

Memorandum

Project:	Phoenix Park (formerly Hamptons Apts) – Melbourne Beach , FL	To:	Dan Winkler -Phoenix Park LLC
Subject:	Water/ Sewer Capacity Assessment Memo – Letter of Opinion	From:	Jeffrey Lucas, PE
Date:	August 17, 2017	cc:	Christian Ossa; Karli Winkler

Current Understanding

The site was previously developed as apartments and was supplied the capacity needed for water and sewer from 1981 until 2004 – with 2005 being issued a Notice of Closure with remaining entitlements and preexisting uses formalized. Water & sewer infrastructure remain in place for this site and appear readily available for use.

Investigation

Sewer – this site is part of the South Beaches Wastewater Treatment Plant service area map. After researching the last cycle plant renewal report, it appeared the facility is permitted for 8 million gallons per day (MGD) and operates at 6.16 MGD. The future capacity assessment projected for years 2018 and 2023 are 6.19 MGD and 6.22 MGD respectively. Therefore, plant capacity surplus exists within the service area including the site in question. The next plant permit renewal is 2019.

Water - this site is serviced by City of Melbourne Utilities. Plant service area is from the John A. Buckley Surface Water Treatment / Joe Mullins Reverse Osmosis Plant. After acquiring and assessing the City’s monthly operating summary commitments, the plant’s current operating capacity is 18.43 MGD (inclusive of 1.87 MGD of capacity commitments). The plant’s permitted capacity is at 26.5 MGD. Therefore, plant surplus capacity exists for the service area including the site in question.