

March 12, 2026

Mr. Hermes Diaz, PE
Public Works Director
City of Coral Gables
2800 SW 72 Avenue
Miami, FL 33155
305.460.5037
hdiaz2@coralgables.com

Re: Riviera Country Club Tennis Center Sewer Connection Request - 25110

Dear Hermes,

David Plummer & Associates (DPA) is working with the Riviera Country Club on their Tennis Center Improvement project at 1155 Blue Road, Coral Gables, FL 33146, Folio # 03-4119-002-0010. Riviera Country Club is requesting an outside sewer connection to the City's 6-in force main located in Blue Road adjacent to the project.

The project will demolish the existing clubhouse and construct a new 2,225 SF clubhouse. The existing septic tank on the tennis center parcel will be removed, and the new clubhouse will be connected to an on-site private sanitary pump station. The private pump station will be discharging through a new force main to the existing 6-in force main located in Blue Road.

In accordance with Miami-Dade County Water and Sewer Department's Schedule of Daily Rated Gallonage for Various Occupancies, the clubhouse falls under the category of tennis/racquet club at rate of 10 GPD/ 100 SF totaling:

5,708 GPD total average daily flow
1,056 GPH peak hour flow

PEAK FLOW: 24,544 GPD
CONNECTION FEE: \$51,543.24

Legal Description

19 54 41 113.101 AC M/L
RIVIERA COUNTRY CLUB PB 46-15
TR 1 TO 5 INC & MIAMI BILTMORE
GOLF COURSE BOUNDED BY BLKS 90-93
96-97-11 OF CGCC SEC 5 PER PB 23-
55 & STR OF LAND SHOWN AS MIAMI
BILTMORE GLF COURSE OF CG RIVIERA
SEC 4 PER PB 25-47 & LOTS 10 THRU
14 & THAT PORT OF AVE MENDEAVIA
LYG E & ADJ TO LOTS 11 THRU 13
CLOSED BY R-3946-52 BLK 112 OF
CORAL GABLES COUNTRY CLUB SEC 5
PB 23-55

Peak flow and connection fee added by
Paul Rodas, Coral Gables City Engineer



The attached plans for the sanitary sewer, which were previously submitted under the City's Building Permit BLDB-25-08-3627 and the Public Works Permit PWKS-25-10-3963, show the private sewer system and the connection to the city's existing 6-in force main in Blue Road.

The Riviera Country Club further agrees to the following Terms and Conditions:

(1) To pay a connection fee established in section 1-8 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 this chapter, chapter 62, 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 those 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 city 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 city 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. Pre-chlorination 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 city 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 city 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 a 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

(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 city sanitary sewer system shall require prior approval by the city for such increased sewage discharge in accordance with the terms of this division.

(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 (<i>ppm or less</i>)	1 . 0 0 0
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. 22601, 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.

(19) To provide a maintenance bond or other surety in the amount of five percent of the construction cost to ensure 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 the county, and said agreement shall be a covenant running with the land which will



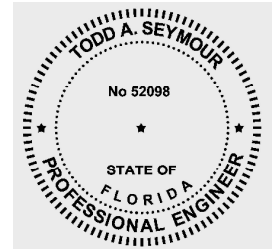
state that the owner will not convey or cause the title to be conveyed to the above property without requiring the successor in title to abide by all of the terms and conditions of said agreement.

We urge that you review this request expeditiously, as the City has been in possession of these plans for quite some time. It is imperative that this request goes to the City Commission no later than its April 14, 2026 meeting.

Sincerely,

Todd Seymour

Todd Seymour, PE, Sr. Project Director
PE # 52098

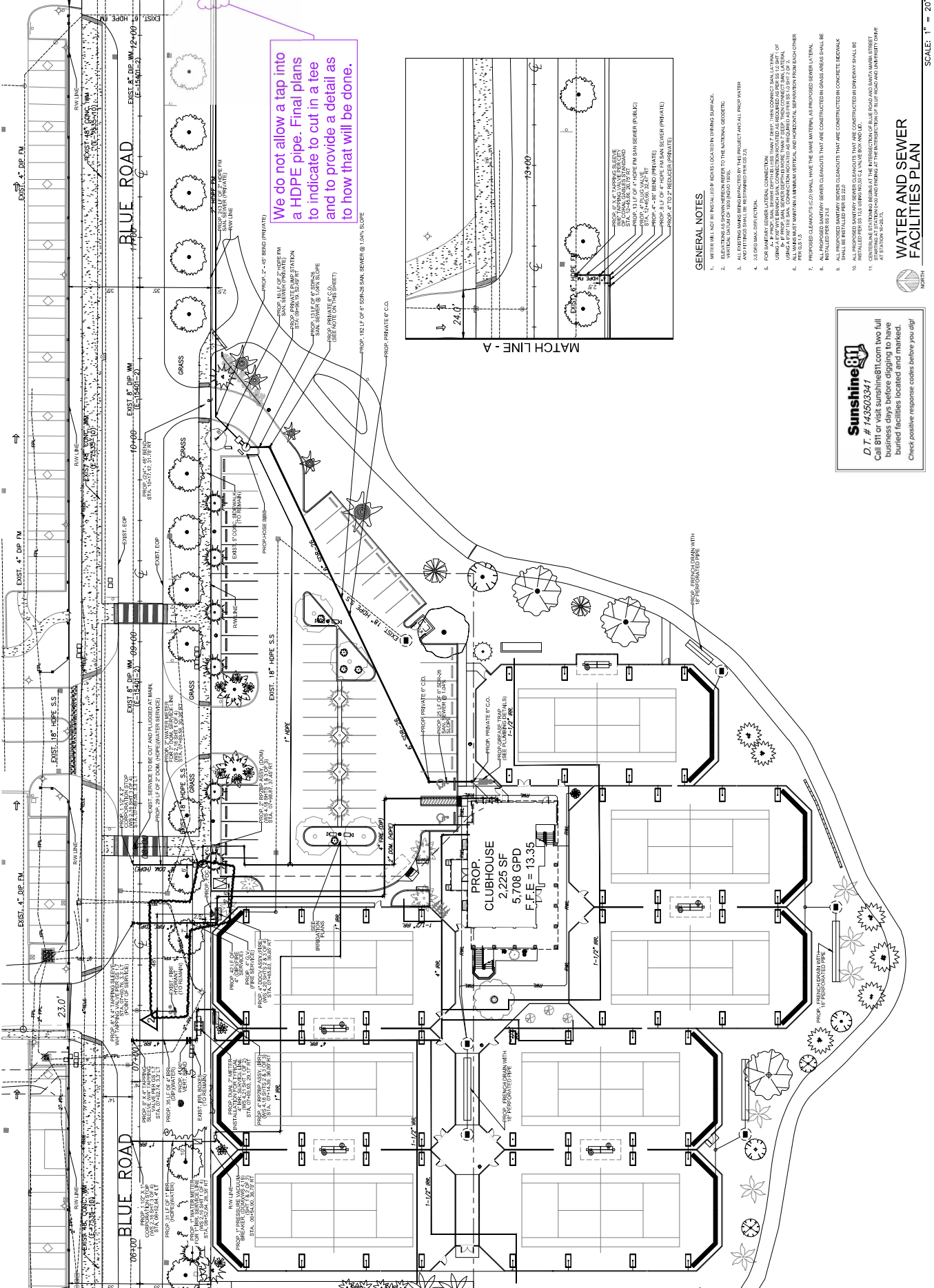


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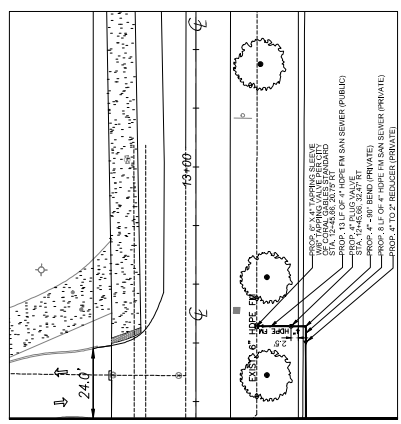
Todd Seymour Digitally signed
by Todd Seymour
Date: 2026.03.18
08:27:52 -04'00'

NOTES

MATCH LINE - A



We do not allow a tap into a HDPE pipe. Final plans to indicate to cut in a tee and to provide a detail as to how that will be done.



GENERAL NOTES

1. WE SHALL NOT BE INSTALLED FOR LOCAL USE UNLESS SHOWN.
2. ALL EXISTING MANHOLE DEPTHS SHALL BE TO THE NATIONAL GEODETIC DATUM.
3. ALL EXISTING MANHOLE DEPTHS SHALL BE TO THE NATIONAL GEODETIC DATUM.
4. ALL EXISTING MANHOLE DEPTHS SHALL BE TO THE NATIONAL GEODETIC DATUM.
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11. ALL EXISTING MANHOLE DEPTHS SHALL BE TO THE NATIONAL GEODETIC DATUM.

Sunshine 811
 D.T. # 143503341
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!

WATER AND SEWER FACILITIES PLAN

SCALE: 1" = 20'

DAVID PLUMMER & ASSOCIATES, INC.
 307 South State Highway, Suite 3033A
 Coral Gables, Florida 33134
 Phone: (305) 442-0100
 Email: davidplummer@earthlink.net

LOCUS ARCHITECTURE
 194 NW 14th Street, Suite 1100
 Coral Gables, Florida 33134
 Phone: (305) 442-0100
 Email: locus@locusarchitect.com

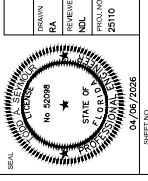
NO.	REVISION/DESCRIPTION	DATE
1	REVISION COMMENT	10/20/2020
2	REVISION COMMENT	05/28/2020

PROJECT
 NEW 2-STORY
 TENNIS FACILITY
 RIVIERA
 COUNTRY CLUB
 Coral Gables, FL 33146

DRAWING
 WATER AND SEWER
 FACILITIES PLANS
 WASS ID: 33067

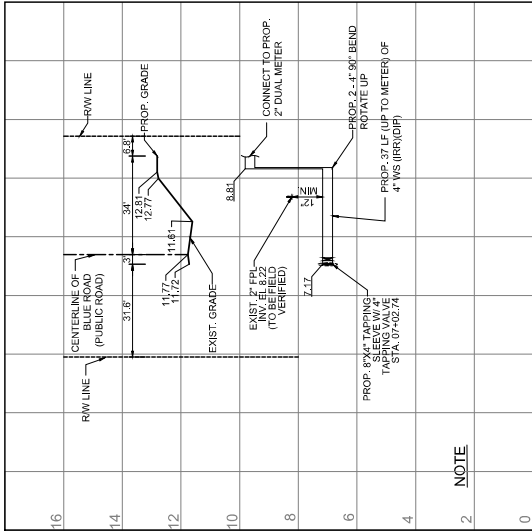
TITLE
 T.D. SEMOUR,
 P.E.
 DAVID PLUMMER & ASSOCIATES, INC.
 01-000

THIS PLAN SHALL BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION AND TO BE RESPONSIBLE FOR ANY ELECTRICAL WORK.

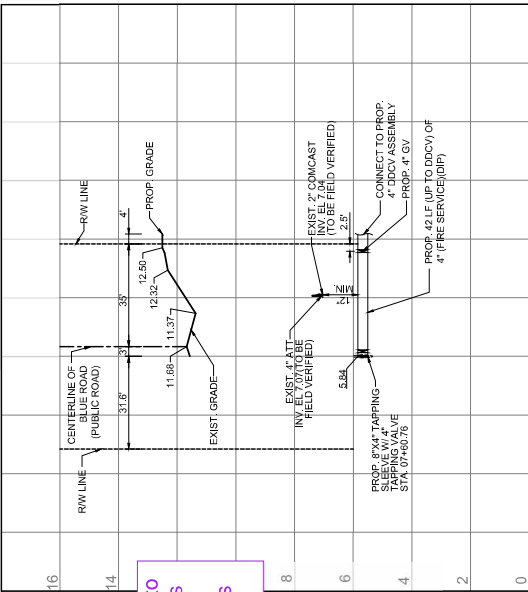


SHEET NO. C-6.1
 01/05/2020

Sunshine 811
D.T. # 143503347
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!



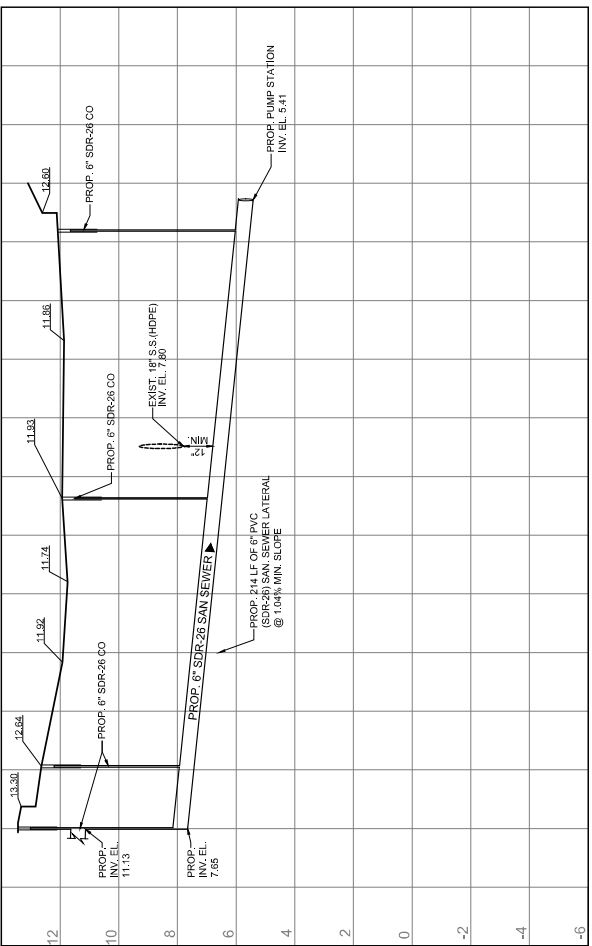
4-IN DIP IRR. SERVICE (SEE SHEET C-6.1)



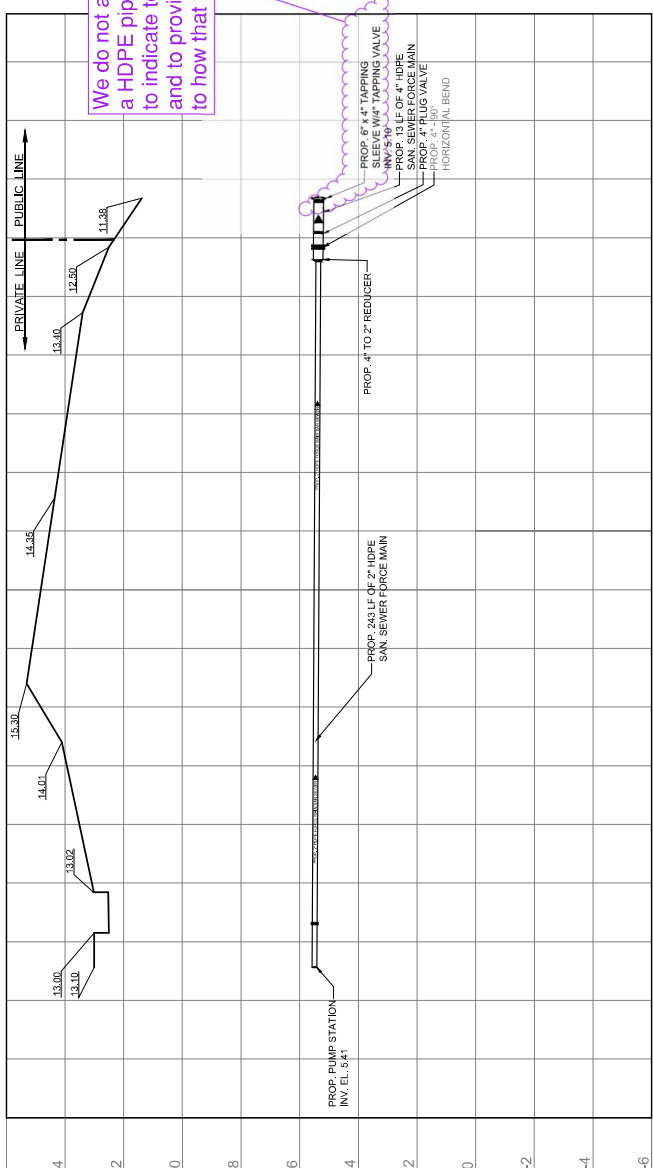
4-IN DIP FIRE SERVICE (SEE SHEET C-6.1)

1. ALL MAINS MUST MAINTAIN A MINIMUM VERTICAL AND HORIZONTAL SEPARATION FROM EACH OTHER PER GS 1.5
2. PROPOSED CLEANOUTS (C.O.) SHALL HAVE THE SAME MATERIAL AS PROPOSED SEWER LATERAL
3. IF THE PROP. SAN SEWER DEPTH IS LESS THAN 7'0" DEEP, THEN CONNECT SAN. LATERAL USING A 8"x6" WYE BRANCH SAN CONNECTION ROTATED AS REQUIRED AS PER SS 1.0 SHT 1 OF 2
4. IF PROP. SAN SEWER DEPTH IS MORE THAN 7'0" DEEP, THEN CONNECT SAN. SEWER LATERAL USING A 8"x6" TEE SAN CONNECTION ROTATED AS REQUIRED AS PER SS 1.0 SHT 2 OF 2

WATER AND SEWER PROFILES PLAN
SCALE: N.T.S.



6-IN SDR-26 SANITARY LATERAL TO PUMP STATION (PRIVATE (NOT PART OF M-DWASD'S REVIEW NOR APPROVAL) (SEE SHEET C-6.1))



2-IN/4-IN HDPE SANITARY FORCE MAIN (NOT PART OF M-DWASD'S REVIEW NOR APPROVAL) (SEE SHEET C-6.1)



PROFILE

SCALE: 1" = 2'

SCALE: 80' 1" = 20'

We do not allow a tap into a HDPE pipe. Final plans to indicate to cut in a tee and to provide a detail as to how that will be done.

5. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER/ SEWER FORCE MAINS AND FITTINGS SHALL BE RESTRAINED PER GS 2.0
6. ELEVATIONS SHOWN ON THE DRAWINGS ARE IN FEET BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1928 (N.G.V.D)

CONNECTION FEE
OUTSIDE SEWER CONNECTION AGREEMENT
 1500 Blue Road
 Riviera County Club Tennis Facility

The first step is to verify the Total Average Flow for the new facility. Refer to Miami-Dade County's *Schedule of Daily Rated Gallonage for Various Occupancy* . Any mixed-use building will be a total calculated from that table.

The next step is to verify the Peak Factor, the formula is:

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

The applicant is going to present the Peak Hour Flow in their letter requesting connection to the City's sewer system. The actual number that we will use to calculate the connection fee will be the Peak Flow per day. Just multiply the Peak Hour Flow by 24. You can enter the Total Average Flow per day and Peak Factor below:

Total Ave Flow	5,708.0	GPD	(delta flow/considers prev. flow)
Peak Factor	4.3		
Peak Hour Flow	1,023	GPH	
Peak Daily Flow	24,544	GPD	

The connection fee calculation was established in Ordinance 2015-17, the formula is:

$$\text{Connection Fee} = \frac{(\text{Peak Daily Flow}) \times (\$2100)}{1000 \text{ GPD}}$$

Connection Fee \$ 51,543.24