



January 20, 2026

Paul Rodas, P.E.
City Engineer and Permit Section Manager
Dronix Suarez
Senior Project Manager
City of Coral Gables
Department of Public Works
2800 SW 72nd Avenue
Miami, FL 33155

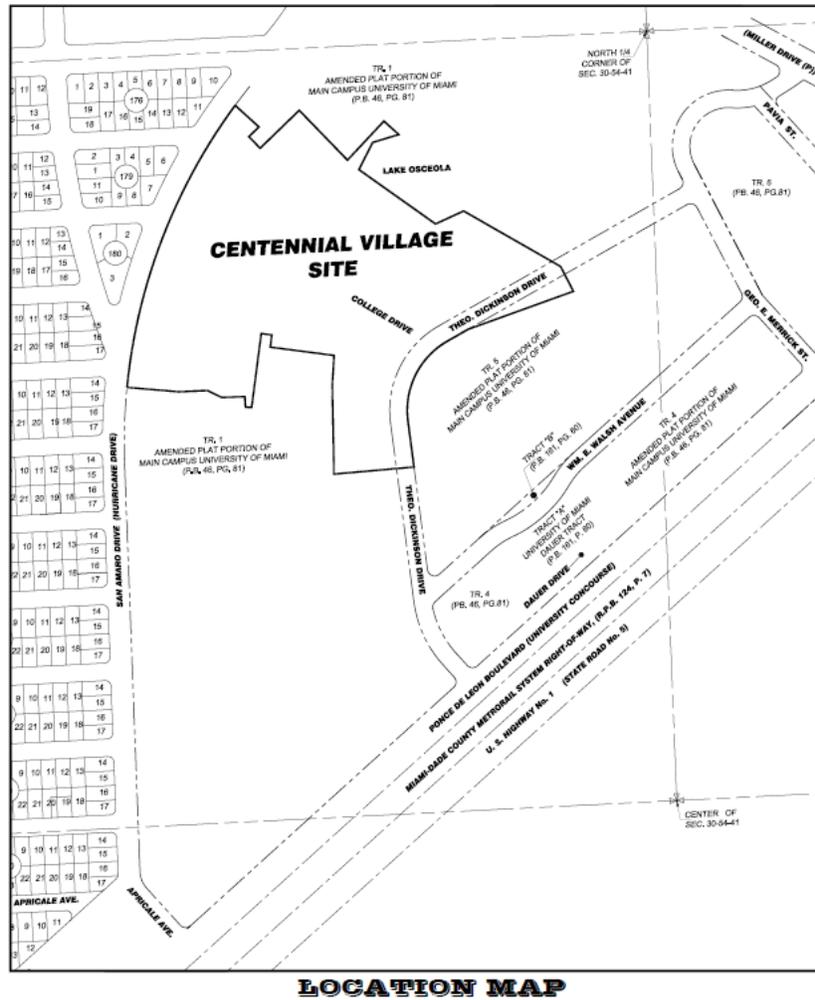
Re: Outside Sewer Connection Agreement
Centennial Village Phase 2E (5th College)
1231 Dickinson Dr.
PAFF-23-06-0218
PWKS-22-07-0892

Dear Mr. Rodas and Mr. Suarez,

Pursuant to the City of Coral Gables Code Sec. 78-102, the University of Miami is requesting permission to commence the necessary process for the approval of an outside sewer connection to the City of Coral Gables sanitary sewer system for the above-referenced project by means of a connection to an existing sanitary sewer manhole on the University of Miami campus that discharges to UM Pump Station 77-UM19K.

The following information pertains to the project:

- Applicant: University of Miami
- Applicant Address: 1535 Levante Avenue Coral Gables, FL 33146
- Telephone: 305.284.6749
- Project Address: 1239 Dickinson Dr., Coral Gables, FL 33146
- Legal Description: All of the "Centennial Village Phase E (5th College)" as now existing, laid out and in use, the same being a portion of each of the following: Tr. 1, Tr. 5 and Theo Dickinson Drive, as vacated pursuant to Coral Gables City Ordinance Number 2011-03 recorded June 16, 2011 in Official Records Book 27724 at Page 2651 all as shown on the underlying plat of "Amended Plat Portion of Main Campus University of Miami" according to the plat thereof, as recorded June 30, 1948 in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida, the location of which being more particularly shown on the map below and described in the attached map and legal description.



Government Agency having Jurisdiction: See attached allocation letters from Miami-Dade County in **Exhibit A**, and DERM approved plans in **Exhibit B**.

In accordance with the Miami-Dade Water and Sewer Department’s Schedule of Daily Rated Gallonage for Various Occupancies, the proposed new flows for the project are estimated as follows:

Centennial Village Phase 2E (5th College)

Previous Use: Vacant Land

Proposed Use: Student residential tower Centennial Village - Phase E (5th College)

- 274 beds @ 100 GPD = 27,400 GPD

Resident Master Apartments – 2 @ 135 GPD / unit = 270 GPD

Total: 27,670 GPD

Peak daily flow factor: 4.25 (as per Ten State Standard)

New Peak daily flow: 117,598 GPD

Peak hour flow in GPM: 81.66 GPM

Total Connection Fee per City Code 78-102 = \$246,954.75

By this letter, The University (applicant) intends to comply with the conditions set forth under the following Chapters 62 and 78 of the City Code, and the terms and conditions that will be stipulated in the Agreement between the City of Coral Gables and the University as follows:

- (1) To pay a connection fee of \$2,100 per 1,000 gallons per day of peak demand paid concurrently upon signing this agreement. The connection charge shall be made on the basis of an agreed upon estimated gallonage, which shall be subject to review at any time after six months; usage and the final connection cost shall be adjusted to reflect actual usage if greater, but in no case less than the amount originally charged. An alternate method of payment for such sewer service connection charges may be granted whereby, in lieu of paying connection charges at time of execution of the customer agreement, the applicant or customer may be permitted to file with the city a cash bond in an amount to be agreed upon between the city manager and the customer, guaranteeing installment payments of said sewer service connection charges.
- (2) To comply with all conditions set forth under chapters 62 and 78 of the City Code, Resolution No. 22601, and any other pertinent ordinances or resolution, copies of which the applicant/customer has reviewed and fully acknowledged by agreeing hereto, except that rates applied to connecting outside the city shall be 25 percent greater than the rates applicable to the same connection within the city. If the connection is outside existing sanitary sewer districts but inside the city, the 25 percent additional rate shall not apply.
- (3) To the billing and collecting of sewer service charges as determined by the city. Other agencies, for example the Miami-Dade Water and Sewer Department, may be designated by the city to bill and/or collect sewer service charges. Sewer service charges shall be due within ten days of receipt of billing by the customer. If the sewer service charges remain unpaid 30 days after due date, the city may have water services to the property disconnected. All sewer service charges to any building or structure or unit remaining unpaid 30 days after the due date shall become a lien against and upon the lands to which service has been furnished to the same extent as the lien for special assessments in the city, with the same penalties and the same right of collection and sale as would apply for Coral Gables taxes.
- (4) To pay the entire cost of whatever facilities are required from the source of the sewage to the point of connection with the Coral Gables system.
- (5) To furnish the city attorney with a copy of the deed for each unit of property making outside connection.
- (6) To install and maintain facilities for such pre-treatment of wastes as may from time to time be found necessary to render the wastes suitable for handling and treatment by the city without creation of nuisances. Under operational difficulty, the reasonable determination by the city and the city consulting engineers shall be binding. The following shall be required in all cases:
 - a. Grease separation facilities without exception.
 - b. Comminutors except where flow is directly to a city comminutor.
 - c. Screen at the discretion of the city in case of laundries and similar sources of rags, string and lint.
 - d. Prechlorination in case of long force mains.
- (7) To provide the city with plans and specifications in quadruplicate for applicant/customer sanitary sewer facilities as prepared by a registered civil engineer, licensed to practice in the State of Florida and fully experienced and qualified in the design of sanitary sewer systems. Said plans and specifications shall be reviewed by the city and returned to the applicant/customer marked for revision until the plans are returned marked approved and signed as such by the director of public works. A composite plan/profile survey of existing

utilities shall be prepared of each Coral Gables right-of-way through which a pipeline run is proposed, showing the exact relationship between and among all existing and proposed facilities. The city may refuse to process the plans unless the composite picture is complete, so that the most feasible route with the least inconvenience to residents may be confirmed by the director of public works.

- (8) To provide a cut-off valve at the point of connection with the Coral Gables system. This cut-off valve shall be shown and described in the above plans and specifications.
- (9) To provide the city with a letter from said licensed/registered engineer stating that said engineering services have been retained to provide full-time resident inspection during construction and installation of said facilities. Upon completion of the installation, said engineer shall certify in writing that the work has been fully and properly installed, and that infiltration is within allowable limits.
- (10) To have proposed installation shown on said approved plans and specifications constructed and installed only by a fully licensed and qualified contractor who shall also obtain all prerequisite construction permits from each agency having jurisdiction prior to initiating work in the field. The public works director may withhold or withdraw issuance of city right-of-way permit if compliance with portions of Step II implementation by the applicant becomes overdue.
- (11) To keep city informed of work progress and connections inside and outside the city so that city inspectors may confirm the integrity of the facilities at each key point.
- (12) To be solely responsible for continuing maintenance and operation of said facilities. The city reserves the right to inspect the facilities and to require the applicant to have timely repairs made, where infiltration or other defects are adversely affecting the cost and operation of the city's sanitary sewer system. Failure of the applicant/customer to remedy defects shall be cause for termination of agreement and disconnection of the service. The occupants or tenants of the connected property shall be informed by the customer that the city is not responsible for such maintenance and operation.
- (13) To not permit any other connection to the customer's connecting lines to the city system except those listed in the agreement. Any additional connections, if permitted, shall be subject to approval by the city as stated herein and the original connection charge shall be increased to reflect the additional sewage added. Additional connectors shall furnish the city with prior written approval by the original owner of the line and all prior connectors to said line.
- (14) To limit the peak sewage flow from the outside sewer connection insofar as the property, zoning, size, type and/or density of the facility herein approved for connection, and any proposed change thereto which would generate significant increase in peak sewage discharged into the Coral Gables sanitary sewer system shall require prior approval by Coral Gables for such increased sewage discharge in accordance with the terms of this resolution.
- (15) To provide that the monthly charge computed at the volumetric base rate be multiplied by a value of unity for a monthly average BOD of 250 ppm or under, said value to be increased by a surcharge factor of one-quarter percent per part per million on monthly average BOD in excess of 250 ppm, as follows and as interpolation thereof:

MONTHLY BOD MULTIPLIER	
250 ppm or less	1.000
260	1.025
270	1.050
280	1.075

290	1.100
300	1.125
400	1.375
500	1.625
1,000	2.875

- (16) To provide for and bear the cost of sampling with suitable sampling facilities when reasonable cause for sampling exists. The city shall give the customer or tenant reasonable notice when sampling is necessary, and qualified city representatives shall thereafter perform the necessary sampling as efficiently as possible.
- (17) To reconnect to the city sewer system at the customer's expense in a manner acceptable to the city, when sewerage is completed to a new area in the city which can more efficiently and effectively serve the customer's outside connection.
- (18) To provide liability insurance in the amounts required by Resolution No. 2008-07, naming the City of Coral Gables as additional insured and covering any damages to public or private property due to a failure in the customer's facilities. A certification of insurance shall be required at the execution of the agreement in a form acceptable to the City of Coral Gables.
- (19) To provide a maintenance bond or other surety in the amount of five percent of the construction cost to assure timely repair of the customer's facilities should a failure occur, said surety to run in perpetuity or until the connection is no longer required.
- (20) To bear the expense of recording the agreement encompassing the above terms in the Public Records of Miami-Dade County, Florida, and said agreement shall be a covenant running with the land which will state that the owner will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the terms and conditions of said agreement.

Thank you for your time and consideration.

Sincerely,

Deborah Hunley
 Assistant Vice-President, Design and Construction
 Facilities Operations & Planning
 University of Miami

Encl.

Exhibit A
Miami-Dade Water and Sewer Authority
Allocation Letters

1/15/2026

Issued Date: 7/18/2024

UNIVERSITY OF MIAMI
PO BOX 248106
CORAL GABLES, FL 33124DEBORAH HUNLEY
1535 LEVANTE AVE
MIAMI, FL 33196

RE: Sanitary Sewer Certification of Adequate Capacity

The Miami-Dade County Department of Environmental Resources Management has received your application for approval of additional sewer flows for the following project which is more specifically described in the attached project summary.

Project Name: New College Dorm building (Centennial Village-Phase E) / M2023016918
Project Location: 1239 DICKINSON DR, CORAL GABLES, FL 33134
Previous Use: Vacant land
Proposed Use: Dorm building: 274 students (included single and double rooms) @ 100 GPD x student = 27,400 GPD + 2 residential apts. @ 135 gpd/unit= 270 gpd / Total= 27,670 GPD.
Previous Flow: 0 GPD
Total Calculated Flow: 27670 GPD
Allocated Flow (additional sewer flows): 27670 GPD
Sewer Utility: UNIVERSITY OF MIAMI
Receiving Pump Station: 77 - UM19S

RER has evaluated your request in accordance with the terms and conditions set forth in Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County. RER hereby certifies that adequate treatment and transmission capacity is available for the above described project, pursuant to the criterion stipulated in Appendix A of said Consent Decree.

Furthermore, be advised that this approval does not constitute departmental approval for the proposed project and is subject to the terms and conditions set forth in the Consent Decree. Additional reviews and approvals may be required from other sections having jurisdiction over specific aspects of this project. Also, be advised that the gallons per day (GPD) flow determination indicated herein are for sewer allocation purposes only (in compliance with the Consent Decree requirements) and may not be representative of GPD flows used in calculating connection fees by the utility providing the service.

Be advised that this Sanitary Sewer Certification of Adequate Capacity (this letter) will expire within 90 days of the issue date if the applicant does not obtain a building process number from the corresponding building official. However, if the building process number has already been obtained, this letter will expire within 180 days of the expiration date of the process number. Finally, if a Building Permit was secured for this project, this letter will expire within 150 days of the expiration date of the Building Permit.

Should you have any questions regarding this matter, please contact the Miami-Dade Permitting and Inspecting Center (MDPIC) (786) 315-2800 or RER Office of Plan Review Services, Downtown Office (305) 372-6899.

Sincerely,

Loren Parra, Director
Department of Environmental Resources ManagementFor/By: _____
Der-Ming Kuo, Engineer III - Environmental Plan Review.
Department of Regulatory and Economic Resources.

Sanitary Sewer Certification of Adequate Capacity Project Summary:

Owner's Name: UNIVERSITY OF MIAMI
 Owner's Address: PO BOX 248106
 CORAL GABLES, FL 33124

EEOS Allocation Number: 2024-ALLOCATION-02351

Project: New College Dorm building (Centennial Village-Phase E) / M2023016918

Proposed Use: Dorm building: 274 students (included single and double rooms) @ 100 GPD x student = 27,400 GPD + 2 residential apts. @ 135 gpd/unit= 270 gpd / Total= 27,670 GPD.

Pump Station: 77-UM19S
 Projected NAPOT: 3.28
 Proposed Projected NAPOT: 4.08

Folio	Lot/Block Bldg Proc #	Address	Flow (GPD)	Sewer Status	Sewer Cert Date	Sewer Recert Date	Exp. Date
0341300150010	NA/NA PAFF-23-06- 0218	1239 DICKINSON DR, CORAL GABLES	27,670	APP	1/15/2026		
Total:			27,670	GPD			

Exhibit B
Approved Plans

Exhibit C
Peak Flow Calculations

PEAK FACTOR OUTSIDE SEWER CONNECTION AGREEMENT

The formula for the Peak Factor, Ten States Standards, is:

$$\text{Peak Factor} = \frac{18 + (\text{population in thousands})^{1/2}}{4 + (\text{population in thousands})^{1/2}}$$

Total Average
Daily Gallonage 117,598 GPD

The Population in thousands = Total Average Daily Flow / 100,000

Population 1.175975 (in thousands)
Peak Factor 3.75 (Utilize 4.25)

Area	ADF	Peak Factor	ak Flow (GF)	Peak Flow (GPH)	Peak Flow (GPM)	Peak Flow (GPS)
Centennial	27,670	4.25	117,598	4,900	81.66	1.36