

July 3, 2024

Mr. Hermes Diaz, P.E.
Director of Public Works
City of Coral Gables
2800 SW. 72nd Avenue
Miami, Florida,
33155

Re: Outside Sewer Connection
Preliminary Request

Dear Mr, Diaz,

We respectfully request permission to connect to the City of Coral Gables Sanitary Sewer System. Our property is located at 4321 SW 16th Street in Little Gables, on the northside side of Mendoza Avenue.

We have read Section 78-102 of the City Code governing the procedures for Outside Sewer Connections for properties outside of sewer districts of Coral Gables. We have discussed existing conditions with the City of Coral Gables Public Works Department, Miami Dade County Water and Sewer Authority, and DERM. We were referred to Brandon Garcia, New Business Manager, Utilities Development Division, Miami-Dade County Water and Sewer Department who advised that Area Releases are done by the Intergovernmental Team. Mr. Garcia referred us to Patty Palomo, Chief of Intergovernmental Affairs for further assistance. Ms. Palomo sent us the Guideline for Submitting a Request to Miami-Dade Water and Sewer Department to Release a Water/or Sewer Service Area (see attached).

The Release Request includes Item 1 (c); a letter from the Director of the Utility proposed to provide service to the area. We have identified the Pump Station and Force Main serving our Property and discussed the Engineering Project required to obtain Permits in the event our request is accepted and approved.

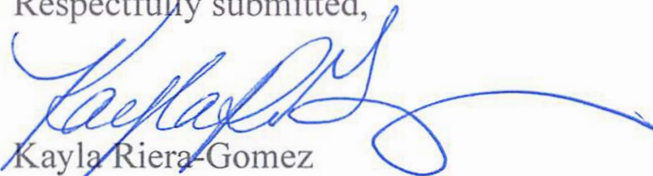
We have attached a series of exhibits to this request which address the information required by Section 78-102 including: Property Information (items a, b, c, d, e,); Letters from authorities having jurisdiction, Miami Dade County WASA, and DERM (item f); and a Site Plan (Sketch) of the proposed connection; an aerial photo indicating the Force Main which abuts the Project and the work to be done (item h), and the Miami-Dade Water and Sewer Department Release Request for Water and/or Sewer Service Area.

In accordance with the Miami-Dade County Water and Sewer Department's Schedule of Daily Rated Gallonage for Various Occupancy, flow for single family homes between 3001 and 5000 square feet is 310 gpd.

Total Average Daily Flow: 310 gpd

Peak Hour Flow: $310\text{gpd} \times 4.45$ (per Ten State Standard) = 1,380 gpd

Respectfully submitted,



Kayla Riera-Gomez

Agreement terms:

- (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 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 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 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 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 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. 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 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.
- (c) *Approval.* If after a review of the foregoing documents and terms which regulate all outside connections, the applicant still wishes to pursue the application, the applicant shall then request in writing to the city manager that the matter be placed on the agenda of the next regular commission meeting for consideration by the city commission. No reliance for approval by the city commission shall be assumed by the applicant before approval by the city commission publicly assembled in regular or special session.
- (d) *Execution.* If the city commission approves the application for outside connection, the applicant shall then have his or her consultant prepare all plans and specifications for the connection facilities for review and approval by the director of public works, as required by above agreement terms. Upon approval of said plans and specifications by the director of public works, the applicant shall arrange to meet with the city attorney for the purpose of executing the agreement for the outside connection and to pay concurrently the connection for established hereinabove.

PROPERTY INFORMATION

- a. Name of Applicant (s):** Timothy Riera-Gomez and Kayla Riera-Gomez
- b. Address of Applicant (s):** 4321 SW. 16th Street, Miami, Florida, 33134
- c. Telephone number of the Applicant (s):** (T) 305.790. 3998, (K) 786.210.2458
- d. Address of Property to be Connected:** 4321 SW. 16th Street, Miami, Florida, 33134
- e. Legal Description of the Property to be Connected:**

Lot 13, Block 4, Camner Gables, according to the Plat Thereof, as recorded in Plat Book 42, Page 28 of the Public Records of Miami-Dade County, Florida.

Items: a-e

VERIFICATION FORM

DATE:	April 1, 2024	BLDG PROCESS #:	C2024028316
VF#	24-2024-W-VF - 1399	INVOICE(S)#:	N00149006 N/A

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	TIMOTHY RIERA
PROJECT/AGREEMENT NUMBER:	2024
PROJECT DESCRIPTION:	NEW 1,686 SF SFR (PER CPP PLANS) REPLACING A 1,550 SF SFR (PER NPTXA CARD) CCB#8756101162
IS THIS AN AFFORDABLE HOUSING PROJECT?	No

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3041080220640	4321 SW 16 ST	33134	13	4	1,686	1,550

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water	New Construction	No	No	No	N/A

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL NEWBUSINESSSUPVLIST@MIAMIDADE.GOV. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**

THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) 2 INCH WATER MAIN AND/OR **DOES NOT HAVE** A(N) INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR less than 3001 sqft (210 gpd/unit)	1	210	0

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - SFR less than 3001 sqft (210 gpd/unit)	1	210	0

Water Service Area	WASD Water	Sewer Service Area	N/A
Net Water GPD	0	Net Sewer GPD	0
Net Water Cost (\$)	\$ 0.00	Net Sewer Cost (\$)	\$ 0.00
Water Basin Charge (\$)	No	Sewer Basin Charge (\$)	No
Total Connection Charges (\$)			\$ 0.00
Total Construction Connection Charges (\$) (accrues interest daily)			\$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF **"WILL HAVE"**, UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. **FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.**

Fixed Fee Item	Price (\$)	Total Quantity	Total Fees (\$)
Verification Form - Residential (R-A) Water	30	1.00	30.00
Total Fixed Fee			\$ 30.00
Verification Form Total (\$)			\$ 30.00
Connection Charges Paid?			No

COMMENTS: Refunds are based on the payment date and are subject to State Statute 95-11. Some fees are not refundable. Only 5/8" meter for domestic service and no irrigation meter: Yes

CUSTOMER NAME: PAUL PERGAKIS
Prepare by: Barbara Reding
Printed Name of Reviewer

CUSTOMER PHONE:
Approved by: Arelys Rivas
Printed Name of Supervisor



SW 15th St

SW 44th Ave

SW 43rd Ave

SW 15th St

SW 15th St

SW 15th St

SW 15th Ter

SW 44th Ave

SW 43rd Ave

Search result
4321 SW 16th St, Miami, FL, 33134 USA
Zoom to

Mendoza Ave

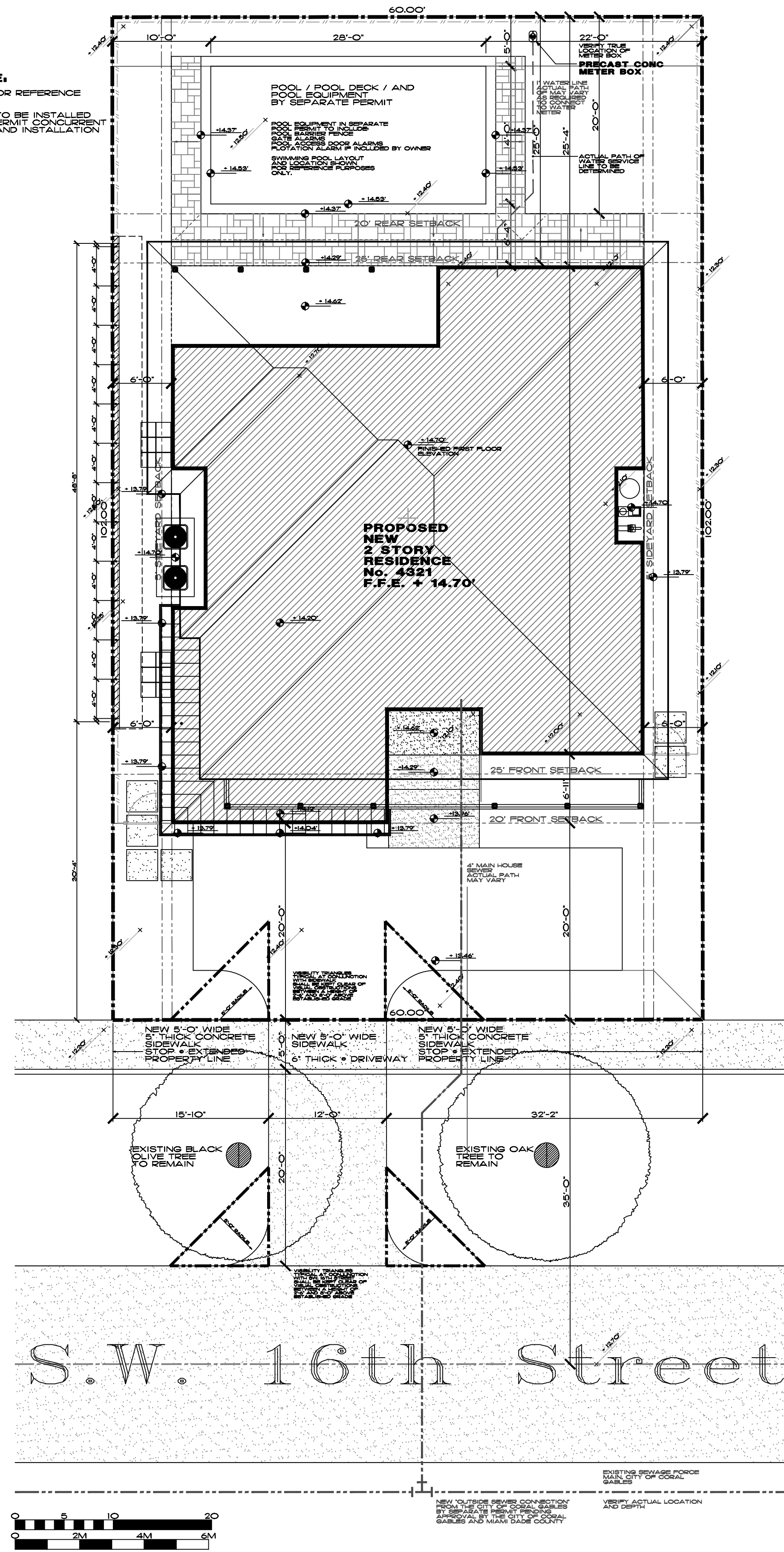
Mendoza Ave

PROPOSED CONNECTION

Scoville St

Mendoza Ave

FENCING NOTE.
 FENCE INDICATED FOR REFERENCE PURPOSES ONLY.
 FENCE AND GATES TO BE INSTALLED UNDER SEPARATE PERMIT CONCURRENT WITH POOL PERMIT AND INSTALLATION.



BUILDING DISPOSITION

LOT OCCUPATION	REQUIRED	PROVIDED
A. LOT AREA	6000 SF.	102'-0" X 60'-0" = 6120 S.F.
B. LOT WIDTH	60 FEET	60 FEET (EXISTING)
C. LOT COVERAGE	40% MAXIMUM 2,448 SF. ALLOWED	PROPOSED LIVING SPACE: 1,686 SF
		LIVING SPACE (A/C): 524 SF
		GARAGE: 259 SF
D. GREEN SPACE	25% LOT AREA MINIMUM 1,530 SF. MINIMUM REQUIRED	COVERED OUTDOOR SPACE: 259 SF 2,469 SF. / 6,120 SF. = 40.3% 2,469 SF. / 6,120 SF. = 40.3% THEREFORE OWNER WILL SEEK AN ADMINISTRATIVE VARIANCE FOR A 10% LOT COVERAGE VARIANCE.
		2,469 SF. PROVIDED 2,469 SF. / 6,120 SF. = 40.3% THEREFORE OWNER WILL SEEK AN ADMINISTRATIVE VARIANCE FOR A 10% LOT COVERAGE VARIANCE.
		1,686 SF 524 SF 259 SF 480 SF 541 SF 227 SF 659 SF 4387 SF 6,120 SF. - 4,376 SF. = 1,744 SF. 1,744 SF. > 1,530 SF. THEREFORE OK

BUILDING SETBACK

PRINCIPAL FRONT	25 FT.	26'9" FT
SECONDARY FRONT	20 FT.	20 FT.
SIDE	6 FT.	6 FT.
REAR	25 FT.	25.33 FT

GOVERNING CODE STATEMENT.

THE PROJECT DESCRIBED HEREIN IS GOVERNED BY RESIDENTIAL / FLORIDA BUILDING CODE, 2020, 7TH EDITION W/ AMENDMENTS AND OTHER APPLICABLE CODES.
 THIS PROJECT IS FOR A NEW SINGLE FAMILY RESIDENCE.

LEGAL DESCRIPTION.

LOT 18, BLOCK 4, CARMER GABLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER.

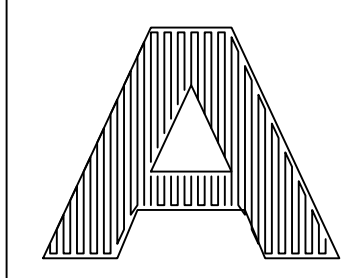
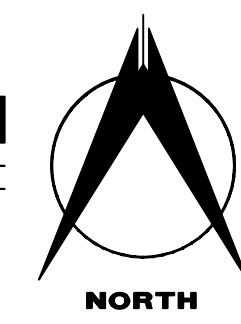
30-4108-022-0640

RIGHT-OF-WAY LANDSCAPE NOTES.

- RIGHT-OF-WAY LANDSCAPING TO BE GOVERNED BY MIAMI DADE COUNTY RIGHT-OF-WAY LANDSCAPE CODE, CHAPTER 18B
- SECTION 18B (C) PROVIDE FOR PROTECTION OF EXISTING NATURAL FOREST COMMUNITIES AND SPECIMEN TREES IN CONFORMANCE WITH SECTION 24-49, AS MAY BE AMENDED FROM TIME TO TIME. RE-ESTABLISH NATIVE HABITAT WHERE APPROPRIATE, AND ENCOURAGE THE APPROPRIATE USE OF NATIVE PLANT MATERIAL IN THE LANDSCAPE.
- SECTION 18B-4 (B)(2) EIGHTY (80) PERCENT OF THE PLANT MATERIAL SHALL BE LISTED IN THE MIAMI DADE LANDSCAPE MANUAL, THE MIAMI DADE STREET TREE MASTER PLAN, AND/OR THE UNIVERSITY OF FLORIDA'S LOW-MAINTENANCE LANDSCAPE PLANTS FOR SOUTH FLORIDA LIST.
- SECTION 18B (B)(3) RIGHT-OF-WAY LANDSCAPE SHALL INCLUDE THE USE OF NATIVE PLANT SPECIES IN ORDER TO RE-ESTABLISH AND AESTHETIC REGIONAL QUALITY AND TAKE ADVANTAGE OF THE UNIQUE DIVERSITY AND ADAPTABILITY OF NATIVE SPECIES TO THE ENVIRONMENTAL CONDITIONS OF SOUTH FLORIDA.
- SECTION 18B (B)(5) EXISTING SPECIMEN TREES, NATIVE VEGETATION (INCLUDING CANES, UNBURNED AND GROUND COVER) AND NATURAL FOREST COMMUNITIES SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE AND ALL REQUIREMENTS OF SECTION 24-49 OF THE CODE OF MIAMI DADE COUNTY.
- SECTION 18B (B)(6) DUMPY TREES SHALL BE USED TO SHADE SIDEWALKS AND DRIVEWAYS. VISUAL SCREENING SHALL BE PROVIDED BY USING A VARIETY OF DIFFERENT AND ROAD TREES.
- SECTION 18B (B)(7) LANDSCAPING SHALL BE DESIGNED IN SUCH A MANNER AS TO PROVIDE SAFE AND UNOBSTRUCTED VIEWS AT INTERSECTIONS OF ROADWAYS, DRIVEWAYS, RECREATIONAL PATHS AND SIDEWALKS, IN CONFORMANCE WITH SECTION 581 OF THE CODE OF MIAMI DADE COUNTY AND IN COMPLIANCE WITH FEDERAL AND STATE STANDARDS.

GENERAL SITE SCALE

PLAN 1/8"=1'-0"



0.0

**TIM AND KAYLA RIERA-GOMEZ
 4321 SW. 16th STREET
 MIAMI, FLORIDA, 33134
 786.210.2458**

DATE:
REVISION:
1 JANUARY 29, 2024
2 FEBRUARY 16, 2024

COPYRIGHTS:
 All Drawings and Specifications including any Reproductions and copies are Instruments of Service and remain the Property of the Architect, whether the Project is Executed or Not. They are to be used only with respect to this Project and may not be used by the Owner nor anyone else on other projects or extensions to this Project, except by written agreement, with appropriate compensation to the Architect.

**PROPOSED NEW RESIDENCE
 4321 SW. 16th STREET
 MIAMI, FLORIDA
 33134**

PAUL PERGAKIS ARCHITECT INC.
 7870 SW 120 STREET, MIAMI, FLORIDA, 33156
 305.255.2355

**FL. RA # 0006435
 FL. AA #26001111**