

FY2016 SURTAX/SHIP RFA

SAMPLE Documents

Infrastructure Access



*Delivering Excellence Every Day*

miamidade.gov

Water and Sewer  
P.O. Box 330316 • 3575 S. Lejeune Road  
Miami, Florida 33233-0316  
Telephone: 786-268-5360

June 22, 2015

Seventh Avenue II, Ltd.  
2950 S.W. 27 Avenue, Suite 200  
Miami, Florida 33133

Re: Water and Sewer Availability for (15-287804) for "Seventh Avenue Transit Village II", construction and connection of 134 apartments, located on NW 6 Court +/- 2=350 feet north of the intersection of N.W. 60 street and N.W. 6 Court, Miami-Dade, FL, and Folio # 01-3113-040-0730; -0740 and -0750.

Ladies and Gentlemen:

This letter is in response to your inquiry regarding water and sewer availability to the above-referenced property for the construction of one hundred thirty-four (134) apartments.

The developer shall connect to a twelve (12) inch water main E-13516-2) in N.W. 6 Court south of N.W. 62 Street, to which the developer shall connect and extend a twelve (12) inch water main southerly in N.W. 6 Court to the southeastern corner of the property, interconnecting to an existing eight (8) inch water main (E-8480-38) at that location. In addition, the developer must connect to an existing sixteen (16) inch water main in N.W. 7 Avenue, south of N.W. 62 Street and install a twelve (12) inch water main southerly in N.W. 7 Avenue to the southwestern corner of the subject property, interconnecting to an existing two (2) inch water main (E-7103-1) at that location. Any public water main extension within the property shall be twelve (12) inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

The County owns and operates an existing eight (8) inch gravity sewers (ES-3989-1) in N.W. 7 Avenue and in N.W. 6 Court (ES-4008-1) respectively abutting the western and eastern boundaries of the property, to any of which the developer shall connect. The developer may also connect to an existing twelve (12) inch gravity sewer in N.W. 62 Street (ES-4026-1) close to the northern boundary of the property. If unity of title does not apply, then any gravity sewer within the property shall be public and eight (8) inch minimum diameter.

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

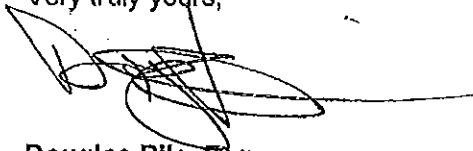
The County intends to construct the necessary improvements, and has adopted a special connection charge to pay for the construction of necessary improvements in accordance with County Ordinance No. 13-57. The developer acknowledges and agrees that it shall pay to the County said special connection charge in the amount of four dollars and twenty-four cents (\$4.24) per average daily gallon, for any new or increased sewer service for the property, resulting in a total special connection charge, due prior to the issuance of a Verification Form. Said payment shall be a condition precedent to any obligation on the part of the County to provide service to the property. Other points of connection may be established subject to approval of the Department.

Please be advised that any right to connect the property to the County's sewer system is 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 Decree 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.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The 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 property are finalized, and upon the developer'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 developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

If we can be of further assistance in this matter, please contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read "Douglas Pile", with a long horizontal line extending to the right.

**Douglas Pile, Esq.**  
**New Business Section**

**FLORIDA HOUSING FINANCE CORPORATION  
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING  
AND LAND USE REGULATIONS**

FHFC Application Reference: \_\_\_\_\_  
Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Centerra Apartments

18000 SW 107th Avenue, Miami

Development Location: \_\_\_\_\_  
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).)

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

- (1) The zoning designation for the above referenced Development location is RU-TH; and
- (2) The proposed number of units and intended use are consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

**CERTIFICATION**

I certify that the City/County of Miami-Dade County has vested in me the authority to verify  
(Name of City/County)

consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature \_\_\_\_\_

Nathan Kogan  
Print or Type Name

Assistant Director  
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION  
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

FHFC Application Reference: 2014-116

Indicates the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Seventh Avenue Transit Village II

Development Location: On NW 7th Avenue at the intersection of NW 7th Avenue and NW 62nd Street, Miami, FL

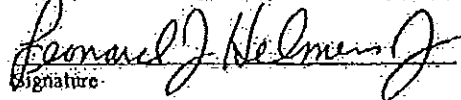
At a minimum, provide the address number, street name and city and/or provide the street name, closest despaved intersection and enter the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development.
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

  
Signature

Leonard J. Helmers, Jr.

Print or Type Name

Professional Engineer IV

Print or Type Title

City of Miami

Name of Entity Providing Service

444 SW 2 Avenue

Address (street address, city, state)

Miami, FL 33130

305-416-1200

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION  
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING  
AND LAND USE REGULATIONS**

FHFC Application Reference: 2014-116

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Seventh Avenue Transit Village II

Development Location: On NW 7th Avenue at the intersection of NW 7th Avenue and NW 62nd Street, Miami, FL  
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

- (1) The zoning designation for the above referenced Development location is T6-8-O; and
- (2) The proposed number of units and intended use are consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

**CERTIFICATION**

I certify that the City/County of City of Miami has vested in me the authority to verify  
(Name of City/County)  
consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Irene S. Hegedus

Print or Type Name

Zoning Administrator

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION  
LOCAL GOVERNMENT VERIFICATION OF STATUS  
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS**

FHFC Application Reference: 2014-116

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Seventh Avenue Transit Village II

Development Location: On NW 7th Avenue at the intersection of NW 7th Avenue and NW 62nd Street, Miami, FL

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

Zoning Designation: T6-8-O

Mark the applicable statement:

1.  The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the zoning designation stated above, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.
  
2.  The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the zoning designation stated above, has been reviewed.  

The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.
  
3.  The above-referenced Development, in the zoning designation stated above, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

**CERTIFICATION**

I certify that the City/County of City of Miami has vested in me the authority to verify status of site plan Approval as specified above and I further certify that the information stated above is true and correct.  
(Name of City or County)

  
Signature

Irene S. Hegechus

Print or Type Name

Zoning Administrator

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.



Florida Power & Light Company

January 27, 2015

Latora D. Francis  
2950 S.W. 27th Avenue, Suite 200  
Miami, FL 33133  
Office: (305) 357.4724  
Fax: (305) 476.1557

Re: Letter of availability for Seventh Avenue Transit Village II, On NW 7th Avenue at the intersection of NW 7th Avenue and NW 62nd Street, Miami FL

Dear Latora D. Francis:

This is to confirm that, at the present time, FPL has sufficient capacity to provide electric service to the above captioned property. This service will be furnished in accordance with applicable rates, rules and regulations.

Please provide the final site plan, site survey and electrical load data as soon as possible so the necessary engineering can begin.

Early contact with FPL is essential so that resources may be scheduled to facilitate availability of service when required.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnaldo Rodriguez".

Arnaldo Rodriguez  
Associate Engineer  
122 SW 3rd St Miami, FL  
Office #: (305) 377-6125

RFA 2014-116