

November 3, 2022

Jorge Acevedo, P.E.
Utilities & ROW Division Chief / Utilities Director
City of Coral Gables, Department of Public Works
2800 SW 72nd Avenue, Miami, FL 33155

RE: Uncle Tom's Barbeque (Restaurant 3,400 SF on Septic Tank System)
3988 Southwest 8 Street, Miami, Florida
Miami Dade Process: **C2021053647**
Sewer Connection for the above referenced restaurant on Salzedo Street

Dear Mr. Acevedo,

We would like to initiate the necessary process to verify if a sewer line and/or point of connection is available along Salzedo Street in Coral Gables, that will adequately accept the wastewater that will be generated by our restaurant.

Currently, we requested to connect to the Miami-Dade WASD sewer lines located on the northern side of 8th street. However, upon completion of their evaluation of the Water and Sewer availability for Uncle Tom's Barbeque, LOA Number:/202-1032, it was concluded that a sewer connection was not possible at this time due to the conflicting multiple infrastructure utility lines, limited size of the sewer mains and moratorium of the Pump Station servicing this area.

One of the options suggested, was to contact the City of Coral Gables to verify if their sewer availability, capacity and requirements, were adequate to accept the projected wastewater of this project.

The following information pertains to this project:

Applicant: Uncle Tom's Barbeque

Address: 3988 Southwest 8 Street, Miami, Florida.

Telephone: 305-807-2946 / 786-325-9365

Legal Description:

8 54 41 .23 AC' TRAIL TERRACE REVISED PB 38-17' TRACT 2 A' LOT SIZE
85.780 X 115' OR 12046-1699 0284 5' COC 22397-0254 05 2004 1'. AS
RECORDED IN PLAT BOOK 38 AT PAGE 2, MIAMI-DADE COUNTY, FLA.

Letter from Government Agency: Please see attached Letter of Allocation LOA Number:202/-1032 (Not allowing connection to their system)

By this letter, Uncle Tom's Barbeque (applicant) intends to comply, if a sewer connection is available, with the conditions set forth under the following Chapters 26 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 Uncle Tom's Barbeque.

- (1) To pay a connection fee of \$2,100.00 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. 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 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. 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 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.

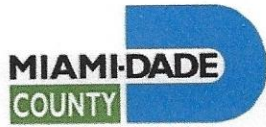
We understand that the City of Coral Gables commission along with the decision of the Director of Public Works will determine the final approval .

We appreciate your attention to this matter and thank you for your time and consideration.

Sincerely,

Eusebio M. Mora, R.A.
Fl. Lic 0011732

Jorge Chakian
Uncle Tom's Barbeque



miamidade.gov

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

November 22, 2021

dadg99@gmail.com

DESIREE DOMINGUEZ
7225 SW 131 AVE
MIAMI Florida 33183

Re: Water and Sewer Availability for Project Uncle Tom's Barbecue
LOA Number:/202 - 1032

To Whom It May Concern:

This letter is in response to your inquiry regarding water and/or sewer availability for the construction and connection of the following:

Property Information

Table with 5 columns: Folio #, Subdivision, Lot, Block, Address. Row 1: 3041080340050, TRAIL TERRACE REVISED, 38-17, PB, TRAC T 2A, NONE, 3988 SW 8 ST

Types of Units to be Constructed

Table with 4 columns: Proposed Use, Square Footage/ # Units, Water Gallons Per Day, Sewer Gallons Per Day. Row 1: Restaurant Full Service (100 gpd/100 sq ft), 3400, 0, 3,400

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

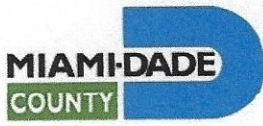
This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive

water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, the Department will prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

Attached please find the Points of Connection (POC) Memo. If you need further assistance in this matter, please contact us.

Very truly yours,

Maria Capote
Utilities Supervisor



miamidade.gov

Water and Sewer
 PO Box 330316 • 3575 S. Lejeune Road
 Miami, Florida 33233-0316
 T 786-268-5360 F 786-268-5150

POINT OF CONNECTION

PROJECT NAME:	Uncle Tom's Barbecue		
LOA NUMBER:	/202 - 1032		
WATER GALLONS PER DAY:	0	SEWER GALLONS PER DAY	3,400
PROJECT LOCATION:	3988 SW 8 ST		
PROJECT DESCRIPTION:	Connect to Sewer Line process C2021-053647		
EXISTING ZONING:	BU-3 - BUSINESS DISTRICTS, LIBERAL	ATLAS PAGE:	K15 , T-R-S = 54-41-08

WATER:

N/A - This request is only to determine a sewer connection.

NOTE - This property identifies as a M-D W.A.S.D. WATER-ONLY customer, premise I.D. # 9802609200, acct. # 3550147580.

AND : IF this property/ project requires or proposes a new connection, especially if a FIRE line and/ or FIRE hydrant are required or proposed : CONNECT to the (16)-inch water main in S.W. 8 ST. -- (water as-built record E-11702-24)

Water Basin	No
Water Basin Name	N/A
Water Basin Rate	0.00

Additional Service Program-WATER	No
Number of Residences - WATER	

Water - Additional Services Program (ASP)

No.	Property Address	Property Folio	Service Size

Oversizing Credit	No
-------------------	----

Water – Oversizing Credit

No.	Pipe Size	Linear Foot

SEWER:

This property identifies as a M-D W.A.S.D. WATER-ONLY customer, premise I.D. # 9802609200, acct. # 3550147580.

IMPORTANT ! : M-D W.A.S.D.'s nearest sewer main is a gravity sewer main in S.W. 39 CT. , just north of S.W. 8 ST. , +/- 280 FT. from the property. BUT, this gravity sewer is only 4-FT. deep (per sewer as-built ES-5431-15) , therefore TOO SHALLOW to extend from in order to comply with M-D W.A.S.D.

Point of connection # 2 - There is a 5.6 FT. deep gravity sewer in S.W. 40 AVE. at S.W. 7 ST. (per sewer as-built record ES-5431-16) , and this gravity sewer is +/- 360 FT. from the property. BUT, please note that extending a gravity sewer main across S.W. 8 ST. would possibly/ probably encounter other utility or storm sewer mains as conflict(s). BUT, the applicant/ owner/ developer would have to consult/ contract their own professional civil, utility engineer to verify the ability to connect this property to this gravity sewer main.

IMPORTANT NOTE, TO D.E.R.M. & DEVELOPER/ OWNER/ ENGINEER ! : Please note that the area and gravity sewer system north of S.W. 8 ST. is the Pump Station # 30-0112 basin, and properties on the south side of S.W. 8 ST. are NOT INTENDED TO BE CONNECTED into said 30-0112 basin, even if a sewer main is deep enough to extend south of S.W. 8 ST. , as in the case of this "point of connection # 2".

OPTION : The properties adjacent, and immediately east of Uncle Tom's Barbecue are connected to CORAL GABLES' sewer system. In other words, the property adjacent on the east is located in CORAL GABLES sewer service area, AND is connected to a CORAL GABLES sewer main. Uncle Tom's could pursue connecting to CORAL GABLES' sewer system by contacting CORAL GABLES to determine SEWER AVAILABILITY/ CAPACITY/ REQUIREMENTS. If this option is pursued, then Uncle Tom's will require a "RELEASE OF SEWER SERVICE AREA" from M-D W.A.S.D. to CORAL GABLES. A release of sewer service area is a two-way process because not only does M-D W.A.S.D. have to be willing to "release the property" , but the City of CORAL GABLES has to be willing to accept the property.

OTHERWISE : Approval to use a SEPTIC TANK (or remain using an existing SEPTIC TANK) for sanitary sewage will be through D.E.R.M. (of M-D County R.E.R./ Building Dept.) and the Dept. of Health (H.R.S.) as part of the building permitting process (NOT M-D W.A.S.D.). D.E.R.M. (of M-D County R.E.R./ Building Dept.) is the regulatory / enforcement agency / power to determine if a property is required to connect to the public sewer system & abandon their septic tank(s) (NOT M-D W.A.S.D.).

- **IMPORTANT NOTE ! :** Therefore, the owner-developer shall PLEASE CONTACT D.E.R.M. (of M-D County R.E.R./ Building Dept.) (NOT M-D W.A.S.D.) to confirm and verify that your (property/ project) will be allowed to utilize (or remain utilizing) a SEPTIC TANK for sanitary sewage.

Sewer Basin	No
-------------	----

Sewer Basin Name	N/A
Sewer Basin Rate	0.000.00

Additional Service Program-SEWER	No
Number of Residences - SEWER	

Sewer - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Gravity Sewer Oversizing Credit	No
---------------------------------	----

Gravity Sewer – Oversizing Credit		
No.	Pipe Size	Linear Foot

Force Main Oversizing Credit	No
------------------------------	----

Force Main – Oversizing Credit		
No.	Pipe Size	Linear Foot

PUMP STATION:

IMPORTANT NOTE : Because the receiving M-D W.A.S.D. sanitary pump station, P.S. # 30-0112, has a status of " CM : CONDITIONAL MORATORIUM " , the M-D County Pump Station Capacity Estimator result = "CONDITIONAL ALLOCATION ALLOWED" , which is an "UNSATISFACTORY" result at this time.

Therefore , at this time this sanitary pump station has PROBLEMS that affect this property/ project's allowance to discharge sewage to the pump station once the building is finished construction.

Therefore :

- VERY IMPORTANT NOTE TO ENGINEER/ DEVELOPER/ OWNER ! : Since ALLOCATION is issued by D.E.R.M. (of M-D County R.E.R./ Building Dept.) , NOT M-D W.A.S.D. : PLEASE CONTACT D.E.R.M. (of M-D County R.E.R./ Building Dept.) to verify that this project will BE ABLE TO OBTAIN an "ACTIVE" ALLOCATION from D.E.R.M. (in the case that this project has been submitted to D.E.R.M. (of M-D County R.E.R./ Building Dept.) as part of the building permitting process.)

New Pump Station	No
New generator, including building	N/A
Existing Pump Station improvement	N/A
Pump Station Number	30-0112

Proposed N.A.P.O.T. (hours)	9.61
Pump Station Status	CM: Conditional Moratorium

PREPARED BY:

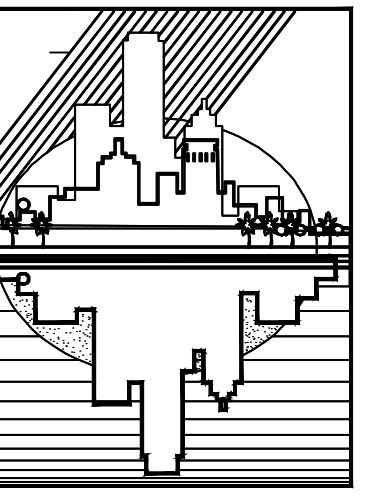
David Wayne

Printed Name of Reviewer

APPROVED BY:

Maria Capote

Printed Name of Supervisor



TITLE:
SITE PLAN

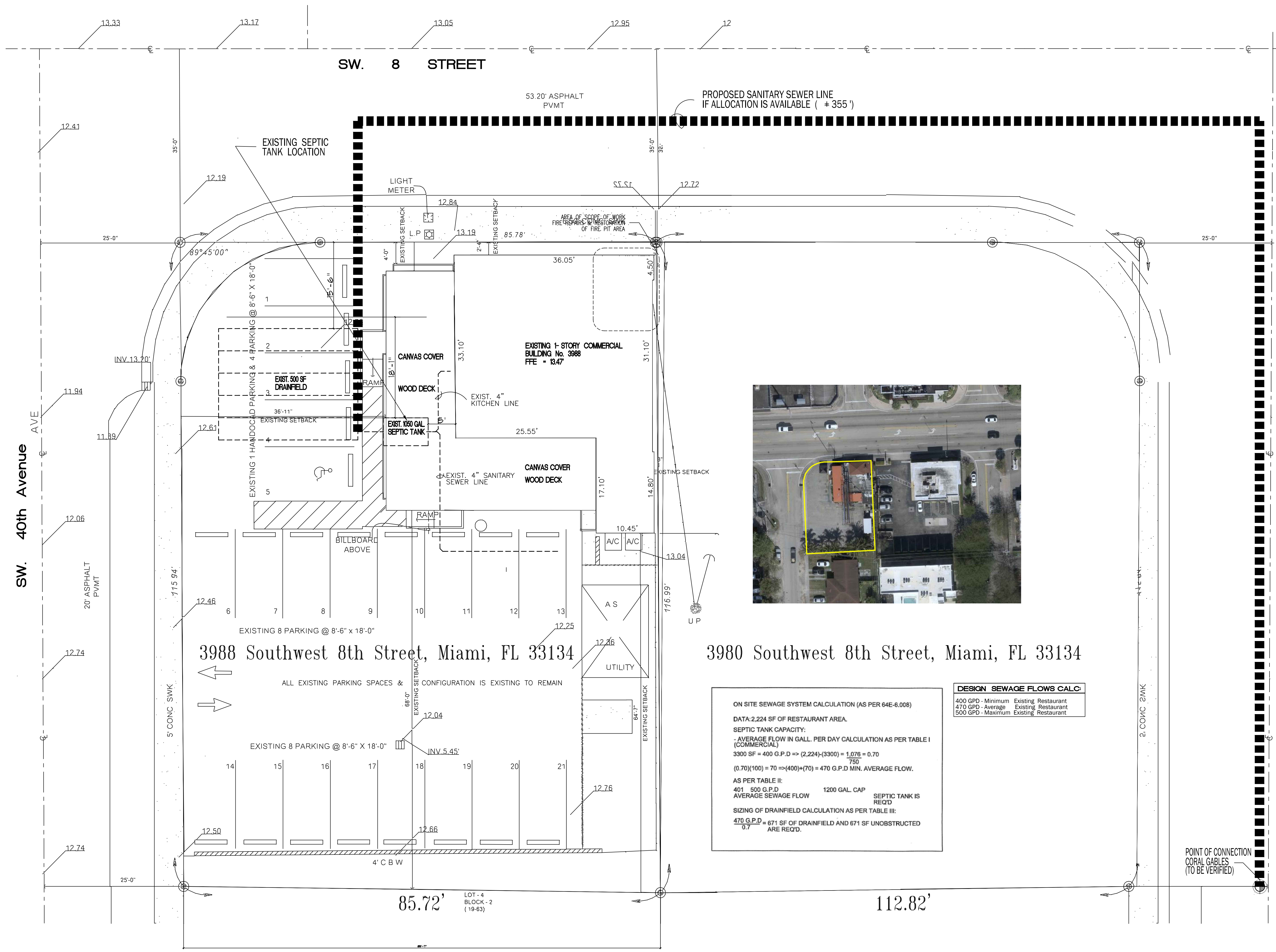
NO. REVISED BY:	DATE:	REMARKS:
	12-31-2021	HRS COMMENTS



TITLE:
Proposed Fire Repairs to
Uncle Tom's Barbecue
PROJECT:
3988 Southwest 8 Street, Miami Fla. 33134

DRAWN BY: TJG
CHECKED BY: EMM
ATTACHMENT NO.: ATTACHMENT#
DRAWING FILE NO.: 2021-001
DATE: 01/22/2021
SCALE: NOTED

SHEET NUMBER:
A1 OF 8



3980 Southwest 8th Street, Miami, FL 33134

ON SITE SEWAGE SYSTEM CALCULATION (AS PER 64E-6.008)
DATA: 2,224 SF OF RESTAURANT AREA.
SEPTIC TANK CAPACITY:
- AVERAGE FLOW IN GALL. PER DAY CALCULATION AS PER TABLE I (COMMERCIAL)
3300 SF = 400 G.P.D => (2,224)-(3300) = 1,076 = 0.70
750
(0.70)(100) = 70 => (400)+(70) = 470 G.P.D MIN. AVERAGE FLOW.
AS PER TABLE II:
401 500 G.P.D 1200 GAL. CAP SEPTIC TANK IS REQ'D
AVERAGE SEWAGE FLOW
SIZING OF DRAINFIELD CALCULATION AS PER TABLE III:
470 G.P.D = 671 SF OF DRAINFIELD AND 671 SF UNOBSTRUCTED ARE REQ'D.
0.7

DESIGN SEWAGE FLOWS CALC:
400 GPD - Minimum Existing Restaurant
470 GPD - Average Existing Restaurant
500 GPD - Maximum Existing Restaurant

PARKING CALCULATION:
1024 SF / 50 SF = 20 PS Required
1 PS per 50 sf = 21 PS Existing

SITE PLAN 1/8"
LEGAL DESCRIPTION:
8 54 41 .23 AC TRAIL TERRACE REVISED PB 38-17' TRACT 2 A' LOT SIZE 85,780 X 115' OR 12046-1699 0284 5' COC 22397-0254 05 2004 1'. AS RECORDED IN PLAT BOOK 38 AT PAGE 2, MIAMI-DADE COUNTY, FLA.

