

# UTILITY INFRASTRUCTURE ANALYSIS

*for*

## **West Avenue Residential Multifamily**

1250 West Avenue  
Miami Beach, FL 33141

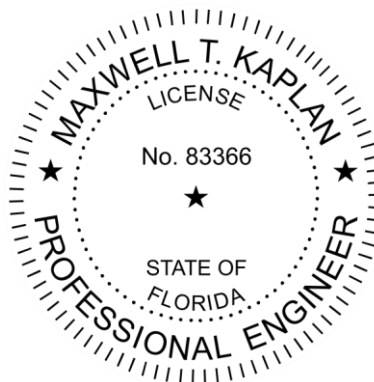
*Prepared for:*

**JDS Development**

*Prepared by*



6300 NW 31<sup>ST</sup> Avenue  
Fort Lauderdale, FL 33309  
954-202-7000



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Maxwell Kaplan, P.E.  
Florida Professional Engineer License No. 83366  
July 17, 2024

The purpose of this report is to provide a utility impact analysis for the proposed mixed-use commercial and multifamily development at the address 1250 West Avenue in the city of Miami Beach.

The 2.31-acre property is located on the southwest corner of the intersection of 13<sup>th</sup> street and West Avenue. The property is bordered to the north and south by multifamily residences. The existing site is currently developed with a parking lot and 14 story multifamily residential building. Access to the site is provided via 3 existing 2-way driveways along the east side of the property. Water service is provided to the site via water meters connected to the existing 6" DIP water main within West Avenue. Fire service is provided via a connection to the existing 20" water main within West Avenue per the as-built received from the city. Sanitary sewer service is provided via an existing lateral connection to the 12" gravity sewer main within West Avenue. The existing on-site drainage system consists of catch basins and French drain with no known off-site discharge.

The developer proposes to demolish the existing site and building to construct a multi-story mixed-use residential apartment building with 100 dwelling units and a 180-seat restaurant component. Access to the site will be provided at the Northeast and Southeast corner along West Avenue. Vehicular parking will be provided within a parking deck at the lower levels of the building.

Water and fire service to the building will be provided via connections to the existing water mains within West Avenue. The proposed sanitary sewer service will be provided via connections to the existing 12" gravity sewer main within West Avenue. The developer will try to implement the existing water and sewer connections as required. The downstream lift station City of Miami Beach Pump Station 0001 is currently under no moratorium and will not be compromised by the additional flow generated by the development. The results from the Pump Station Capacity Estimator Result are provided in the following pages.

The proposed drainage system will consist of catch basins, and exfiltration trench with a drainage injection well. The design will adhere to city of Miami Beach, Miami-Dade County DERM, and Florida Department of Environmental Protection standards. The minimum finished

floor elevation will be based on the most restrictive standards from the FEMA, Miami-Dade County, and City of Miami Beach requirements.

The demand requirements for the proposed development are provided in Table 1 on the following page. The Level of Service Standards provided in the 2040 Miami Beach Comprehensive Plan Infrastructure Element Policy 1.5.1 have been utilized for the demand calculations.

Table 1: Level of Service Standards

| <b>Facility/Service Area</b> | <b>Standard<br/>Factor per<br/>Unit</b> | <b>Total</b>      |
|------------------------------|-----------------------------------------|-------------------|
| Potable Water (Residential)  | 246 gpd/unit                            | 24,600 gpd        |
| Potable Water (Restaurant)   | 65 gpd/seat                             | 11,700 gpd        |
| <b>Total Potable Water:</b>  |                                         | <b>36,300 gpd</b> |
| Sanitary Sewer (Residential) | 140 gpd/unit                            | 14,000 gpd        |
| Sanitary Sewer (Restaurant)  | 65 gpd/seat                             | 11,700 gpd        |
| <b>Total Sanitary Sewer:</b> |                                         | <b>25,700 gpd</b> |
| Stormwater Utility           | 1 ERU/unit                              | 100 ERU           |
| Solid Waste                  | 1.275<br>tons/year/unit                 | 128 tons/year     |

A consultant for the city of Miami Beach Public Works Department will be providing a hydraulic analysis upon submittal of design plans for the project. Further analysis will be provided as the project progresses through the design and approval stages.

Details

Basemap

Print

Measure

Find address or place

Contents

☒ Sanitary Sewer Pump Station

☐ Topographic

Help

Trust Center

Legal

Contact Esri

Report Abuse

Contact Us

+

−

0

17th St

Lincoln Ln N

Lincoln Ln S

16th St

15th St

11th St

10th St

9th St

8th St

John H Levi Hwy

4th St

3rd St

907

41

South Beach AIDS Project

Flamingo Park & Pool

0

0.15

0.3mi

SanitarySewerPumpStation: 0001

OWNER02

NAME0001

ADDRESS1051 JEFFERSON AVENUE

MORATORIUM\_STATUS\_CODEOK

MORATORIUM\_START\_DATE5/8/2024 9:25 AM

NOMINAL\_AVG\_PUMP\_OPER\_TIME2.21

PROJECTED\_NAPOT2.43

SANITARY\_SEWER\_OVERFLOWN

SSO HAMA

Zoom to

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Calculations are based on the criteria stipulated in Section 24-42.3, Miami-Dade Code, and Federal Consent Decree (Case: No. 1:12-cv-24400-FAM)

Please be aware that the information obtained with this Application is for general information only, and it is only correct as of the time and date in which the search was executed. Consequently, the information obtained with this application DOES NOT CONSTITUTE AN OFFICIAL DEPARTMENTAL DETERMINATION or APPROVAL for your project. For any additional information about the **Pump Station Capacity Estimator** application, please refer to the [Application Guidelines](#) or contact the **RER-DERM Wastewater Permitting Section** at 305-372-6600 or via email at [PSO@miamidade.gov](mailto:PSO@miamidade.gov)

\* Required fields

| Search Criteria                                          |                                      |
|----------------------------------------------------------|--------------------------------------|
| Sanitary Sewer Utility *                                 | 02 - CITY OF MIAMI BEACH ▾           |
| Pump Station Number *                                    | 0001 ▾                               |
| Proposed Projected Flow (GPD) *                          | 25700 GPD (Only numbers are allowed) |
| Project will require, or is part of, a Sewer Extension * | No ▾                                 |
| <div>Submit Clear</div>                                  |                                      |

**Pump Station Capacity Estimator Result**  
→ UNCONDITIONAL ALLOCATION ALLOWED ←

| Search Criteria Detailed Result                               |                          |
|---------------------------------------------------------------|--------------------------|
| <b>Sanitary Sewer Utility</b>                                 | 02 - CITY OF MIAMI BEACH |
| <b>Pump Station Number</b>                                    | 0001                     |
| <b>Proposed Projected Flow (GPD)</b>                          | 25,700 GPD               |
| <b>Project will require, or is part of, a Sewer Extension</b> | No                       |

| Pump Station Downstream | Pump Station Owner | Pump Station Number | Moratorium Code | Projected NAPOT | Proposed Hrs (Δt) | Proposed Projected Hrs |
|-------------------------|--------------------|---------------------|-----------------|-----------------|-------------------|------------------------|
| Receiving PS            | 02                 | 0001                | OK              | 2.43            | 0.03              | 2.46                   |
|                         |                    |                     |                 |                 |                   |                        |
| ↓                       | 30                 | CD                  | --              | --              | --                | --                     |

— Treatment Plant Codes —

|    |                                  |
|----|----------------------------------|
| CD | Central District Treatment Plant |
| ND | North District Treatment Plant   |
| SD | South District Treatment Plant   |
| TP | Homestead Treatment Plant        |
| AV | Americana Village                |

— Moratorium Codes —

|       |                                                      |
|-------|------------------------------------------------------|
| AC    | Approved And Corrected                               |
| AH    | Approved And Corrected - HAMA Limited                |
| AM    | Absolute Moratorium - NAPOT Above 10. Plan Submitted |
| CH    | Conditional Moratorium - HAMA Limited                |
| CM    | Conditional Moratorium                               |
| CN    | Conditional Moratorium - New Collection System       |
| DE    | Decommissioned - Removed                             |
| FH    | No Allocations - Last Mart > 10 Hrs. HAMA Limited    |
| FN    | No Allocations - Last Mart > 10 Hrs.                 |
| IM    | Initial Moratorium                                   |
| IN    | Incomplete - Information Missing                     |
| OH    | OK - HAMA Limited                                    |
| OK    | OK                                                   |
| RM    | Restricted Moratorium                                |
| TH    | No Allocations - Due To High Hours With HAMA         |
| TM // | Temporary Moratorium //                              |

[For Additional Moratorium Code Details Select this Link](#)

— Pump Station Acronyms —

|       |                                  |
|-------|----------------------------------|
| GDP   | Gallons Per Day                  |
| HAMA  | High Annual Monthly Average      |
| NAPOT | Nominal Avg. Pump Operating Time |
| MART  | Monthly Average Run Time         |

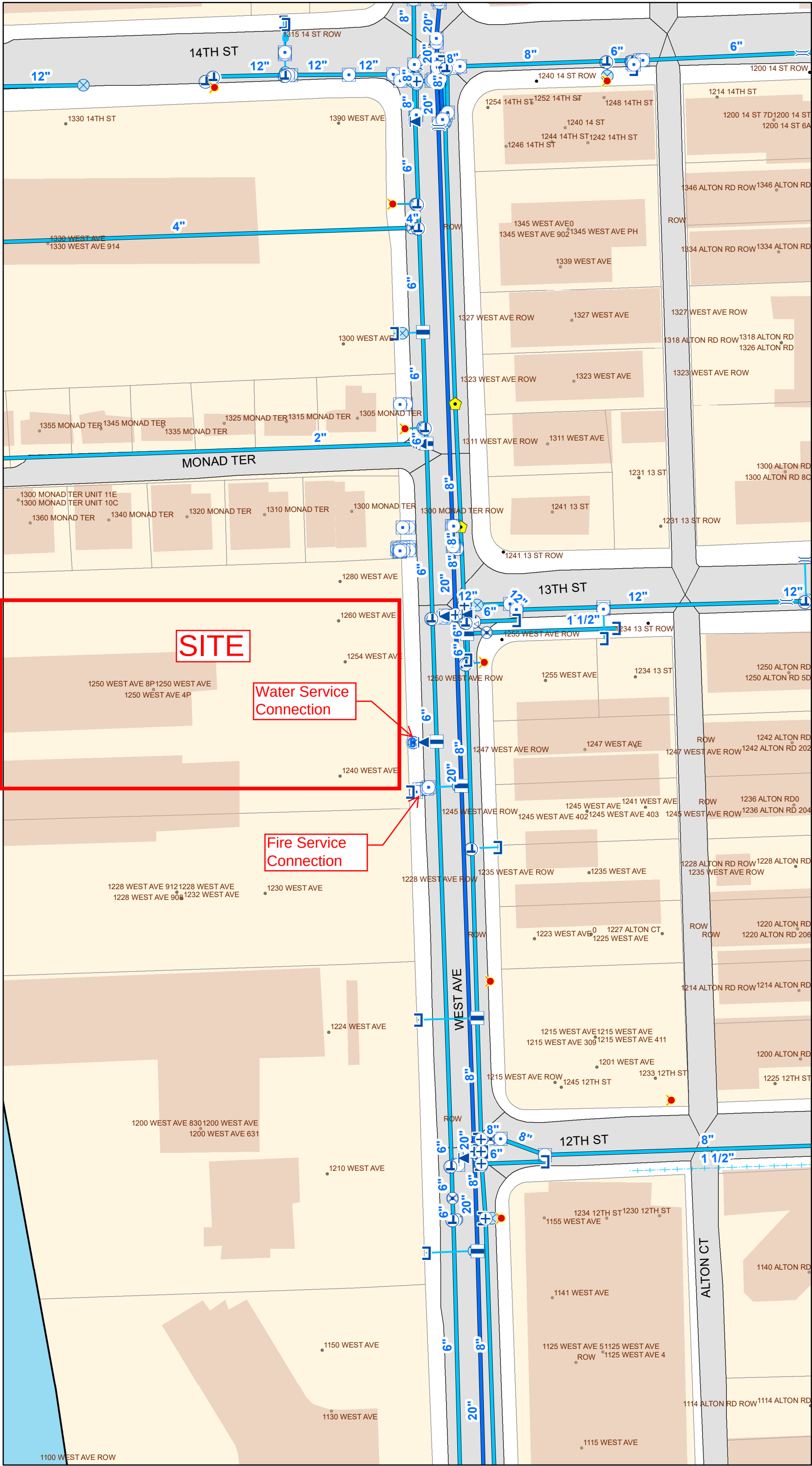
# Miami Beach Water System

## Legend

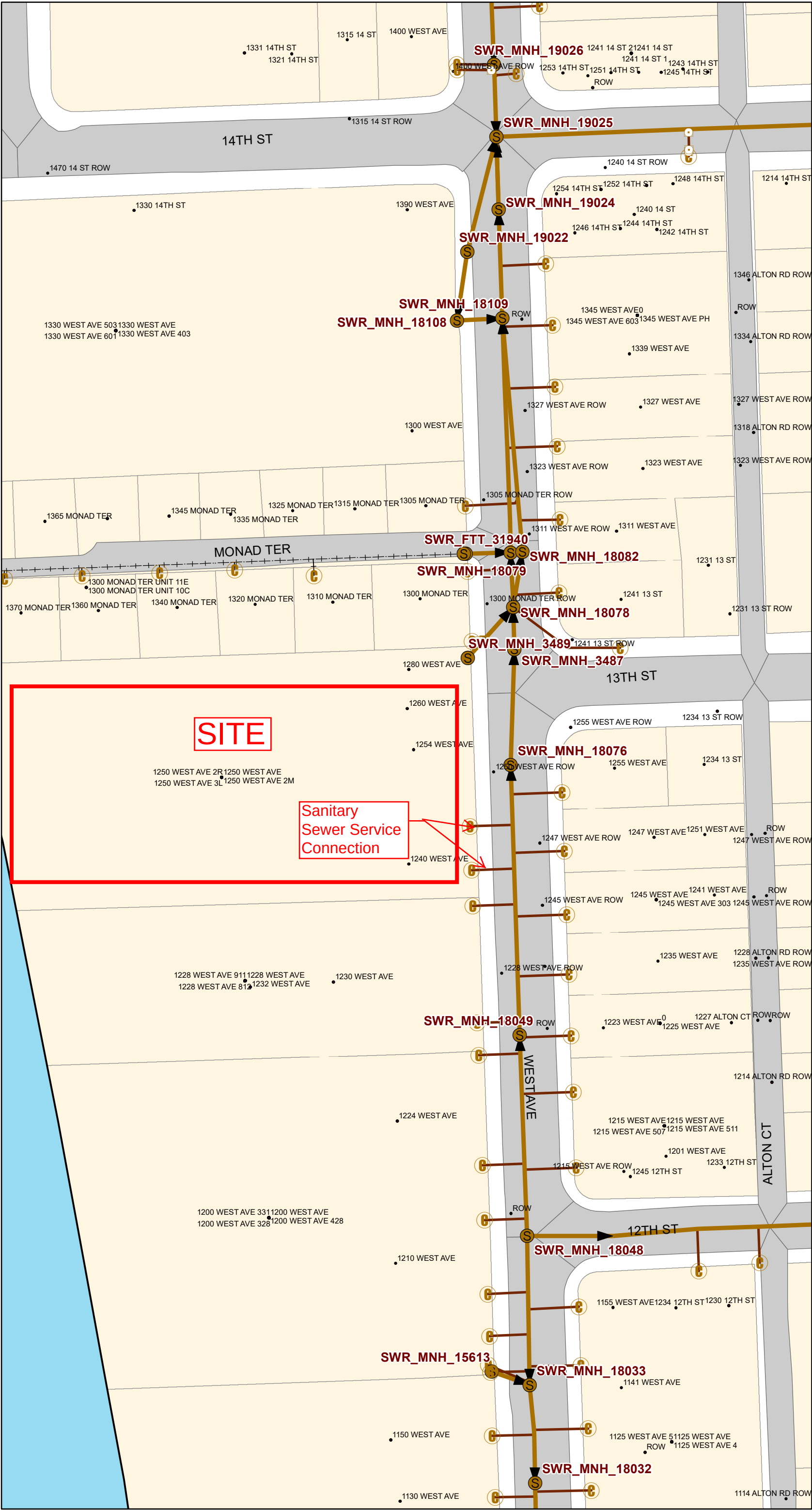
- Fire Hydrant
- Water Adapter
- Water Air Release
- Water Bend
- Water Blowoff
- Water Cap
- Water Corporation Stop
- Water Coupling
- Water Cross
- Water Gate
- Water Other
- Water Plug
- Water Reducer
- Water Sleeve
- Water Tap
- Wtare Tee
- Water Unknown
- Water Wye
- Water Flow Meter
- Water Pump Station
- Water Service Connection
- Water StorageTank
- Water Air Release Valve
- Water Altitude Valve
- Water Blowoff Valve
- Water Combination Valve
- Water Pressure Reducer Valve
- Water Simple Check Valve
- Water Ball Valve
- Water Butterfly Valve
- Water Cone Valve
- Water Gate Valve
- Water Plug Valve
- Water Casing
- Unknown
- Commercial Service Line
- Fire Service Line
- Hydrant Service Line
- Irrigation Line
- Meter Service Line
- Other
- Fire Service Line, Abandoned
- Hydrant Service Line, Abandoned
- Meter Service Line, Abandoned
- Unknown
- Distribution Main
- Transmission Main
- Distribution Main, Inactive
- Transmission Main, Inactive
- Distribution Main, Abandoned
- Transmission Main, Abandoned
- Valve Chamber
- Other Structure
- PARKS
- EDGE\_OF\_PAVEMENT



1 in = 73 ft



# Miami Beach Sewer System



- Legend**
- Bend
  - Cap
  - Fitting
  - Lateral Wye
  - Tee
  - Wye
  - Sewer Pump Station
  - Sewer Pump Station Private
  - Sewer Control Valve
  - Sewer System Valve
  - Sewer Cleanout
  - Sewer Meter Station
  - Sewer Manhole
  - Gravity Main
  - Siphon
  - Abandoned In Place
  - Pressure Main
  - Abandoned In Place
  - Lateral Line
  - Abandoned In Place

1 inch = 76 feet

