



Hernando J. Navas, P.E.
Mark S. Johnson, P.S.M.

Of Counsel
Alfonso C. Tello, P.E., P.S.M.

**CIVIL ENGINEERS
LAND SURVEYORS**
3240 CORPORATE WAY - MIRAMAR, FLORIDA 33025
PHONE: (954) 435-7010 • FAX: (954) 438-3288

Luis F. Leon, P.E.
Alberto A. Mora, P.E.
Ronald A. Fritz, P.S.M.
Raymond F. Mielke, P.S.M.
Michael J. Alley, P.S.M.

February 6, 2023

Mr. Joe L. Gomez, P.E.
Department of Public Works Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139
T: 305.673-7030
joegomez@miamibeachfl.gov

RE: 663 Alton Road – Plans Correction Report HPB22-0560

Pursuant to your recent comments, please accept the following responses:

Public Works - LUB Review - Fail

Comments: HPB22-0560, Denied, (1-30-23)

1. Since this is a Commercial property, an analysis of the water and sewer system may be required prior to connecting to the City's Utility Infrastructure to confirm if the system can accommodate the additional flows proposed by the increased demand from the site.

Submit the following information prior to submitting your building permit to prevent any unforeseen delays: AaronOsborne@miamibeachfl.gov.

A. The following water demand flows in a letter signed and sealed (by a Florida PE) for each property (if multiple sites).

- i. Commercial Water Demands
- ii. Residential Water Demands
- iii. Fire Flow Demand – MEP please provide.
- iv. Irrigation Demand – Landscape please provide.

B. Flow greater than 10,000 GPD will require a hydraulic model to be performed on the water and sewer system.

C. Utilize the latest version of Miami-Dade County Schedule of Daily Rated Gallonage to acquire you demand flows per use category.

SSA Response: Please refer to the attached signed and sealed letter by a Florida PE where the above information can be found, as per your request.

4. Perpetual Easement is required for the eastside of the property which will allow public pedestrian access. (Sheets A1-00, L-1, and LH-1)

SSA Response: A perpetual easement will be obtained with FDOT for the west side of the property.

Notes:

1. All stormwater runoff must be retained within your private property and any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.

SSA Response: Acknowledged.

- A. Trench drain may be required on the driveway and adjacent to the property line.

SSA Response: Acknowledged.

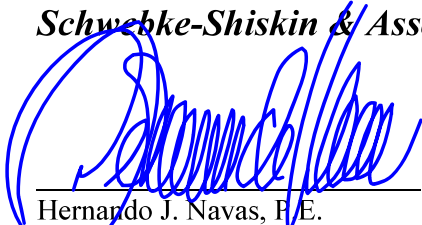
- B. Pre-development and post-development analysis of the drainage system will be required during construction.

SSA Response: Acknowledged.

If you have additional questions or require additional information, please do not hesitate to contact me.

Regards,

Schwebke-Shiskin & Associates



Hernando J. Navas, P.E.
Principal