

# UTILITY INFRASTRUCTURE ANALYSIS

*for*

## West Avenue Residential Multifamily

1250 West Avenue  
Miami Beach, FL 33141

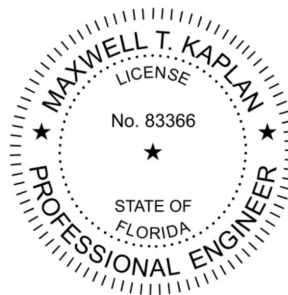
*Prepared for:*

**JDS Development**

*Prepared by*



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



Maxwell T.  
Kaplan

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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 Factor per 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 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.

Pump Station Capacity Estimator



Home ▾Sanitary Sewer Pump Station

Open in Map ViewerModify MapSign In

DetailsBasemapPrintMeasureFind address or place

Contents

☒ Sanitary Sewer Pump Station

☐ Topographic

+

-

17th St

Lincoln Ln N

Lincoln Ln S

16th St

15th St

11th St

10th St

9th St

8th St

John H. Levi Hwy

3rd St

907

907

41

00.150.3mi

SanitarySewerPumpStation: 0001

OWNER02

NAME0001

ADDRESS1051 JEFFERSON AVENUE

MORATORIUM\_STATUS\_CODEOK

MORATORIUM\_START\_DATE5/8/2025

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-DEEM 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>SubmitClear</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

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

**Pump Station Acronyms**

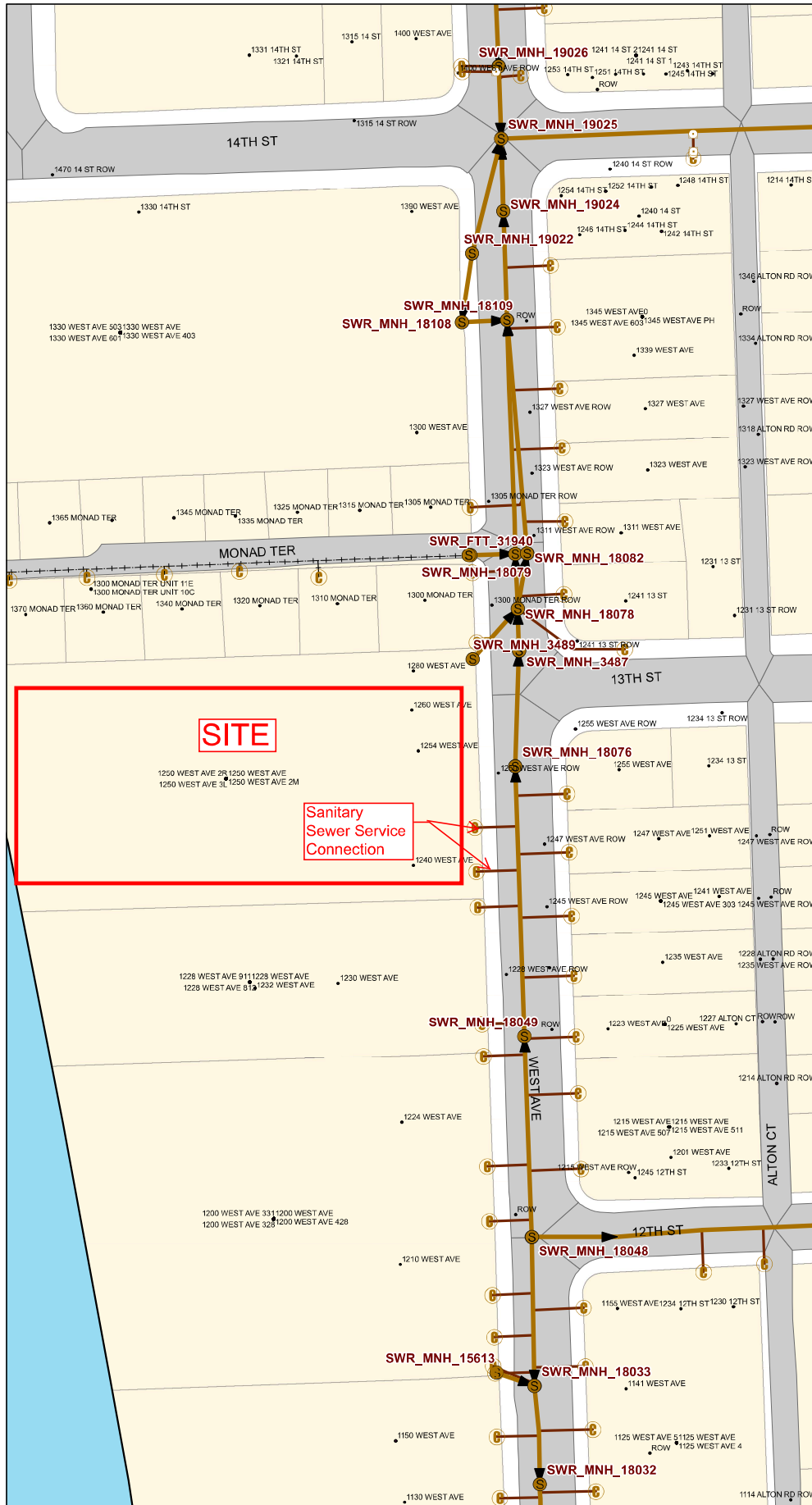
- GPD Gallons Per Day
- HAMA High Annual Monthly Average
- NAPOT Nominal Avg. Pump Operating Time
- MART Monthly Average Run Time

The image is a technical engineering plan view for a water and sewer main installation. It depicts a street grid with the following streets labeled: 14TH ST, 13TH ST, 12TH ST, WEST AVE, MONAD TER, and ALTON CT. A red rectangle on the left side of the map is labeled "SITE". Two red arrows point to specific locations on the main lines, labeled "Water Service Connection" and "Fire Service Connection". The map shows various pipe sizes indicated by numbers in blue circles: 12", 8", 6", 4", 2", 1 1/2", and 20". The map also shows existing structures, property lines, and other utility lines. The map is oriented with North at the top.

	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 Storage Tank
	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


$$1 \text{ in} = 73 \text{ ft}$$


# 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

