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July 11, 2024

Ms. Cristina Ortega Castineiras, P.E. ENV SP  
City Engineer  
**City of Miami Beach**  
Public Works Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139  
[cristinaortega@miamibeachfl.gov](mailto:cristinaortega@miamibeachfl.gov)

**Re: 6701 Collins Avenue (Deauville Development) (Folio No. 02-3211-007-0420)  
Water Demand Calculation, Fire Flow Requirement & Sanitary Sewer Load)**

Dear Ms. Ortega Castineiras,

The Deauville site is proposed to be re-developed. The previously existing facilities are tabulated in the attached exhibit "A". As per said exhibit "A", the site had a water demand of 84,679 GPD for both water use (not accounting for irrigation) and sanitary sewer generation. The proposed re-development is tabulated below and in exhibit "B".

**I. Water Demand:**

1. 140 apartment units @ 135 GPD (gallons per day)/unit = 18,900 GPD
2. 280 hotel rooms @ 115 GPD (gallons per day)/room= 32,200 GPD
3. 7,300 SF (square feet) Retail @ 10 GPD/100SF= 730 GPD
4. 8,528 SF of lounge/bar @ 20 GPD/100SF= 1,706 GPD
5. 25,235 SF of full-service restaurant @ 100GPD/100SF= 25,235 GPD
6. 24,244 SF of ballroom/banquet hall @ 10GPD/100SF= 2,424 GPD
7. 7,450 SF of wellness/spa/sauna @ 20 GPD/100SF= 1,490 GPD
8. 5,255 SF of fitness/gym @ 10 GPD/100 SF= 526 GPD

**(Total water demand excluding irrigation (items 1 to 8) = 83,211 GPD)**

**9. The irrigation demand is estimated to be 10,400 GPD**

**10. Fire demand will be 3000 GPM**

Ms. Cristina Ortega Castineiras, P.E. ENV SP

City Engineer

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Based on the current Miami-Dade WASD flow generation/demand chart, this development will require a **total water demand of 93,611 GPD and a fire flow requirement of 3,000 GPM @ 20 psi for 3 hours.**

**II. Sanitary Sewer Load:**

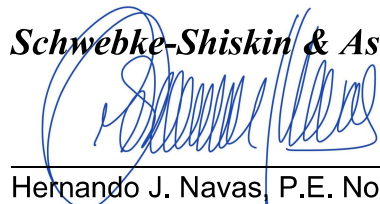
**As per the proposed development program, the anticipated sanitary sewer flow generation (load) will be 83,211 GPD.** Please note that is less than the previous sanitary sewer load (84,679 GPD).

Attached please find a copy of the preliminary water & sewer plan for the proposed development (exhibit "C") showing the proposed points of connection to the City's system along Collins Avenue.

Please review and provide acceptance to the proposed points of connection.

Respectfully submitted,

***Schwebke-Shiskin & Associates, Inc.***



Hernando J. Navas, P.E. No. 50635  
Principal (CA#87)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HERNANDO J. NAVAS, P.E.  
ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.

Digitally signed by  
Hernando J Navas  
Date: 2024.07.11  
09:36:18-04'00'

Date: 07-11-2024



**Exhibit "A"**  
**6701 Collins Avenue, Miami Beach**

| EXISTING DEAUVILLE SITE                                                                                                                                 |                   |                                |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------|---------------|
| EXECUTIVE SUMMARY                                                                                                                                       | Area (SF)         | Unit of flow (GPD/SF)          | Flow (GPD)    |
| Retail                                                                                                                                                  | 14,984            | 0.10                           | 1,498         |
| Ice Skating Rink                                                                                                                                        | 4,883             | 0.10                           | 488           |
| Restaurant                                                                                                                                              | 5,292             | 1.00                           | 5,292         |
| Lobby Bar                                                                                                                                               | 2,722             | 0.20                           | 544           |
| Napoleon Ballroom                                                                                                                                       | 19,694            | 0.10                           | 1,969         |
| Casanova Room                                                                                                                                           | 7,022             | 0.10                           | 702           |
| Richelieu Dining Room                                                                                                                                   | 11,127            | 1.00                           | 11,127        |
| Nightclub                                                                                                                                               | 3,359             | 0.20                           | 672           |
| Meeting Room                                                                                                                                            | 1,119             | 0.05                           | 56            |
| <b>Hotel Unit Count 540 Hotel Rooms + 2 Penthouse</b><br>45 Hotel Units per floor x 12 floors<br><b>Total hotel Floor Area</b><br>22,860 sf x 12 floors | 274,320           |                                |               |
|                                                                                                                                                         |                   | <b>Unit of flow (GPD/room)</b> |               |
|                                                                                                                                                         |                   | 115                            | 62,330        |
|                                                                                                                                                         |                   |                                |               |
| <b>TOTAL =</b>                                                                                                                                          | <b>330,549 SF</b> |                                | <b>84,679</b> |

## Exhibit "B"

### 6701 Collins Avenue, Miami Beach

| PROPOSED DEAUVILLE SITE                                                                                                                      |                |                                |               |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------|---------------|
| EXECUTIVE SUMMARY                                                                                                                            | Area (SF)      | Unit of flow (GPD/SF)          | Flow (GPD)    |
| Retail                                                                                                                                       | 7,300          | 0.10                           | 730           |
| Lobby Bar                                                                                                                                    | 2,721          | 0.20                           | 544           |
| Lobby Level F&B                                                                                                                              | 18,490         | 1.00                           | 18,490        |
| Napoleon Ballroom Room A                                                                                                                     | 9,159          | 0.10                           | 916           |
| Napoleon Ballroom Room B                                                                                                                     | 8,063          | 0.10                           | 806           |
| Casanova Room                                                                                                                                | 7,022          | 0.10                           | 702           |
| Wellness / Spa                                                                                                                               | 4,559          | 0.20                           | 912           |
| Fitness / Gym                                                                                                                                | 5,255          | 0.10                           | 526           |
| Sauna/Steam/Hammam                                                                                                                           | 2,891          | 0.20                           | 578           |
| Restaurant & Club                                                                                                                            | 6,745          | 1.00                           | 6,745         |
| Rooftop Lounge                                                                                                                               | 5,807          | 0.20                           | 1,161         |
| <b>Hotel Unit Count    280 Hotel Rooms</b><br>28 Hotel Units per floor x 10 floors<br><b>Total Hotel Floor Area</b><br>22,860 sf x 10 floors | 228,600        |                                |               |
|                                                                                                                                              |                | <b>Unit of flow (GPD/unit)</b> |               |
|                                                                                                                                              |                | 115                            | 32,200        |
| <b>Aparment Unit Count    140 Unit</b>                                                                                                       |                | 135                            | 18,900        |
| <b>TOTAL =</b>                                                                                                                               | <b>306,612</b> |                                | <b>83,211</b> |

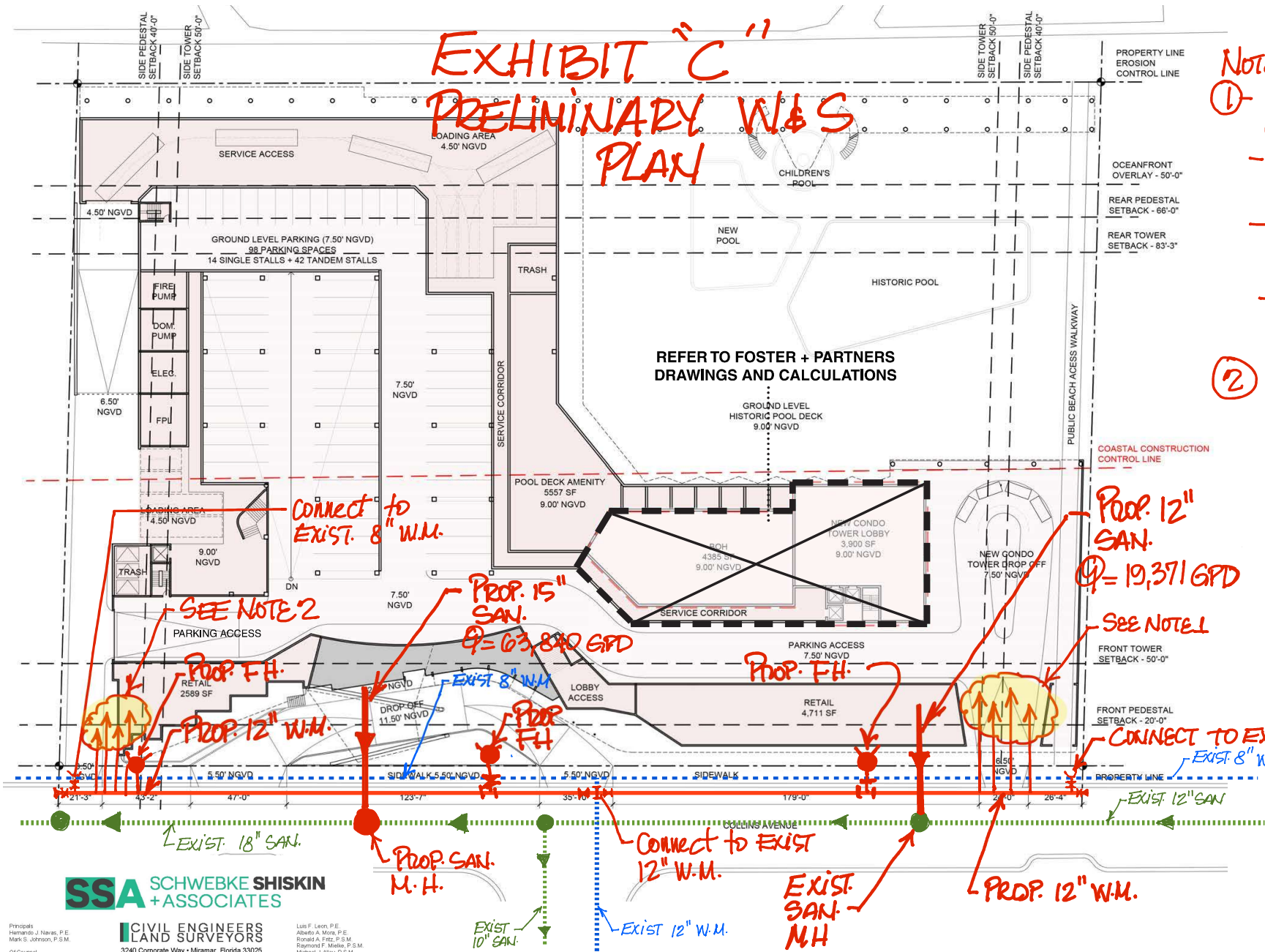
# EXHIBIT "C"

## PRELIMINARY W&S PLAN

LOADING AREA  
4.50' NGVD

CHILDREN'S  
POOL

PROPERTY LINE



## NOTES

- ① - Prop. 8" Fire line  
 $Q = 1500 \text{ GPM}$   
 - 6" DOMESTIC  
 $Q = 18,900 \text{ GPD}$   
 - 2" Commercial  
 $Q = 471 \text{ GPD}$   
 - 2" IRRIGATION  
 $Q = 5,200 \text{ GPD}$
- ② - Prop. 8" Fire line  
 $Q = 1,500 \text{ GPM}$   
 - 6" Hotel/Amenities  
 $Q = 63,581 \text{ GPD}$   
 - 2" Commercial  
 $Q = 259 \text{ GPD}$   
 - 2" IRRIGATION  
 $Q = 5,200 \text{ GPD}$

  
Hernando J. Navas, P.E.  
Principal  
Schwebke-Shiskin & Associates, Inc.  
7-11-24