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BEFORE THE STATE OF FLORIDA	1 INDEX
DIVISION OF ADMINISTRATIVE HEARINGS	TESTIMONY OF DOUGLAS PILE
PINNACLE RIO, LLC, DOAH Case Nos: 14-1398BID 14-1399BID	Direct Examination By Mr. Glazer 4 4 Cross-Examination By Mr. Donaldson 19
14-1400BID Petitioner, 14-1425BID	Redirect Examination By Mr. Glazer 57
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FLORIDA HOUSING FINANCE	7 READ AND SIGN LETTER 65
CORPORATION,	9 EXHIBITS 10 Exhibit 17
Respondent,	Letter 11 Exhibit 211
and	Letter 12 Exhibit 311
ALLAPATTAH TRACE APARTMENTS, LTD.,	Letter 13 Exhibit 411
	Letter 14 Exhibit 514
Intervenor.	Letter 15 Exhibit 615
DEPOSITION OF: DOUGLAS PILE	Letter  16 Exhibit 724
DATE TAKEN: APRIL 18, 2014	FL Housing Verification
TIME: 9:04 A.M 10:21 A.M. PLACE: 3575 SOUTH LEJEUNE ROAD	17 Exhibit 831 Google Map
MIAMI, FLORIDA 33233	18 Exhibit 937 Letter
REPORTED BY: JAZZMIN ALICEA, FPR	19 20
AND NOTARY PUBLIC	STIPULATIONS 21
******	It is hereby agreed and so stipulated by and
	between the parties hereto, through their respective
	Counsel, that the reading and signing of the transcript
	is expressly reserved by the deponent.
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1 APPEARANCES:	PROCEEDINGS
2 Appearing on Behalf of Allapattah Trace Apartments:	2 THEREUPON:
3 MICHAEL J. GLAZER, ESQUIRE Ausley McMullen	3 DOUGLAS PILE,
4 123 South Calhoun Street	4 having been first duly sworn to tell the truth, was
PO Box 391 (32302) 5 Tallahassee, Florida 32301	5 examined, and testified upon his oath as follows:
MGlazer@ausley.com	6 THE WITNESS: I do.
6 7 Appearing on Behalf of Florida Housing:	7 DIRECT EXAMINATION
7 Appearing on Behalf of Florida Housing: 8 HUGH R. BROWN, ESQUIRE (via telephone)	8 BY MR. GLAZER:
Florida Housing Finance Corporation	9 Q. Good morning. Please state your name for the
9 227 North Bronough Street Suite 500	10 record.
10 Tallahassee, Florida 32301	A. My name is Douglas Pile. My address is 3575
Hugh.Brown@floridahousing.org	12 South Lejeune Road in Miami, Florida 33146.  13 Q. Mr. Pile, my name is Michael Glazer; I am with
12 Appearing on Behalf of Related Group:	13 Q. Mr. Pile, my name is Michael Glazer; I am with 14 the Ausley McMullen Law Firm in Tallahassee. I
MICHAEL P. DONALDSON, ESQUIRE (via telephone) Carlton Fields Jorden Burt, P.A.	15 represent the Richman Group of Florida, and in
14 PO Box 190	16 particular, an applicant called the Allapattah Trace
Tallahassee, Florida 32302 15 MDonaldson@cfjblaw.com	17 Apartments. I'll be ask you some questions this
16	18 morning.
17	19 As you know, we've got several folks on the
18	20 phone, so I'll try not to speak over you and ask you no
19	21 to speak over me, and then if anybody from the phone
20 21	pipes in, let's make sure we try to keep our record
22	23 clear for our court reporter.
23 24	24 A. Okay.
25	25 Q. By whom are employed, Mr. Pile?

1			Z (Pages 5 to 6)
	Page 5		Page 7
1	A. Sorry?	1	A. Yes.
2	Q. By whom are you employed?	2	Q. All right. And does that typically deal with
3	A. I am employed by Miami-Dade County Water and	3	availability of water and sewer?
4	Sewer Department.	4	A. It typically deals with the they come us for
5	Q. And what is the business of Miami-Dade County	5	letters of availability for water and sewer for their
6	Water and Sewer Department?	6	proposed developments.
7	A. We provide domestic potable water to retail and	7	MR. GLAZER: I am going to ask our court
8	wholesale customers. We also take care of processing	8	reporter, now, to mark as our Deposition Exhibit 1 a
9	and treating the sewage for retail and wholesale	9	letter dated November 12, 2013, addressed to the
10	customers.	10	Richman Group of Florida.
11	Q. In what geographic area?	11	And I believe everybody on the phone should
12	A. In Miami-Dade County.	12	have a copy.
13	Q. And what is your title?	13	(Whereupon, Exhibit 1 was marked for
14	A. New business contract officer.	14	identification.)
15	Q. And what are your duties and responsibilities in	15	BY MR. GLAZER:
16	that position?	16	Q. Mr. Pile, are you familiar with that?
17	A. I draft developer agreements with developers who	17	A. Yes, I am.
18	need to install water and sewer facilities that are	18	Q. And is that, in fact, the letter of availability,
19	donated to the water and sewer department. I also write	19	like you were just referencing?
20	letters of availability for developers who are thinking	20	A. Yes, this is.
21	of developing property. I also write service area	21	Q. Okay. And is that your signature on the letter?
22	agreements between different municipal utilities, if	22	A. Yes, it is.
23	we're if they cannot serve an area and we can, you	23	Q. And how did you come to write this letter?
24	know, we will trade areas. And other various documents	24	A. Typically, the letters of availability an
25	that are attached to these agreements, such as	25	application by the by the developer. And it will
	Page 6		Page 8
1	covenants, unities of title, and releases of same.	1	come to us, and then will be referred to an engineer to
2	Q. How long have you been in this position?	2	determine the points of connection. And after that is
3	A. Three years.	3	determined, it comes to me to write the letter of
4	Q. How long have you been with Miami-Dade County	4	availability, based upon the the project that is
5	Water and Sewer, in total?	5	going to be developed, and the required points of
6	A. Six years.	6	connection as determined by the engineer.
7	Q. And are you a lawyer, by training?	7	Q. And are you familiar with the location of the
8	A. Yes, I am.	8	properties that are identified on our Exhibit 1?
9	Q. Mr. Pile, if a developer is going to develop an	9	A. Yes, I am.
10	apartment complex in Miami-Dade County in a location	10	Q. And is it located in Miami-Dade County?
11	that's served by Miami-Dade Water and Sewer, what is	11	A. Yes, it is.
12	your role in the process that the developer would follow		Q. And is it a location that is served by Miami-Dade
13	to gain approval for sewer services?	13	Water and Sewer?
14	A. If they come to us initially for a letter of	14	A. Yes, it is.
15	availability, I would draft that letter. If they came	15	Q. And was Exhibit 1 accurate on November 12, 2013?
16	to us for an agreement to develop a parcel of land that	16	A. Yes, it was.
17	needed water and sewer facilities, I would also draft	17	Q. Okay. Is it still accurate today?
18	that agreement.	18	A. Yes, it is.
19	Q. Now, are you generally familiar with Florida	19	Q. I would like to focus on the third paragraph
20	Housing Finance Corporation?	20	regarding the county sewage pumping station.
21 22	A. I am familiar with the organization, yes.  Q. Okay. And are you periodically approached by	21 22	Why is the pump station, referenced in this paragraph, relevant to the properties that are
23	developers involved with submitting applications to	23	identified in this letter?
24	Florida Housing seeking information about projects that		A. Pump Station 54 is the receiving pump station for
25	they are proposing?	25	the gravity sewer system that is abutting the proposed
2,5	) 3a babaaa.	23	and gravity deman dysterm that to abutting the proposed

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Page 12

Page 9 development for Allapattah Trace. So the property's 1 and this is the version marked as Site 2. 1 2 2 sewer would flow into the abutting eight-inch gravity, (Whereupon, Exhibits 2 and 3 were marked for and then flow downhill, eventually to get to Pump 3 3 identification.) Station 54. 54 is currently in conditional moratorium, 4 4 BY MR. GLAZER: 5 at the time it was in, what we call, initial moratorium. 5 Q. Mr. Pile, are you familiar with the Exhibits 2 6 Q. What do those terms mean? 6 and 3? 7 A. Initial moratorium is a status, after we have 7 A. Yes, I am. 8 submitted a remedial action plan, to address the -- the 8 Q. And what are those letters? 9 9 moratorium issue. A moratorium is essentially when a A. These are also letters of availability for a 10 pump station exceeds its operating time. Pump stations 10 developer that is seeking to develop housing. But these 11 are rated based upon -- well, each individual pump has a are in areas outside of our water and sewer service 11 certain rating, and how many hours it is allowed to 12 12 area. 13 operate at any one time. If it exceeds that hourly rate 13 Q. And are you familiar with the actual locations 14 in a 24-hour cycle, then it goes into moratorium. 14 identified in these letters? 15 Initial moratorium, when we notice that it gets 15 A. Yes. They are in the city of Opa-Locka. 16 beyond a certain number of hours. And then conditional 16 MR. GLAZER: I am next going to mark as our 17 moratorium, when we submit an action plan to DERM, the 17 Deposition Exhibit 4, a letter dated October 21, 18 regulatory agency. 18 2013. It's addressed to Club Mariner Related, LLC. 19 Q. Okay. Why don't you give her what that acronym 19 (Whereupon, Exhibit 4 was marked for 20 20 is, for our court reporter. identification.) A. Okay. DERM is Department of Environment Resource 21 21 BY MR. GLAZER: 22 Management. 22 Q. Do you recognize our Exhibit 4? 23 Q. Okay. Despite that moratorium on November 12, 23 A. Yes, I do. 24 2013, was sewer service available to this site, 24 Q. And what is that? 25 identified in Exhibit 1, for an apartment complex of 25 A. That is another letter of availability for a Page 10 approximately 80 units? 1 project in the southern part of Miami-Dade County. 1 2 2 Q. And are you familiar with the locations A. Yes. it was. 3 3 Q. And how would that be accomplished? identified on that letter? 4 A. Any time a project is abutting a gravity sewer 4 A. Yes, I am. 5 5 that is in moratorium -- well, with the downstream pump Q. The letter indicates that a private pumping 6 6 stations in moratorium, we give the developer the option station is needed for that project; why is that the 7 to install a private pump station that would pump the 7 case? 8 sanitary sewage into a force main that would attach to a 8 A. The engineers looked at the project and its 9 9 Water and Sewer Department force main. And that force location, with respect to abutting our nearby gravity 10 main takes the sewage directly to our sewage treatment 10 and force main for sewer capability. That particular 11 center, bypassing the gravity sewer system, bypassing 11 project was abutting, I think, a 20-inch sewer force 12 the pump station that would be in moratorium. 12 main. And that seemed to be the best point of 13 13 connection for that development, due to the size of the Q. And would that option had been available to the 14 Allapattah Trace project in 2013? 14 project, which was 76 apartments. 15 15 I did discuss with the engineers why they could A. Yes, it was. 16 MR. GLAZER: I am going to turn our attention 16 not have -- why the developer did not have the option of 17 to our next exhibit. And I am actually going to mark 17 connecting to a gravity sewer system, which was further 18 two of them at the same time. 18 down one of the roads. And the engineers suggested, 19 given the depth and the distance, it was not The first one, which we'll mark as our 19

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21

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23

24

25

manhole.

economically feasible. At least not economically

line from its project down the street to a very deep

install a private pump station to service the property

preferable for the developer to install a gravity sewer

It would have been much faster and cheaper to

20

21

22

23

24

25

Deposition Exhibit 2, is an October 21, 2013 letter

of everyone on the phone, this is the letter that, in

And I'm also going to ask her to mark an

"Re:" references Site 1.

to Town Center Phase Two, LLC. And for the benefit

October 21, 2013, letter from Town Center Phase Two,

Page 15 Page 13 1 and it's connect to an abutting force main. 1 Allapattah Trace letter? 2 Q. And is that a circumstances that you've run into 2 A. Yes, it is. 3 Q. What would be the solution for Earlington Trace 3 in your experience in the past? (sic) to provide sewer to this site, if the moratorium 4 A. Oh, yeah. I mean, every project is unique, and 4 5 the layout of the water and sewer facilities that are in 5 is still in place when they're ready to build? 6 the area are also unique. And, you know, the engineers 6 A. They would have the same option as the Allapattah 7 look at the whole situation and see which is the -- the 7 project. They would do a private pump station and 8 proper point of connection, and also compliant with the 8 construct a force main that would connect to a water and 9 9 rules and regulations that they have requiring water and sewer force main. 10 sewer connection. 10 MR. GLAZER: I am going to ask the court Q. Is the private pumping station, referenced in the reporter to mark next our Deposition Exhibit 11 11 Club Mariner letter, the same concept that's referenced 12 12 Number 6, a letter dated October 21, 2013, addressed 13 in the Allapattah Trace letter? 13 to Earlington Square Apartments, Limited. 14 A. Yes, it is. 14 (Whereupon, Exhibit 6 was marked for 15 A particular project will have a private pump 15 identification.) 16 station to serve its particular project. If it's a 16 BY MR. GLAZER: single building or attractive apartments, then the 17 17 Q. And are you familiar with Exhibit 6? 18 developer would have a -- essentially, a private 18 A. Yes Lam. 19 collection system from those buildings that go to the 19 Q. What is that letter? 20 private pump station. And from there it's pumped into A. That is also a letter of availability for this 20 21 project. But this was the initial letter of the county-owned force main. 21 22 MR. GLAZER: All right. Next I am going to ask 22 availability. 23 23 Q. And when you say "this project," you're referring that the court reporter mark as our Deposition to Earlington Square? 24 Exhibit 5, a letter dated November 8, 2013, addressed 24 25 to Earlington Square Apartments, LLC. 25 A. Yes. Earlington Square Apartments. Page 14 Page 16 Q. And do you know what happened that led from the 1 (Whereupon, Exhibit 5 was marked for 1 2 identification.) 2 October 21 letter to the November 8th letter that was 3 BY MR. GLAZER: 3 our Exhibit 5? 4 Q. And are you familiar with that letter? 4 A. Yes, I do. I pulled the project folder and I looked at the contents. The first letter, the one dated 5 A. Yes, I am. 5 6 Q. And is that your signature on it? 6 October 21, had a point of connection for water and also 7 A. Yes. it is. 7 for sewer, suggested that the Pump Station 54 was in 8 Q. All right. For what purpose was this letter 8 moratorium, and that they were not going to allow sewer 9 9 written? connection unless the developer could show a No Net 10 A. This also was a letter of availability for an 10 Increase. Which essentially says that the project 11 apartment complex seeking water and sewer availability. 11 that's being proposed has the same or less sewer flow 12 Q. Are you familiar with the location of this 12 than the existing buildings. 13 13 project? Q. All right. And then after the October 21st 14 A. Yes, I am. 14 letter was written, did Miami-Dade County receive a call 15 Q. And what Miami-Dade Sewer Pump Station would 15 from the developer? 16 serve the site of that project normally, the Earlington 16 A. I believe so. There are some handwritten notes 17 Square project? 17 on a copy of the October 21st letter. 18 A. The Earlington Square Apartments project is also 18 Q. Do you recognize the name "Related Group"? 19 abutting 8-inch gravity sewers that flow into the Pump 19 A. Yes. I recognize the name Related Group and the 20 Station 54. 20 name Jason Goldfarb. 21 Q. So the pump station that would serve the 21 Q. And how are you familiar with them? 22 22 A. Related Group and Jason are frequent requesters Allapattah Trace project? 23 23 for letters of availability for Affordable Housing. A. I see it. 24 Q. And is the moratorium that's referenced in our 24 Q. You've interacted with them in the past? 25 25 A. Yes, I have. Exhibit 5 the same moratorium that's referenced in the

Page 19 Page 17 1 Q. Multiple occasions? 1 Q. Earlington Square is a couple hundred feet 2 2 A. Multiple occasions. further from the pump station? 3 A. Yes. 3 Q. And so what, then, changed between the Q. And --4 October 21st and the November 8th letter? 4 5 A. The handwritten note on the letter says, Per 5 A. I'm sorry. Further away from --6 customer, please revise for private pump station. 6 Q. Not the pump station, the force main; my mistake. 7 Q. And so what, then, was done leading up to the 7 Let me make sure our record is clear. 8 November 8th letter? 8 Which project is further from the force main? 9 9 A. The handwritten notes, I believe, were written by Earlington Heights. 10 the engineer; I recognize his handwriting. 10 Q. Earlington Square? 11 11 Q. And that's an engineer for who? A. Earlington Square. 12 12 A. For Miami-Dade Water and Sewer Department. Q. Okay. And, finally, Mr. Pile, do you anticipate 13 13 being in or within Tallahassee the week of April 29th, Q. And then what? 14 A. And subsequent to that call, there was a revision 14 2014? 15 to the points of connection by that same engineer, 15 A. No, I do not. 16 providing an option for the developer to connect a 16 MR. GLAZER: I don't have any further questions 17 private pump station to connect to -- to install a force 17 right now. Some of the other folks on the phone 18 18 main to connect to the department-owned force main. might. 19 Q. In your experience, is it common for developers 19 **CROSS-EXAMINATION** 20 BY MR. DONALDSON: to seek revisions to these types of letters of 20 21 Q. Mr. Pile, this is Michael Donaldson. I am in availability? 21 Tallahassee, Florida. I am the lawyer for the Related 22 A. Yes, it is. 22 23 23 Q. And, in fact, in advance of the Florida Housing Group, and specifically for purposes of the proceeding 24 cycles, do you get a lot of requests for these kinds of 24 today, we are Town Center; and that's one of the letter 25 letters? 25 I think you looked at. Page 18 Page 20 1 A. Okay. 1 A. We get a -- a huge number of Affordable Housing 2 2 Q. I'm going to be asking you some follow-up LOA requests during the course of cycle for the Florida 3 3 Housing Finance Corporation. But throughout the years, questions to what Mike asked. None of my questions are 4 4 designed to fool you in anyway. developers will come in anticipation of development, 5 5 Is the reception good enough down there that you just to make sure that we do have the water sewer 6 6 availability, and to have some notice as to what those can hear me? 7 7 A. Yes, I can hear you fine. points of connection would be. 8 Q. With regard to the Earlington Square Apartments 8 Q. Okay. If at any time I ask you a question that's 9 9 project, on November 8, 2013, was sewer service confusing -- obviously you did very good with 10 available to this project on the date of the letter as 10 Mr. Glazer -- I am sure you'll tell me you don't understand, and then we'll go on and I'll try to 11 the same way as you testified it was available for 11 12 Allapattah Trace? 12 rephrase it. 13 13 I am going to call -- well, I will call it A. Yes, the same way. 14 Q. And that is? 14 Allapattah Trace, because that's the applicant. And I 15 A. The developer would install a private pump 15 will tell you. What Town Center is doing here is, 16 station and install a force main that would connect to a 16 basically, we're challenging whether or not Allapattah 17 county-owned force main. 17 has turned in an acceptable response to Florida 18 Q. By the way, do you know whether or not the 18 Housing's latest process, which is the request for 19 Earlington Square site is closer or further from Pump 19 admissions -- request for applications process. 20 Station 54 as the Allapattah Trace site? 20 Now, you indicated that you're familiar with the 21 previous Florida Housing application processes; are you 21 A. It is slightly further away. Both of them are on 22 familiar with the current one? 22 city blocks that are on, I think, Northwest 17 Avenue. 23 23 A. I am familiar with the requests that come in. I But Allapattah is actually abutting Northwest 17 Avenue, 24 and the Earlington Heights (sic) is halfway in the 24 don't work closely with Florida Housing Finance 25 25 Corporation, as far as their regulations or procedures. block; so a hundred, a couple hundred feet.

	Page 21		Page 23
1	We deal with the applications for letter of availability	1	A. Correct. Plans do not have to the be submitted
2	that come in from developers.	2	for a letter of availability.
3	Q. Fair enough. So let me ask you some specific	3	Q. Now, is the approval of the private pump station
4	questions in follow up to what Mr. Glazer asked you.	4	only required from WASA? In other words, is WASA the
5	Now, this kind of goes to your question or to	5	only entity within Miami-Dade County that approves a
6	your answer of, capacity was available as of the	6	private pump station?
7	application deadline. Let me ask you this first: Did	7	A. That, I don't know. But we have to approve
8	Allapattah submit plans to you?	8	the the plans for use of private pump station,
9	And I am going to call "you" the Department of	9	because they're connecting to our our force main.
10	Water and Sewer. I am just going to call it WASA,	10	There may be other regulatory agencies that regulate
11	because I understand that's the short name for your	11	private pump stations; probably DERM, maybe some others.
12	department; is that okay?	12	I don't know.
13	A. WASA is fine.	13	Q. What about Department of Environmental
14	MR. GLAZER: And for the court reporter, that	14	Protection?
15	would be W-A-S-A?	15	A. That is DERM.
16	MR. DONALDSON: Yes. Thanks.	16	Q. Okay. What about
17	BY MR. DONALDSON:	17	A. I'm sorry.
18	Q. Did Allapattah submit plans to WASA for approval	18	Q. What about the Florida Department?
19	of the private sewer pump station prior to November 12th	19	A. Florida Department. I don't know if DEP
20	of 2013?	20	regulates private pump stations, or if they leave that
21	A. No. Not to my knowledge.	21	to the county environmental protection agencies.
22	Q. Okay. And that's I am talking about the	22	Q. Now, your letter also talks about a consent order
23	private pump station that is in the letter that you	23	and all kind of things going on in Dade County.
24	wrote concerning Allapattah and sewer capacity, okay?	24	Are there federal regulatory agencies that need
25	A. Okay.	25	to be consult ed about sewer determination?
	Page 22		Page 24
1	Q. That's what I am talking about, in terms of the	1	A. The paragraph we have regarding all of those
2	private pump station.	2	other regulatories is a standard paragraph we put in
3	A. Right. I'm sorry. In a letter of availability,	3	every letter of availability, and every developer
4	they don't typically the developer typically does not	4	agreement. Simply, to notify the developer that the
5	submit plans other than, you know, the statement of what	5	department is subject to regulations by local, state,
6	they're trying to build. You know, if they're building	6	and federal entities, including the consent decree and
7	100 units, 200 units, office, retail, whatever. And	7	other regulatory action.
8	they don't have to submit site plans, building plans,	8	Q. Now. Mr. Pile, I sent with Mr. Glazer a couple
9	construction plans, anything regarding what their how	9	of the documents that I wanted to talk to you about as
10	they're going to construct what they're going to	10	well. Do you have those?
11	construct.	11	MR. GLAZER: I've got them.
12	Q. Okay. So in terms of sewer capacity as of the	12	MR. DONALDSON: Can you give them to him,
13	application deadline, could the Allapattah developmen	<b>t</b> 13	please, Mike?
14	site hook up to sewer?	14	MR. GLAZER: Okay. Any particular order? One
15	A. Yes.	15	of them was the Earlington the Allapattah Trace
16	Q. And they would hook up to sewer via your	16	letter, which we've already talked about. And then
17	alternative?	17	I've got three others.
18	A. They would hook up to a force main by use of a	18	MR. DONALDSON: Okay. I want to ask him about
19	private pump station.	19	the verification form now.
20	Q. Okay. So there was capacity to the Allapattah	20	MR. GLAZER: Okay. You want her to mark it?
21	site it's your testimony that there is sewer capacity	21	MR. DONALDSON: Yes, please.
22	to the Allapattah site on November 12th, 2013?	22	And we are up to Number 7?
23	A. Yes. Absolutely.	23	MR. GLAZER: Correct, Number 7.
24	Q. Okay. Even though no plans were submitted for	24	(Whereupon, Exhibit 7 was marked for
25	the private pump station, correct?	25	identification.)

Page 27 Page 25 1 MR. GLAZER: All right. He's got it and it's the specified waste treatment service, other than 2 2 been marked. payment of hookup or installation fees, line extensions BY MR. DONALDSON: 3 3 to be paid for by the applicant, in connection with the Q. Mr. Pile, have you seen that document before? 4 4 construction of the development, or such routine 5 5 A. Yes, I have. administrative proceedings. 6 Q. Okay. And it's my understanding that Miami-Dade 6 Could you confirm that? 7 County doesn't -- has historically, or at least for the 7 A. Yes, I could confirm that also. 8 last few years, has not signed for Florida Housing 8 Q. So there's no impediments? 9 9 forms; is that correct? A. None that I am aware of. 10 A. That's correct. 10 Q. Okay. Now, when you say -- when you say there's Q. Okay. But, nonetheless, the letters that you 11 none that you're aware of, the alternative that's in 11 write are supposed to be consistent with this form, is 12 12 your letter -- and that's the letter to Allapattah that 13 that understanding -- is that your understanding? 13 mentions the private pump station -- is that guaranteed? 14 A. If the Florida Housing Finance Corporation 14 A. What, the private pump station guaranteed? 15 requires either this form or a letter from the utility, 15 Q. Yes. 16 then, I mean, that's up to the Florida Housing Finance 16 In other words, if the applicant did that 17 17 alternative, is there a guaranteed approval? Corporation regulation. 18 I surmise if our letters of availability were not 18 A. A private pump station, if it's regulated by 19 acceptable to the Florida Housing Finance Corporation, 19 other entities, has to secure those approvals just like 20 then we would be doing something else. 20 the building they're constructing has to secure 21 Q. Correct. Okay. Correct. Fair enough. 21 approvals from the Building Department. So we don't 22 Now, if you read that form, about halfway 22 make guarantees about that. 23 23 Q. Okay. So there is no guarantee about that? through -- and would you agree with me that this is a 24 form that should be signed by the service provider? 24 A. Well, the developer is responsible for installing 25 A. Yes. The form looks like it should be signed by 25 a private pump station in accordance with whatever Page 26 1 1 whatever utility is providing the water or sewer regulations regulate the construction and installation 2 2 service. of the private pump stations. 3 3 Q. Okay. And the -- now, about halfway down the Q. Okay. So that wouldn't, at the end of the day, 4 form says, and I am going to quote: The undersigned 4 be WASA's call, correct? 5 5 A. Right. We would approve the use of the private service provider confirms that on or before the 6 pump station, because it connects to our force main. 6 submission deadline for the above FHSP request form, 7 proposal, or application; and then it lists four 7 Q. Let's go to Number 3. To the best of our 8 different criteria. 8 knowledge, no variance or local hearing is required to 9 9 Do you see those? make this service available to the proposed development 10 10 A. Yes, I do. A. I would also agree to that. But that's also 11 Q. And the first one is sewer capacity package 11 outside my jurisdiction. Since I am not a municipality 12 treatment or septic tank is available to the proposed 12 that, I don't know if they would require additional 13 13 hearings for the proposed development. development. 14 Do you see that? 14 Q. All right. What about Number 4: To the best of 15 A. Yes, I do. 15 our knowledge, there are no moratoriums pertaining to 16 Q. And if you were to sign this form, I think your 16 this service, which were applicable to the proposed 17 testimony -- what would your testimony be? If you had 17 development. 18 to sign this form, could you make that conformation? 18 A. That's the one I am hesitant on. Because if it 19 19 A. I absolutely could confirm that number one is speaks to a moratorium, there is a moratorium of the 2.0 correct; we do have sewer capacity. 20 gravity system; but there's no moratorium on a private 21 Q. And that would be using the private pump station 21 pump station's connecting to a force main. 22 22 alternative, correct? Q. What about sewer capacity? As of November 12, 23 A. Correct. 23 2013, would the moratorium allow capacity as of 24 Q. Okay. How about Number 2? There are no 24 November 12, 2013? 25 impediments for the proposed development for obtaining 25 A. The moratorium for Pump Station 54 does not

Page 31 Page 29 1 prohibit connecting to our force main through a private requirements are met. Now, in that -- in that final 2 2 pump station. So we do have capacity through the force statement, all legal requirements, were you talking 3 3 main, but we don't have capacity, currently, when a pump about the approvals of the other agencies that may need 4 station is in moratorium. 4 to grant approval for this? Is that correct? 5 Q. So you said you were hesitant about that, because 5 A. For the private pump station, yes. 6 there actually is a moratorium in place within the area 6 Q. Okay. Now, you're focusing in on the private 7 of the Allapattah Trace complex, the -- the proposed 7 pump station, too. Your letter goes on to talk about, 8 development, correct? 8 which appears to me to be the installation of pipes; is 9 9 A. The moratorium that would connect to a gravity that correct? 10 system. But the moratorium is not a universal 10 A. Yes. 11 11 Q. And it looks like to me -- and I am not that moratorium on all sewer service, because they can do a 12 12 private pump station. familiar with the area -- but it looks like, to me, the 13 Q. Mr. Pile, I want to go through your -- this is 13 installation of those pipes goes about five city blocks; 14 Deposition Exhibit Number 1. This is your November 12, 14 would you agree with that? 15 2013 letter. 15 A. Yes, I would. 16 A. Okay. 16 Q. Okay. Now, can you look at -- I did a Google 17 Q. And I want to ask you a couple of things. 17 map -- well, I didn't do it, because I am not very 18 I think you kind of answered some of these in 18 computer literate -- I also gave Mr. Glazer, in the 19 responses to Mr. Glazer's question. This letter 19 documents I gave him, a Google map; do you see that? 20 indicates that there is an initial moratorium, and I 20 A. Yes, I do. 21 MR. GLAZER: Do you want this marked? understand that you said a conditional moratorium, 21 22 what -- explain those again, if you would. 22 MR. DONALDSON: Yes, please. 23 What is an initial moratorium? 23 (Whereupon, Exhibit 8 was marked for 24 A. An initial moratorium is -- and some of this may 24 identification.) 25 be better answered by engineers -- but from -- when 25 BY MR. DONALDSON: Page 30 Page 32 1 drafted, I see initial moratorium and a conditional 1 Q. Okay. Now, Mr. Pile, I think you testified 2 2 earlier, you're very familiar with this area, correct? moratorium. 3 My understanding is an initial moratorium is when 3 A. Yes. 4 Water and Sewer Department notices that the pump station 4 Q. Okay. Now, does that fairly represent -- and, I 5 mean, specifics, I don't know -- but does that fairly it's nominal average pump operating time -- which is 5 6 6 called NAPOT -- exceeds whatever hourly rate that pump represent the length of the installation of the pipe 7 7 that your letter talks about? station is rated at. 8 And then after we submit an action plan to remedy 8 A. Yes, it would. 9 that situation, then it goes into conditional 9 Q. Okay. And that's roughly five city blocks, 10 moratorium. 10 correct? 11 Q. Okay. Now, the letter -- I am at the third 11 A. Correct. 12 paragraph, too -- it talks about -- about three 12 Q. Now, I don't know if that -- if the -- the amount 13 sentences down, after you mentioned the Department of 13 is accurate; I think we basically used the Google scale 14 Regulatory and Economic Resources. I am going to ask 14 But it appears to be approximately 2,700 square feet of 15 you some questions about that in a minute -- but it says 15 linear pipe (sic); would you agree with that? 16 the owner cannot increase the flow to the gravity system 16 MR. GLAZER: You said "square feet." 17 that the property is already connected to. 17 MR. DONALDSON: I am sorry; linear feet. 18 Do you see that? 18 THE WITNESS: Yes, I would agree. 19 A. Yes. 19 BY MR. DONALDSON: 20 Q. Okay. So then you talk about, if at the time 20 Q. Okay. Now, this is a fairly dense area in Dade 21 this project is ready for construction, and the pump 21 County, isn't it? 22 station is still in moratorium, a private pump station 22 In other words, the density is pretty high; there 23 is acceptable, correct? 23 is a lot of development in this area, right? 24 A. Yes 24 A. Yes. Almost fully developed. 25 25 Q. And then it says, as long as all legal Q. Okay. And it appears as though no matter where

Page 35 Page 33 the path of that pipe goes, it's going to go through 1 Is it practical to go five city blocks with the 1 2 2 both public and private property, correct? Allapattah Trace project? 3 A. No. The -- the force main would have to go 3 A. It depends on the size of the project. I mean, I through the public right of way. So it would go down 4 don't make those type of economic decisions; the 4 5 5 34th Street. developer does. And they'll weigh their different 6 6 Q. Okay. So if it goes through the public right of options. And, again, those are decisions that I don't 7 away, who approves that? 7 see. 8 8 A. The developer would have to go to, I guess, the Q. Okay. Do you have any idea how much it would 9 9 governmental entity that has control over that cost just to install the pipes? Do you know -- have any 10 particular road. If it's a city road, I guess they --10 idea how much per linear feet it would cost to install a 11 and I am guessing, because I don't put pipes in the 11 pipe like this? ground. They coordinate through Public Works to get 12 A. I do not have any -- not even an ballpark idea. 12 13 permission to dig up the streets, and go through the --13 Q. Okay. Now, do you know how long -- I am just --14 the local police department for traffic control; 14 I am just looking at your alternative now. And I am 15 15 whatever they have to do to install pipes in the ground. looking at the construction of a private pump station, 16 Q. Okay. So that wouldn't be WASA, correct? 16 and I am looking at the installation of the 2,700 17 A. We would still have to inspect the installation 17 feet -- linear feet of pipe, and the connection of the 18 of this stuff. So, yeah, we know -- we would have to 18 sewer main. 19 know when these pipes are going into the ground so we 19 With permitting and application, do you 20 can make certain it's being done correctly. 20 understand or have any idea how long that would take to 21 21 Q. Okay. What -- did you know what -- what the actually finish? 22 22 procedure for going down a public right of way would be, A. Actually, no, I don't. I mean, the -- the 23 in terms of -- do you have to close roads? I mean, do 23 contractors know all of this stuff, because they 24 24 you have to hire police? Do you know what that would actually put the pipes in the ground. And I don't -- I 25 25 entail? don't participate in that part of the process. Page 34 Page 36 A. I do not know. All of that happens after my Q. So there could be impediments to the construction 1 1 2 involvement in the Water and Sewer Agreement. 2 of this alternative, correct? 3 Q. Okay. And I am assuming the private pump station 3 A. Not sure what you mean by "impediments." But, 4 would actually be constructed on the development site; 4 certainly, there are other things that the developer has 5 5 is that correct? to do to put the pipes in the public right of way. 6 6 A. Right. The private pump station would be on the Q. Could that be denied? 7 7 A. I don't know how a municipality or Public Works developer's property. 8 Q. Okay. So we're talking about the construction of 8 Department would deny the placement of utilities in a 9 9 a private pump station and roughly five city blocks public right of way, because that's how utilities are 10 installation of pipeline, correct? 10 installed. 11 11 A. Yes. Q. All right. Could it lead to maybe even a 12 Q. And that gets you -- that gets you to this other 12 reconfiguration of this line; because there are other 13 13 sewer main, correct? lines there, I am assuming? 14 A. Correct. 14 A. I assume there are other utility lines in 34th 15 Q. Okay. Now, you were asked some questions about 15 Street. And so whenever a contractor, you know, is 16 Club Mariner, and it just kind of fits in what we're 16 submitting plans, you know, they ask you where 17 talking about here. And you said that Club Mariner 17 everything else is that's in the street. Especially 18 wasn't offered -- and if I am putting words in your 18 when they cross streets, and they have to go above or 19 mouth, tell me, and I'll go back and look at my notes. 19 below, you know, other pipes that are going north-south, 20 With Club Mariner, a decision was made by an 20 since this pipe would be going east-west. 21 engineer dealing with the practicality of hooking up to 21 Q. Now, Mr. Pile, you're not an engineer, right; 22 a sewer main some distance away from the development 22 you're a lawyer by trade, correct? 23 site. Do you remember that? 23 A. Correct. 24 A. Yes, I do. 24 Q. I am not sure which is more dangerous. But we'll 25 Q. And that's why that wasn't offered here. 25 just leave that alone.

	Page 37		Page 39
1		1	agreement, then we would need a site plan and a lot more
	So you're not familiar with the other processes		•
2	that a developer would go through here, in order to ge		other information about the project from them.
3	this alternative private pump station installed and	3	Q. Okay. Now, Mr. Lezcano do you know
4	constructed; is that correct?	4	Mr. Lezcano, by the way?
5	A. I don't have any first-hand knowledge, correct.	5	A. Yes, I do.
6	Q. Okay. My hesitation is I am looking through my	6	Q. And he's apparently an engineer through the plan
7	notes, Mr. Pile; so I am still here.	7	and review section, correct?
8	A. That's fine.	8	A. Yes.
9	MR. DONALDSON: I think the last document I	9	Q. Now, his letter, in the first paragraph, it talks
10	sent you, and let's go ahead and mark it as, I guess,	10	about the same county pump station as being in
11	Exhibit 9.	11	moratorium, which I think we all agree with, correct?
12	MR. GLAZER: Nine. Hold on one second.	12	A. Yes.
13	(Whereupon, Exhibit 9 was marked for	13	Q. And then it goes on to say, at the end of this
14	identification.)	14	sentence: No sewer capacity certification is available
15	MR. GLAZER: Go ahead.	15	for connections between these dates, and the dates are
16	BY MR. DONALDSON:	16	October 10th of 2013 through December 31st of 2018; d
17	Q. Okay. Mr. Pile, I would ask you if you have ever	17	you see that?
18	seen that before; I don't think you have. But go ahead		A. Yes, I do.
19	and look at the letter from Mr. Lezcano to Mr. Luis	19	Q. Now, if there's no sewer capacity certification,
20	Castellon, vice president of development at RUDG.	20	how can you conclude that there was actually sewer
21	Do you see that?	21	capacity as of November 12th, 2013?
22	A. Yes, I do.	22	A. This letter from Frank Lezcano speaks only to the
23	Q. Okay. Let me know when you're finished.	23	moratorium for Pump Station 54, which is the pump
24	A. I got it.	24	station that is under moratorium. And that pump station
25	Q. Okay. Now, this is a letter from the Regulatory	25	cannot receive any additional flow, any new connections.
	Page 38		Page 40
1	Page 38 and Economic Resources Environmental Plan Review section	on 1	Page 40 But this letter does not speak to sewer capacity in the
1 2		on 1 2	
	and Economic Resources Environmental Plan Review section		But this letter does not speak to sewer capacity in the
2	and Economic Resources Environmental Plan Review section of Miami-Dade County are you familiar with that?	2	But this letter does not speak to sewer capacity in the county sewer system through its force main.
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2 3 4	and Economic Resources Environmental Plan Review section of Miami-Dade County are you familiar with that?  A. Yes, I am in fact, that's the new name for DERM. And as you may know, some departments retain	2 3 4	But this letter does not speak to sewer capacity in the county sewer system through its force main.  Q. So as to the pump station nearest this proposed development, there's a moratorium; but your alternative
2 3 4 5	and Economic Resources Environmental Plan Review section of Miami-Dade County are you familiar with that?  A. Yes, I am in fact, that's the new name for DERM. And as you may know, some departments retain their old acronyms, even when the official name changes.	2 3 4 5	But this letter does not speak to sewer capacity in the county sewer system through its force main.  Q. So as to the pump station nearest this proposed development, there's a moratorium; but your alternative basically allows the developer to pump around the pump
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previously. And usually when the -- well, when the Florida Housing cycle begins, you get flooded with requests for sewer capacity, sewer availability letters. Do you recall how many you got this year?

A. I believe this year -- well, for this particular cycle, it was over 100.

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Q. Okay. How about for this particular area where this moratorium is in place; do you recall that?

A. I don't have a breakdown by pump station by area. I mean, we might be able to, but I don't have any recollection of how many were in this particular area.

Q. Okay. And let's -- let's assume -- we know it's at least two, okay. And let's just assume that it was just those two, and each of those two are granted this alternative, okay.

What if they both came to you at the same time, would they both necessarily be approved?

I mean, is it a guarantee that if you do the pump station with the installation of the linear feet of pipe that you're going to ultimately be approved?

A. I believe so. The only caveat I would have there would be the force main pressure analysis. But that is done by the engineers to make certain that whatever private pump station each development has, has sufficient force to pump into whatever pressure is in

we have a shallow water table down here. Plus, we're probably only a quarter mile away from a canal.

So there's a lot of de-watering issues. You would have to brace the side of the trench, and then run it whatever distance that they need to. Whereas, the private pump station, you should have your private collection system within the property, and then you're abutting a 20-inch force main. So that seemed to be much cheaper.

But if the developer wanted the option, then they go -- after this -- after this letter was sent, the developer could very easily have given us a call and said, Hey, we want the option of doing gravity sewer; in which case we would revise the point of connection and provide that option for the developer.

Q. Is that what happened with Allapattah Trace; did they come back to you, and say we want the alternative?

A. No. I believe Allapattah Trace was initially offered with the -- the private pump station, force main connection.

Q. Okay. So there was no letter -- an initial letter that Allapattah Trace then came back and said, Can we have the alternative? Their letter always included the alternative, correct?

A. Correct.

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the force main that they are connecting to.

But these are pretty sizable force mains. I think the one that they're connecting to is an 18 inch. So the private pump station is supposed to be ready to handle that. So, yeah, there's -- there should be no problems with both of them connecting to the same force main at the same time.

Q. I want to ask you some -- about Club Mariner again; I want to compare Club Mariner to with Allapattah.

A. Okav.

Q. In Club Mariner's situation, how could -- you indicated that -- that the Club Mariner option, or whatever alternative, was not practical; who made that decision?

A. The engineer. The water -- the water and sewer engineer.

Q. Do you know why it was impractical or not

19 practical? 20 A. I had a discussion with him, and he suggested 21 because the -- the closest manhole, which is the closest 22 point of connection for the gravity sewer, was at a 23 depth of about 16 feet; that's very deep. And it's much

more expensive to connect to a very deep manhole, because you have to trench it, and you have de-water it; Page 44

Q. Now, why would that be?

A. I am sorry? Why would --

Q. Yeah. When you're asked for a sewer capacity letter, do you always include alternatives?

A. It depends on the situation. As I said, every property is unique to its points of connection. And sometimes there are options, you know, for gravity sewer. You know, you can connect to an abutting sewer, the northern part of the property or the western part of the property. Or if they want, they can do a private pump station, you know, connect to another force main. And we'll give developers these options for whatever is most convenient or economical to them.

Q. Now, who within Dade County actually grants sewer allocation; is it WASA or is it DERM?

A. I believe it's DERM that gives the allocation letter. And that's something they have to do when they come for a developer agreement, but not something they have to do for a letter of availability.

Q. Now, the alternative that's in your letter of availability, can DERM deny that alternative?

A. No.

23 Q. Why not?

> A. Because we have capacity. I mean, I don't know of any reason why they could. Maybe Frank Lezcano can

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1 think of a reason, but I certainly cannot. There's no 2 moratorium for a force main, and so they can connect to 3 our force main.

## Q. Even though, I think you said, it's actually DERM that determines sewer capacity, correct?

A. They do the capacity for the pump stations. And, you know, I imagine you'll be deposing Frank, or another engineer for DERM, so maybe they can talk more about their regulatory side.

But certainly, from WASD's point of view, we have capacity in our force mains. Because it flows directly to the treatment center and no there's no moratorium; so there's no impediment to them connecting to our force main for capacity.

Q. Now, this is not a situation where you have, I think it's called, No Net Increase, right?

In other words, the -- the new proposed development will need more capacity than the existing development on the site, correct?

20 A. That's what we anticipate. Of course, that 21 depends upon what the existing use of the property is 22 right now, and what's going to be put up in its 23 replacement.

Q. Okay. Do you know what's on the site right now?

A. I don't know in detail. Just from an aerial

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A. No. The moratorium is there until the -- the pump station is improved, and the NAPOT, the nominal operating pump time, is reduced, and is under the maximum.

And that will come whenever, you know, the county is able to do whatever is necessary to do that. Whether it's adding another pump, upgrading the pump, or fixing the pipes to prevent infiltration of ground water.

Q. And, Mr. Pile, this may get out of -- out of your realm of experience, but I am going to just ask you some questions anyway. And I want to deal with a concept called ability to proceed; which is an important concept for Florida Housing and its application process.

Do you have any understanding as to what "ability to proceed" means?

A. No. I mean, I could guess. But I don't know what Florida Housing Finance Corporation determines that

Q. Right. I will represent to you that we deposed Mr. Ken Reecy, who is a Florida Housing employee. And he agreed with me that ability to proceed basically means the more shovel-ready a project is, the better its ability to proceed.

Do you have that understanding?

A. Sure. Sounds reasonable.

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view, you see some other buildings, and you see the

2 zoning; so you assume it's retail or office. But a much

3 smaller square footage than 80 apartment units would 4

have.

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Q. Okay. Now, you -- you said -- I think you said you've been in your current position for approximately

7 three years, correct?

A. Yes.

Q. Now, in your experience, is it usual and customary to provide a private pump station for a development which would then require the installation of a sewer line spanning five city blocks from the

13 development site to a sewer main connection? Is that 14 customary?

A. Customary? I mean, we do private pump stations, 16 you know, every week, depending upon the circumstance.

17 The distance? This one seems longer than others. I

18 don't know if it's the longest I have seen. I am -- I

19 am probably certain I've seen longer; usually it's only

20 a block or two that the developer would have to run to 21 find a force main.

Q. Now, does the fact that your -- I am going back to your November 12th letter to Allapattah.

Does the fact that you mention an alternative list the moratorium?

Q. If there was no moratorium, would Allapattah, today, be able to hook up to the sewer? Would it have sewer capacity today, remove the moratorium?

A. Yes.

Q. Now, with the moratorium in place, and let's take out, for purposes of this question, the alternative; let's take that out. We're not talking about a pump station, and we're not talking about the 2,700 square feet of linear feet (sic), okay?

A. Okay.

Q. Would Allapattah have sewer capacity today? MR. GLAZER: Object to the form.

You can answer.

THE WITNESS: If there were no -- if there were no WASD force main available, and there was only gravity, but that was in moratorium, then, no, there would be no sewer capacity that WASD could provide.

18 BY MR. DONALDSON:

> Q. All right. And what about as of November 12th of 2013; same answer?

A. Well, we had -- I'm sorry. You're assuming that there was no force main available?

Q. I am assuming that there was a moratorium on the force main.

A. There's no such thing of moratorium on the force

Page 51 Page 49 1 the property? main. 1 2 Q. Yeah. I'm sorry. 2 A. No. They can -- you know, they can start 3 3 There was moratorium on the private pump station. construction on the water and sewer portions. And, 4 And we're not talking about the alternative right now, 4 again, I am not a contractor. But I -- but I do not 5 we're just talking about the... 5 think they have to install the water and sewer 6 A. Okay. I'm sorry. There's no moratorium on the 6 facilities before they start construction on their 7 private pump station? There could be moratorium --7 actual building. 8 okay -- if there's a moratorium on the public Pump 8 I think they can do it all together, but they 9 9 Station 54, and there were no public force main certainly cannot connect to water and sewer facilities 10 available, then, no, there would be no -- no 10 until they have installed, and approved, and properly 11 availability for sewer, because we could not provide 11 conveyed. 12 gravity or force main. 12 Q. Okay. Let me try it this way: Do you know if 13 BY MR. DONALDSON: 13 Allapattah could obtain a permit without an allocation 14 Q. Okay. So let's add the alternative to that. I 14 letter from either DERM or WASA -- or whoever signed 15 think you testified you didn't know how long it would 15 developer agreement from WASA -- could they start 16 take to get that alternative permitted and constructed; 16 building? 17 is that correct? 17 A. No, I don't think they can. I think they need a 18 A. Correct. 18 sewer allocation before they can get these plans 19 Q. If it takes a year, is that project shovel-ready? 19 approved. 20 20 A. Shovel-ready, yeah. Yeah, because they could put Q. How do you get a sewer allocation? 21 the shovels in the ground as soon as they start getting 21 A. Well, they need to have sewer availability, 22 permits for whatever project. I mean, if it takes them 22 either through an abutting gravity sewer, or through a 23 a year to complete the project -- I mean, shovel-ready, 23 private pump station force main. 24 you know, even President Obama was confused about that 24 Q. Do they need to construct that? 25 term. 25 A. No. Page 50 Page 52 Q. Okay. Let's modify "shovel-ready." Could they 1 Q. Going through my notes, Mr. Pile, bear with me. 1 2 2 One thing I just saw. start building their development, their actual 3 3 development? The allocation letter that you were talking 4 A. The -- the contractors have got to go through 4 about, who issues that? 5 A. I think the allocation letter is issued by DERM. 5 whatever building permit process to approve whatever 6 Q. So you would need that letter from DERM before 6 plans. And you've got to get your plans approved before 7 you can put the shovels in the ground. But, you know, 7 the developer could actually move forward with anything, 8 before they can get their plans approved, they've got to 8 9 9 get water and sewer availability. A. They need sewer capacity, water and sewer So if we tell them they can connect via gravity 10 10 capacity -- water availability and sewer capacity. 11 or via private pump station in a force main, then they 11 Q. And that would be even your alternative, right? 12 submit those plans and we approve those, and they go to 12 DERM would still ultimately have to approve it, correct? 13 A. Yes. DERM has to approve, you know, their water 13 the Building Department. And then they approve those 14 plans, and then they can start putting shovels in the 14 and sewer availability. And I tell you, I am not a 15 15 contractor, so I don't know what form they get from around. 16 16 Q. And how long would that take? them. You know, if it's a private pump station force 17 A. I am not a contractor; I don't know. 17 main rather than abutting gravity. But either way, from 18 Q. Okay. Can WASA sign a developer agreement 18 water and sewer -- from our department's perspective, they have sewer capacity if they can do private pump 19 19 without an allocation letter from DERM? 20 A. No, I don't think we can. 2.0 station or gravity; either one is good for us.

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Q. If the developer cannot obtain a permit to start

letter, then how can there be sewer capacity as of

November 12th, 2013?

construction without this allocation letter, which DERM

gives, and an agreement from WASA depends on the DERM

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Q. Okay. And that's kind of where I am -- that's

really kind of where I am going with the questions.

The fact that there's this alternative, doesn't

the applicant actually have to construct and complete

the alternative before they can actually ask to develop

Page 53 Page 55 1 A. Because they have capacity through the private 1 extremely uneconomical for you. Or maybe we'd just tell 2 2 pump station to the force main. them, okay, connect and run a force main ten miles. 3 3 Q. Even though there's no guarantee that that will Q. So the sewer capacity determination that you make in your letter is based on the existence of the 4 be approved? 4 5 5 MR. GLAZER: Object to the form. alternative, correct? 6 THE WITNESS: You're asking about approval. 6 A. Correct. 7 Water and Sewer Department approves that method of 7 Q. If there was no alternative, then there would be 8 connecting to our sewer system. The fact that they 8 no capacity, correct? 9 9 have to go through, you know, Public Works or the MR. GLAZER: Objection; form. 10 Building Department for other stuff, other regulatory 10 Mike, we're getting a little repetitive here. 11 11 MR. DONALDSON: Okay. That's fine. agencies, that's fine. 12 BY MR. DONALDSON: 12 Just trying to make sure that it's clear. 13 Q. So if you need to get ultimate approval from DER 13 THE WITNESS: Yes, that's clear. 14 as to sewer capacity, how can your letter be used to 14 BY MR. DONALDSON: 15 establish that there was sewer capacity as of 15 Q. And this might be my last question: Can your 16 November 13th -- November 12, 2013? 16 engineers affirmatively determine that the force main 17 A. Because we -- we can provide, and this letter 17 we're talking about here that's, I guess, five blocks 18 18 away, and that's listed in your letter, can that be does it -- it's the letter of availability of sewer, 19 they can connect; if they can't connect to the gravity, 19 tapped without ever reviewing any plans? Can your 20 then they connect to the force main. They've got either 20 engineers determine that? 21 option. 21 A. Our engineers determine that the force main is 22 Q. So you're -- WASA determines points of 22 the point of connection. When the contractor submits 23 23 the plans to install the force main down Northwest 34th connection, not necessarily allocation, correct? 24 A. Yeah. I think that DERM does, like, the 24 Street, there are plans reviewers, inspectors, and we've 25 allocation; they determine what type of flow is going to 25 got to make certain that they're doing it correctly. Page 56 come from a particular development. You know, whether 1 You know, it's not, you know, we get them a point 1 2 it's apartments, office, retail, or what have you, 2 of connection and then just leave them to go willy-nilly 3 3 there's a certain flow associated with that, the number and digging up the streets and tapping into our force 4 of persons or square footage. 4 mains. It's all heavily regulated and very well 5 5 And they also determine if there's capacity in inspected. And that's why we're one of the largest 6 6 the system, such as a moratorium on the gravity system. utilities in the southeast in the country, and we do 7 So if one is unavailable because there's a moratorium, 7 this stuff every day. 8 then the next option is a force main. And those are 8 Q. Last two questions, Mr. Pile: Did WASA, as of 9 the -- the points of availability as determined by the 9 November 12, 2013, have the authority to approve, on i 10 Water and Sewer Department. 10 own, the private pump station mentioned in your letter? 11 11 Q. Okay. And I don't mean to sign flippant by this, A. I don't know who else approves the installation 12 but -- so, in essence, if there's a moratorium in place, 12 of private pump stations. If there's a municipal 13 13 you will always have an alternative, even if it's a component or a building code component. We just 14 private pump station and the connection point is a mile 14 approve the letter of availability, that's all it is. 15 from the development site; there's always an 15 It's a letter of availability. It's preliminary; it 16 alternative, correct? 16 doesn't review plans. They don't have to submit plans 17 A. Engineers will tell you, anything is possible; 17 for a letter of availability. 18 it's just a matter of getting it done. From our point 18 Q. So would you agree that there are other steps --19 of view, we would -- if there's moratorium on the -- the 19 maybe we don't know how many steps -- but there are 20 gravity sewer that serves that particular area, then we 20 other steps and other approvals required to actually

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complete the private pump station and the installation

A. Yes. Obviously. And all of that would come

after they would submit a developer -- a request for a

of the 2,700 linear feet of pipe?

developer agreement.

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would write a point of connection for private pump

five miles -- ten miles, you know, I don't know if we

developer and say, you know, a force main may be

station and a force main. If that were, you know,

would draft that. Certainly we would contact the

Page 57 Page 59 1 For a letter of availability, all it is, is 1 moratorium on a public pump station, then that option is 2 2 simply, this is where we have water, this is where we closed, as long as the pump station is under moratorium, 3 unless they can get a No Net Increase letter. And then 3 have sewer; this is where you would connect to them. If 4 their other option is to connect with a private pump 4 they decided to go forward with a project, then they 5 5 would have to get the actual, you know, allocation station to a force main. 6 letters from DERM. Start submitting plans. Give us a 6 Q. You said that in this last cycle you did roughly 7 lot more information about the project. And then if 7 100 letters of availability; is that correct? 8 8 they sign that with us, then they go forward going to 9 9 Public Works or the Building Code and, you know, putting Q. And for any of those letters of availability, did 10 the shovels in the dirt. 10 you need to communicate with DERM to write any of them? 11 Q. And I think your letter is only -- only good for 11 30 days, right, the letter of availability? 12 Q. Is interaction with DERM necessary for Miami-Dade 12 13 A. Yes. That's correct. 13 Water and Sewer to write letters of availability? 14 MR. DONALDSON: All right. That's all I have. 14 A. For letters of availability, generally, no. 15 15 Thank you. Although, some of that -- the engineers are making the 16 REDIRECT EXAMINATION 16 points of connection, they might. Only when they have 17 BY MR. GLAZER: 17 pump stations that are in moratorium and then maybe they 18 Q. Mr. Pile, a couple of follow-ups. 18 get information from DERM. I don't know what 19 19 If a developer was connecting their development information those engineers share with each other. 20 But for me, I -- I know Frank Lezcano; I have 20 to a county pump station, would there still be other steps that they would have to do, beyond simply having 21 talked to some people from DERM. But I rarely have to 21 22 interact with them, because I rarely require any 22 the letter of availability? 23 A. Yes. 23 information from them. 24 24 Q. And are they the same kind of steps you just Q. All right. The form that was marked as 25 described, with regard to the use of the private pump 25 Exhibit 7, the Florida Housing Verification Form, I Page 58 station? 1 believe you testified that Miami-Dade does not sign 1 A. Right. Even if they were connecting to an 2 these forms, correct? 2 3 3 abutting gravity -- let's say the project sits on the A. Correct. 4 4 Q. Do you know whether your letter of availability south side of the street, but the gravity sewer is on 5 is intended by Miami-Dade Water and Sewer to be the 5 the north side of the street, they would still have to 6 6 go Public Works, or the local municipality. Because alternative to the Florida Housing Form? 7 7 A. I imagine so. Again, I don't have the Florida they would have to stop traffic to dig up the trench, to 8 go across the street. 8 Housing Finance Corporation regulations in front of me. 9 9 So even if it was on the south -- the gravity But, obviously, if they have been accepting our letters 10 10 sewer was on the south side of the street, they would of availability in lieu of that form, then -- then we 11 11 still have to dig a trench, you know, to tap into the have -- then this is the option for those developers 12 gravity -- the publicly-owned gravity sewer system to 12 applying. 13 13 Q. And then looking at the Exhibit 8, which is the run their gravity sewer lateral from the building to our 14 14 Google Earth map, and the approximately 2,700 square gravity sewer. 15 Q. And would they still need a permit from 15 not square feet -- 2,700 linear feet of pipe, do you 16 16 know whether the Earlington Square project, if it's Mr. Lezcano's department? 17 A. Right. Before they connect, before they can get 17 approved and built, would require more or less linear 18 their building plans approved, they have to have water 18 19 and sewer plans approved. They have to have a sewer 19 A. It would require a little bit more, since it's a 20 availability, or sewer allocation from DERM. 2.0 little bit further away from the 18-inch force main in 21 Q. And DERM's role is the same, whether it's the 21 Northwest 22 Avenue. 22 22 MR. GLAZER: Mr. Pile, I think that's all I county pump station or private pump station? 23 23 A. Well, the pump station issue -- DERM regulates have. 24 public pump stations. I imagine they also regulate 24 Anybody else? 25 25 MR. BROWN: This is Hugh Brown. No questions. private pump stations, but differently. If there was a

			· ( J
	Page 61		Page 63
1	MR. DONALDSON: Nothing from me.	1	CERTIFICATE OF OATH
2	MR. GLAZER: Mr. Pile, you have the right to	2	STATE OF FLORIDA
3	read and sign the deposition, to be sure the court	3	COUNTY OF MIAMI-DADE
4	reporter took it down accurately, or you can waive	4	
5	that right. It's up to you.	5	I, Jazzmin Alicea, FPR, Notary Public, State of
6	THE WITNESS: Do I have to decide that now?	6	Florida, certify that DOUGLAS PILE personally appeared
7	MR. GLAZER: Pretty soon; you can just let me	7	before me on the 18th of April, 2014, and was duly
8		8	sworn.
9	know.	9	WITNESS my hand and official seal this Friday, the
10	THE WITNESS: Okay. Thank you.	10	24th of April, 2014.
11	THE COURT REPORTER: Would you like this	11	ADTC4
	transcribed?	12	
12	MR. GLAZER: Yes, we'll need this by the end of	13	
13	next week; you can e-mail it to me.	14	711
14	(Whereupon, the deposition concluded at	15	Jazzmin Alicea/FPR
15	10:21 a.m.)	16	Notary Public, State of Florida MY COMMISSION #EE185242
16		16	
17		17	EXPIRES April 20, 2016
18		18	
19		19	
20		20	
21		21	
22		22	
23		23	
24		24	
25		25	
	Page 62		Page 64
1	REPORTER'S CERTIFICATE	1	ERRATA SHEET
2	STATE OF FLORIDA	2	IN RE: PINNACLE RIO v. FLORIDA HOUSING FINANCE CORP.
3	COUNTY OF MIAMI-DADE	3	DEPOSITION OF: DOUGLAS PILE - TAKEN: 4/18/2014
4	I, JAZZMIN ALICEA, FPR, certify that I was	4 5	DO NOT WRITE ON THE TRANSCRIPT - ENTER CHANGES HER!  Please sign, date, and return this sheet to our office.
5	authorized to and did stenographically report the	3	If additional lines are required for corrections, attach
6	foregoing deposition of DOUGLAS PILE; that a review of	6	additional sheets.
7	the transcript was requested; and that the transcript,	7	At the time of the reading and signing of the
8	Pages 4 through 61, is a true record of my stenographic		deposition, the following changes were noted:
9	notes.	8	PAGE LINE CORRECTION
10	I FURTHER CERTIFY that I am not a relative,	9	PAGE LINE CORRECTION
11	employee, attorney, or counsel of any of the parties'	10	
12	attorneys or counsel connected with the action, nor am I	11	
13	financially interested in the action.	12	
14	The certification does not apply to any	13	
15	reproduction of the same by any means unless under the	14 15	
16	direct control and/or direction of the Reporter.	16	
17	and the state of t	17	
18	DATED this 25th day of April, 2014.	18	
19		19	
20		20 21	Under penalty of perjury, I declare that I have read my
21		∠⊥	deposition and that it is true and correct subject to
			·
2.2	Jazzmin Alicea - FRR	22	any changes in form or substance entered here.
22 23	Jazzmin Alicea, FR	22 23	any changes in form or substance entered here.
23	Jazzmin Alicea, FR	23	
	Jazzmin Alicea, FR		any changes in form or substance entered here.  SIGNATURE OF DOUGLAS PILE

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1	APRIL 18, 2014	
2	Mr. Douglas Pile	
3	3575 South Lejeune Road Miami, Florida 33146	
4	Ivilanii, Fiorida 55140	
_	IN RE: PINNACLE RIO v. FLORIDA HOUSING FINANCE CORP.	
5	Dear Mr. Pile:	
6		
7	Please take notice that on April 18, 2014, you gave your deposition in the above-referenced case. At that time	
,	you did not waive your signature. It is now necessary	
8	that you sign your transcript.	
9	Please contact our office at (954)525-2221 to make the necessary arrangements to read and sign your transcript.	
10	Our office hours are from 9:00 a.m. to 5:00 p.m., Monday	
11	through Friday. You have 30 days in which to complete this.	
12	If your transcript is not signed within 30 days after	
13	this letter has been furnished to you, the transcript will be processed without a signed errata sheet. If you	
13	wish to waive your right to read and sign, please sign	
14	your name at the bottom of this letter and return it to	
15	our office at 1218 Southeast 3rd Avenue, Fort Lauderdale, Florida 33316.	
16	Thank you for your cooperation in this matter.	
17 18	Sincerely	
19	JAZZMIN ALICEA NOTARY PUBLIC.	
20	STATE OF FLORIDA UNITED REPORTING, INC.	
21	***********	
22 23	I do hereby waive my signature	
24		
25	DOUGLAS PILE	

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