

Memorandum

MIAMI-DADE
COUNTY

Date: April 28, 2016

To: Mark R. Woerner, AICP, Assistant Director for Planning
Miami-Dade County Department of Regulatory and Economic Resources

From: *W. Waldes for* Bertha M. Goldenberg, P.E. LEED® Green Associate
Assistant Director Regulatory Compliance & Planning
Water and Sewer Department (WASD)

Subject: Analysis of the Beacon Lakes Development of Regional Impact (DRI)
Application to Amend the Comprehensive Development Master Plan (CDMP)

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PER-PLANNING DIVISION

Attached please find the WASD's assessment of the impact that the Beacon lakes DRI application to amend the CDMP would have on the water and sewer services, assuming that the projects are developed as requested in said application.

The availability of water and/or sewer service is subject to the approval and issuance of permits from all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the owner's request, WASD 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.

This application will be required to obtain a Water Supply Certification from WASD to assure that adequate water supply is available as required by policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit. The Certification Letter will be issued at the time an Agreement, OR Verification Form is offered or during the Plat process prior to the final Development Order.

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.

In addition, the applicant will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the code of Miami-Dade County. Also, all future developments will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

Attached please find the connection charges, and annual operation and maintenance cost and the Doral Basin sanitary sewer special connection charge for the Beacon lakes DRI application to amend the CDMP. The water connection charge was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer connection charge was calculated at a rate of \$5.60 per gpd. The annual Operations and Maintenance (O&M) cost was based on \$1.3766/1000 gallons for the water and \$1.7267/1000 gallons for the sewer. The connection fee was based on providing a 1-inch service line and meter.

Please note that construction connection charges may apply to a particular application but the cost cannot be provided until the construction of the development has been completed. The water and sewer atlas maps associated with each application will be forwarded via inter-office mail.

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

Memorandum



Date: April 28, 2016

To: Bertha M. Goldenberg, P.E. LEED® Green Associate
Assistant Director
Regulatory Compliance and Planning

From: Maria A. Valdes, Chief, CSM, LEED® Green Associate
Comprehensive Planning & Water Supply Certification Section 

Subject: Analysis of the Beacon Lakes Development of Regional Impact (DRI)
Application to Amend the Comprehensive Development Master Plan (CDMP)

Below please find the water and sewer assessment for the Beacon lakes DRI application to amend the CDMP.

The CDMP Amendment Application was filed for concurrent processing with a separate, but related, Notice of Proposed Change (NOPC) to the existing Beacon Lakes Development of Regional Impact (DRI). The NOPC seeks to add +46 acres to the existing +480 acres DRI, to re-allocate uses between parcels currently within the DRI and the parcel being added to the DRI, and to increase the DRI development program by a net 785,761 square feet of industrial/warehouse uses.

To facilitate the proposed changes to the DRI, the applicant also seeks changes to the CDMP adopted 2020 and 2030 land use plan map designations of two parcels identified in the CDMP Amendment Application as the "Southwest Parcel" and the "East Parcel" (see attached map). The CDMP Amendment Application seeks the following:

- Re-designation of the +48-acre "Southwest Parcel" from "Business and Office" to "Restricted Industrial and Office"
- Re-designation of the +63-acre "East Parcel" from "Restricted Industrial and Office" to "Business and Office"
- Release of the CDMP Declaration of Restrictions recorded in Official Records Book 27747 of Page 3899 of the public records of Miami-Dade County pertaining to the "Southwest Parcel" and acceptance of the proffered Declaration of Restrictions that would prohibit residential development on the "East Parcel".

Any development for the subject application will have to be done by the developer at their own expense and according to the Water and Sewer Department Rules and Regulations and Specifications and Standards. Please note that all points of connections provided below might change at the time of development and capacity modeling evaluation may be required.

EAST PARCEL

Project Location:

The subject parcel is located south of theoretical NW 22nd St. and west of the Homestead Extension of the Florida Turnpike (HEFT). The East Parcel consist of Folio No's. 30-3939-000-0014, 30-3936-000-0016, 30-3936-000-0017, 30-3936-000-0180, 30-3936-000-0120, 30-3936-000-0021, 30-3936-000-0022, and a portion of 30-3936-000-0012, in unincorporated Miami-Dade County, adjacent and within the Urban Development Boundary (UDB) (see attached map).

Existing CDMP Land Use: Restricted Industrial and Office

Proposed CDMP Land Use: Business and Office

Proposed Development / Water and Sewer Flow:

1,097,712 sq.ft. Retail / 109,771 gpd OR
495,000 sq.ft. Retail / 49,500 gpd

Water:

The project site is within WASD's water service area. The water supply for this application will be provided by the Hialeah-Preston Water Treatment Plants. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

This area will require 12-inch water main extensions to provide water service to the various parcels. Final points of connection and capacity approval to connect to the water system will be provided at the time the developer requests connection to the water infrastructure.

At this time, there are planned projects abutting the northern boundary of the East Parcel of this application with WASD Agreement Nos. 22553 and 22778.

A Water Supply Certification (WSC) will be required for the future developments. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The subject application is within WASD's service area. The wastewater flows for this application will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

The subject parcel will require a public pump station. The nearest point of connection is an existing 12-inch sanitary sewer force main on NW 25th Street from where the developer may connect and extend a new sewer force main in a public right-of-way or easement as necessary to provide sewer service. Any proposed sewer extension inside the developer's property shall be eight (8)-inch minimum. Please note that a 45 feet by 65 feet tract site for a public pump station must be dedicated by the developer along with furnishing and installing an emergency generator with building at the pump station site for the aforementioned proposed WASD public pump station.

Final points of connection and capacity approval to connect to the sewer system will be provided on a one-to-one basis as the proposed developments request connection to the sewer system.

In addition, the subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area.

SOUTHWEST PARCEL

Project Location:

The Southwest Parcel is located south of NW 14th St. between NW 132nd Ave. and NW 137th Ave with Folio No's., 30-3935-013-0010 and 30-3935-013-0020, in unincorporated Miami-Dade County, adjacent and within the Urban Development Boundary (UDB) (see attached map).

Existing CDMP Land Use: Business and Office

Proposed CDMP Land Use: Restricted Industrial and Office

Proposed Development / Water and Sewer Flow:

1,045,440 sq.ft. Industrial (dry use) / 26,136 gpd

Water:

The project site is within WASD's water service area. The water supply for this application will be provided by the Hialeah-Preston Water Treatment Plants. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

There are 12-inch water mains within this area to where the Developer may connect to extend new 12-inch water mains as required to serve the future developments. Final points of connection and capacity approval to connect to the water system will be provided at the time the applicant request connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the future developments. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

At this time, there are no planned projects (Active Agreements) in close proximity to the Southwest Parcel.

Sewer: The subject application is within WASD's service area. The wastewater flows for this application will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

For the new development within this area, there is an 8-inch sanitary sewer gravity system along NW 14th Street to where the developer may connect to provide sewer service. Please note that connection to the sanitary sewer system will be provided on a one to one basis as the proposed developments request connection to the sewer system.

Below is the NAPOT information for the Pump Station (P.S.) receiving the wastewater flows for the proposed development.

The sewage flow from the proposed development will be transmitted to P.S. 1229, then to P.S. 0001. P.S. 1229 and PS 0001 are both in OK Moratorium Code status. The projected sanitary sewer flows from this proposed development will increase the NAPOT operating hours from 0.02 hrs. to 1.20 hrs. for P.S. 1229 and from 8.07 hrs. to 8.07 hrs. for P.S. 0001.

Final points of connection and capacity approval to connect to the sewer system will be provided at the time the developer request connection to the sewer infrastructure.

In addition, the subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area.

Water Conservation: All future developments will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

Should you have any questions, please call me at (786) 552-8198.

**Analysis of the Beacon Lakes Development of Regional Impact (DRI)
Application to Amend the Comprehensive Development Master Plan (CDMP)**

**Connection Charges based on Proposed Declaration of Restrictions
EAST & SOUTHWEST PARCEL**

April 28, 2016

Sub-Area	Proposed Potential Development Options	Total Usage (gpd)	Water Connection Charges ¹	Sewer Connection Charges ²	Connection Fee ³	Annual O&M Cost ⁴	Doral Basin - Sanitary Sewer Construction Connection Charge ⁵
EAST PARCEL	1,097,712 sq. ft. (Retail)	109,771	\$152,582	\$614,719	\$1,300	\$124,338	\$771,692
	495,000 sq.ft. (Retail)	49,500	\$68,805	\$277,200	\$1,300	\$56,069	\$347,985
SOUTHWEST PARCEL	1,045,440 sq.ft. (Industrial dry use)	26,136	\$36,329	\$146,362	\$1,300	\$29,604	\$183,736
	Total	185,407	257,716	1,038,280	3,900	210,012	1,303,413

Notes:

- 1) Water connection charge - \$1.39 per average daily gallon
- 2) Wastewater connection charge - \$5.60 per average daily gallon
- 3) Connection fee based on a 1" service line and 1" meter.
- 4) The annual O&M cost is based on Audited Financial Statements FYE September 30, 2014 on approved figures through 9/30/14 - Water-\$1.3766/1,000 gallons; Sewer-\$1.7267/1,000 gallons.
- 5) Doral Basin sanitary sewer construction connection charge - \$7.03/gallon

Analysis of the Beacon Lakes Development of Regional Impact (DRI)
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Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
EAST PARCEL
04/28/16

Description	Unit	Quantity	Unit Cost	Total Probable Cost
EAST PARCEL				
A. Water				
12-inch water main	LF	9,000	\$180	\$1,620,000
B. Sewer				
8-inch sanitary gravity sewer line	LF	4,000	\$155	\$620,000
12-Force Main	LF	3,500	\$180	\$630,000
Public pump station	EA	1	\$750,000	\$750,000
EAST PARCEL - Subtotal				\$3,620,000
Engineering Fees (10%)				\$362,000
Subtotal				\$3,982,000
Contingency (15%)				\$597,300
Total Cost				\$4,579,300

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Note: Since a site plan was not submitted with this project, the quantity of linear feet required for water lines and sewer lines are only estimates.

**Analysis of the Beacon Lakes Development of Regional Impact (DRI)
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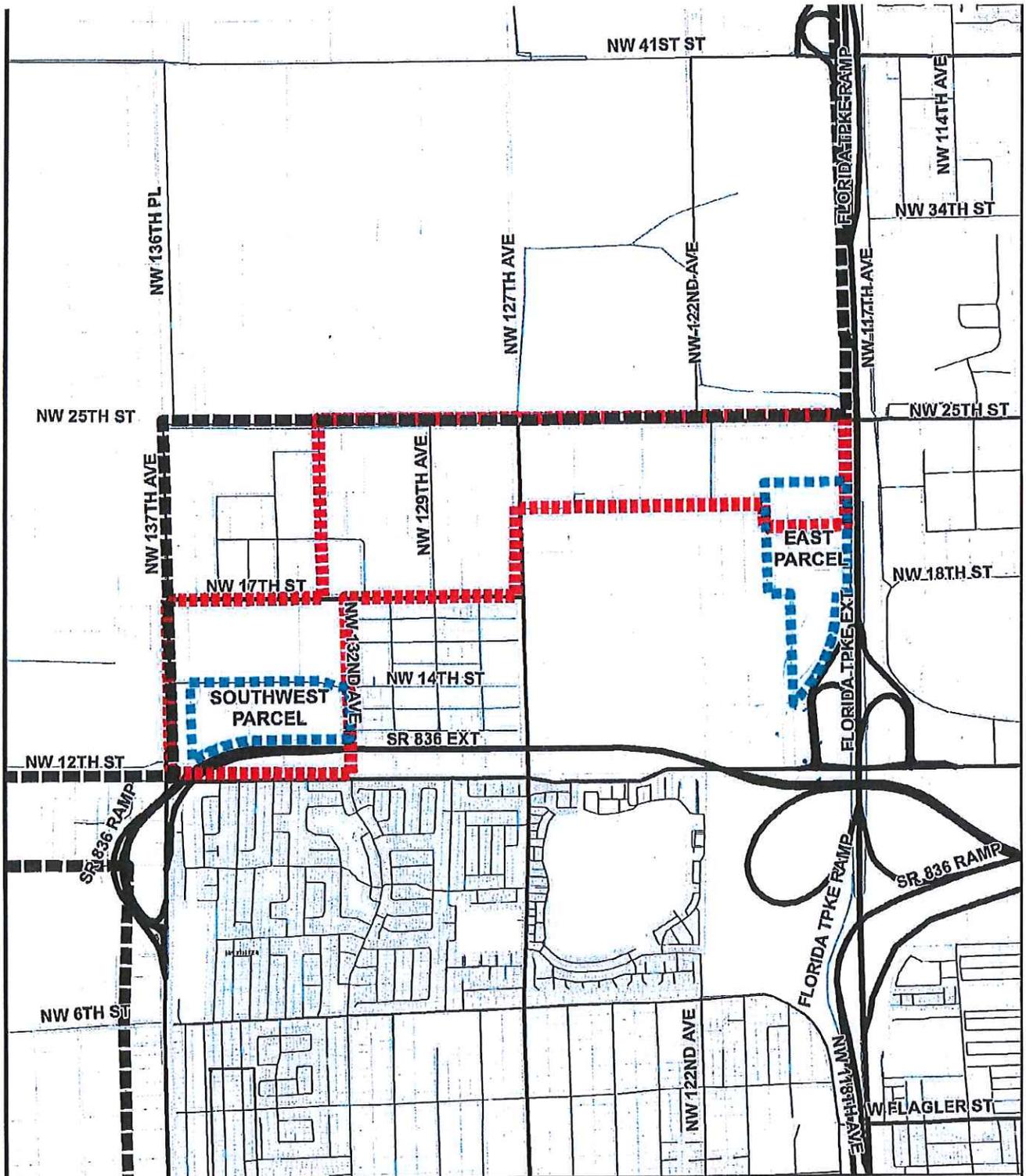
**Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
SOUTHWEST PARCEL
4/28/2016**

Description	Unit	Quantity	Unit Cost	Total Probable Cost
SOUTHWEST PARCEL				
A. Water				
12-inch water main	LF	3500	\$180	\$630,000
B. Sewer				
8-inch sanitary gravity sewer line	LF	5,000	\$155	\$775,000
SouthWest Parcel - Subtotal				\$1,405,000
Engineering Fees (10%)				\$140,500
Subtotal				\$1,545,500
Contingency (15%)				\$231,825
Total Cost				\$1,777,325

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Note: Since a site plan was not submitted with this project, the quantity of linear feet required for water lines and sewer lines are only estimates.



CDMP APPLICATION BOUNDARY

EXISTING DRI BOUNDARY

2020 URBAN DEVELOPMENT BOUNDARY

Source: Department of Regulatory and Economic Resources
April 2016

