicinity: Folio No(s): 30-5020-000-0014 & 30-4020-000-0015
LEGAL
 Parcel 1 - The West 1/2 of the West 3/4 for the SE 1/4 of the NE 1/4 of the South 35 for right of way purposes in Section 20, Township 36 South, Range 40 East, Miami-Dade County, Florida.
 Parcel 2 - The East 1/2 of the West 3/4 for the SE 1/4 of the NE 1/4 of the South 35 for right of way purposes in Section 20, Township 36 South, Range 40 East, Miami-Dade County, Florida.

NOTE:
 THIS SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE AS THE PROJECT IS FURTHER DEVELOPED.



SOUTH DISTRICT WATER RECLAMATION PLANT
CONCEPTUAL SITE PLAN

MIAMI-DADE COUNTY
WATER AND SEWER DEPARTMENT
 ENGINEERING DIVISION
 200 S.W. 37th Avenue
 Miami, Florida 33134
 (305) 375-3100

APPROVALS

DESIGNED BY	DATE
CHECKED BY	DATE
PROJECT MGR.	DATE
ENGINEER	DATE
DRWG. LT.	DATE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING HISTORY

DATE	BY	REVISION

LEGEND
 CURRENT PHASE FACILITIES
 FUTURE FACILITIES

CDM
 CONSULTING AND DESIGN
 2500 N.W. 107th Avenue
 Miami, FL 33176
 (305) 551-1100

DATE: 08/11/08
BY: [Signature]
SCALE: 1"=100'
SHEET: ST-1
CHK. NO.: SWMR-ST-1

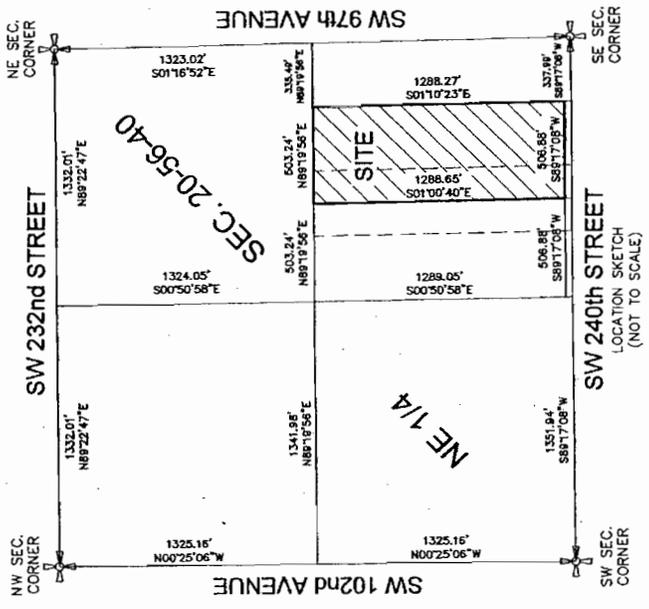
15278 SW 39th TERRACE, MIAMI, FLORIDA 33185
JULIO E. PEREZ, P.S.M.
 PROFESSIONAL SURVEYOR & MAPPER
 PHONE: (305) 485-1768
 FAX: (305) 485-3505

LEGEND AND ABBREVIATIONS.

- A = ARC DISTANCE (LENGTH DISTANCE)
- A/C = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- ASPH. = ASPHALT
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- R.R. = RAIL ROAD
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- SEC. = SECTION
- S.I.R. = SET IRON REBAR WITH CAP PSM #6029
- ST. = STREET
- SCR.=SCREENED AREA
- SWK. = SIDEWALK
- T = TANGENT
- TWP. = TOWNSHIP
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- W.M. = WATER METER
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- C.L.F. = CHAIN LINK FENCE --- x --- x ---
- WF = WOOD FENCE --- // --- // ---
- ⊙ W.V. = WATER VALVE
- ⊙ S.M.H. = SANITARY MANHOLE

LEGAL DESCRIPTION: PROVIDED BY CLIENT
 THE EAST 1/2 OF THE WEST 3/4 OF THE SE 1/4 OF THE NE 1/4 LESS THE SOUTH 35 FEET FOR RIGHT OF WAY PURPOSES, IN SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
 SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

PROPERTY ADDRESS: VACANT LAND, FOLIO No. 30-6020-000-0014



THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFIED TO:
 MIAMI-DADE COUNTY
 NATIONAL TITLE INSURANCE COMPANY

ORDER No. 02-162
 SURVEY DATE: MAY 08, 2002

REVISION NOTES:		FLOOD INFORMATION:	
RECORDED	JULY 22 2008	FIRM ZONE	ELEVATION
COMMUNITY No.	---	COMMUNITY No.	---
SUFFIX	---	REVISED ON	---

BY: *Julio E. Perez*

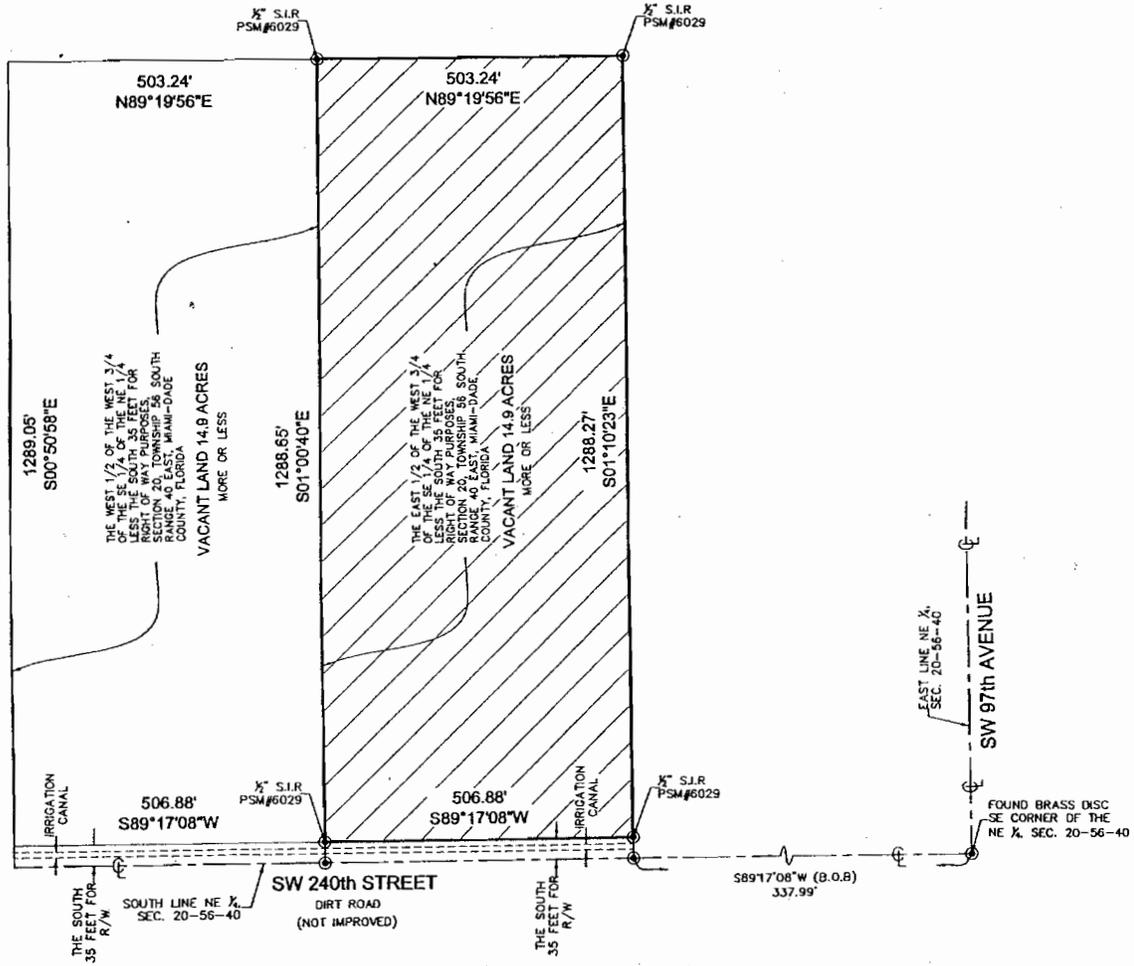
JULIO E. PEREZ, P.S.M. # 6029
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL MAPPER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEAL

DATE: JULY 22, 2008

MAP OF RECORD SURVEY

SCALE 1" = 200'



SURVEYOR'S NOTES

- 1) THIS SKETCH REFLECTS ALL EASEMENT AND RIGHT OF WAY AS SHOWN ON THE REFERENCED PLAT.
- 2) UNDERGROUND PHYSICAL UTILITIES, STRUCTURES AND/OR FOUNDATIONS NOT LOCATED OR SHOWN.
- 3) THE ENCROACHMENTS REFLECTED IN THIS SURVEY ARE BASED ON A VISUAL OBSERVATION IN THE FIELD AND ARE SUBJECT TO CHANGE BY A WRITTEN TESTIMONY OR ANY RECORDED OR NOW RECORDED DOCUMENT PROVIDED.
- 4) ELEVATIONS SHOWN HEREON (IF APPLICABLE) REFER TO M.G.M.D. 1823.
- 5) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN AND MAY BE FOUND IN THE PUBLIC RECORDS OF THE ABOVE INDICATED COUNTY.
- 6) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP IN ANY MANNER.
- 7) IT IS A VIOLATION OF RULE 61C17-6 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 8) NO APPRAISAL SHOULD BE MADE BASED ON THE SURVEY INFORMATION.
- 9) THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY. THIS SURVEY WAS MADE FOR TITLE INSURANCE PURPOSE ONLY, AND WAS BASED ON THE MONUMENTS FOUND IN THE FIELD.
- 10) ACCEPTANCE OF THIS SURVEY SKETCH AND THE INFORMATION CONTAINED HEREBY LIMITS THE UNDERSIGNED LIABILITY TO THE SURVEY FEE CHARGED. FOR ADDITIONAL LIABILITY A FEE OF 1% OF THE LIABILITY AMOUNT REQUESTED SHALL BE PAID PRIOR TO THE ACCEPTANCE AND USE OF THIS SURVEY.
- 11) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET, LINEAR (SUBURBAN).
- 12) NO WALLS OR CONSTRUCTION IN ANY MANNER SHOULD BE MADE WITH THIS SURVEY WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.

15278 SW 39th TERRACE,
MIAMI, FLORIDA 33185

JULIO E. PEREZ, P.S.M.

PROFESSIONAL SURVEYOR & MAPPER

CERTIFICATE No LS- 6029 STATE OF FLORIDA.

PHONE (305) 485-1758

FAX (305) 485-3505

ORDER NO. 02-162

DATE OF SURVEY: MAY 08, 2002

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2.

18

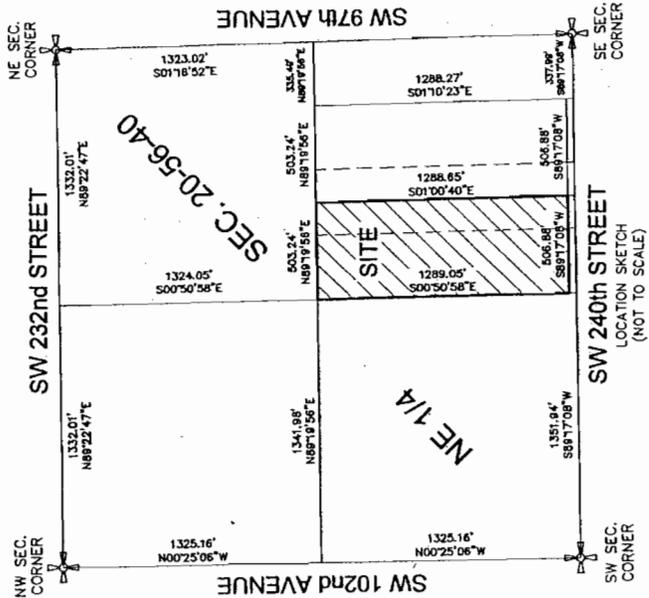
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PROPERTY ADDRESS: VACANT LAND, FOLIO No. 30-6020-000-0015



THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFIED TO:

MIAMI-DADE COUNTY
 NATIONAL TITLE INSURANCE COMPANY

ORDER No. 02-163
 SURVEY DATE: MAY 08, 2002

REVISION NOTES:	FLOOD INFORMATION:
RECEIVED JULY 22 2008	FIRM ZONE ELEVATION
COMMUNITY No. ---	PANEL No. ---
SUFFIX ---	REVISED ON ---

BY: *Julio E. Perez*

JULIO E. PEREZ, P.S.M. # 6029
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEAL

DATE: JULY 22, 2008

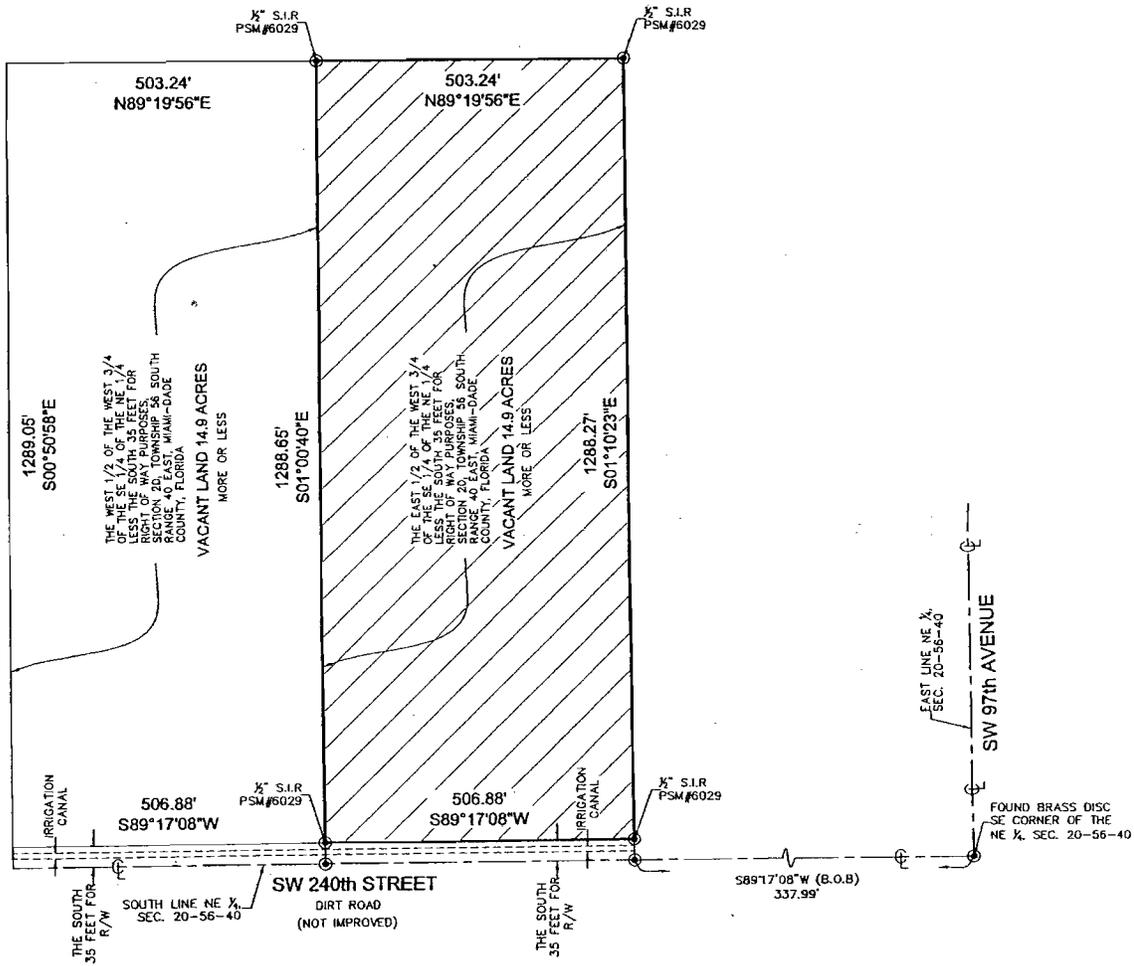
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SHEET 1 OF 2
 NOT VALID WITHOUT SHEET 2 OF 2.

MAP OF RECORD SURVEY

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SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2.

20



Project Location

South District Wastewater Treatment Plant

South Dade Landfill



South Dade Water Reclamation Facility

North of Theoretical S.W. 240th Street and S.W. 97th Ave and 99th Ave.

Miami-Dade County

