



**PROJECT ADDRESS: 401 NE 2 ST**

**Date request was received: 12/12/2024**

**DRC CASE#: UDP-S24073**

**Project Name: 315 NE 3 ST**

**IF NO DRC CASE NUMBER PROVIDED, WATER & SEWER AVAILABILITY LETTER TO BE PROVIDED UPON PAYMENT OF ENCLOSED A/R INVOICE.**

**\*\*\*\*\*IMPORTANT INFORMATION\*\*\*\*\***

**The following analysis is only VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. After which point, a reanalysis must be conducted to ensure adequate availability for projects.**

☐ Water and Sanitary Sewer Capacity Allocation Letter (Small Project) .....\$1018

☐ Modifications to small project that require capacity re-analysis.....\$1018

☒ Water and Sanitary Sewer Capacity Allocation Letter (Large Project) .....\$2,544

☐ Modifications to large project that require capacity re-analysis.....\$2,544

☐ Revision.....\$0

**PUBLIC WORKS DEPARTMENT**

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June 10, 2025

Shane Grabski, P.E.  
Flynn Engineering  
241 Commercial Boulevard  
Lauderdale by the Sea, FL 33308

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**  
**315 NE 3 ST – DRC Case No. UDP-S24073**  
**401 NE 2 ST, Fort Lauderdale, FL 33301**

Dear Shane Grabski, P.E.,

According to the information submitted, the project consists of the construction of 608 residential units on a 0.634-acre vacant lot. The development will include 4,000 square feet of restaurant space. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along NE 2 Street and fire services connections along NE 3<sup>rd</sup> Street and NE 2<sup>nd</sup> Street. This project lies within the City's Pump Station (PS) A-7 basin and will increase the average day water demand by approximately 0.1269 million gallons per day (MGD) and the average day sewer demand by approximately 0.0874 MGD.

Pump station A-7 is currently overburdened and exceeding its design capacity. The upcoming Capital Improvement Project (CIP) project # 12899 is expected to construct a new pump station (PS A-5) to handle some of the existing and committed flows within the PS A-7 basin.

A review of the utility services impacted by the development indicates that improvements to the gravity sanitary sewer mains would be necessary to adequately serve the development to the City's standards, see Figure 6 for more information. Since these improvements overlap with similar infrastructure required for nearby developments, the final sizing of the pipes and associated facilities shall be determined in close coordination with the City's Utilities and Engineering Divisions within the Public Works Department, as well as with other approved developments within the basin.

Please be advised that the new pump station's (PS A-5) construction schedule is pending. Therefore, the timeline for all improvements must be coordinated well in advance with the City. Any Certificate of Occupancy will not be issued until the expanded wastewater system is fully functional.

The determination of capacity availability is based upon an analysis of the City's water and sewer system models, average daily flows at the treatment plants, and previously committed flows, as of the date of this letter, in conjunction with the demand created by the proposed subject project. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered "reserved" for this project until development permit approval has been achieved, and all fees have been paid. Once the development permit has been received for this project, the city shall reserve the necessary capacity to serve the development.

If there are changes to the proposed development after issuance of this capacity availability letter, and/or before development permit approval has been received, the Owner or Owner's authorized representative for the subject project must submit a revised request based on the updated plans.

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If, at the time of building permit application, there are changes to the proposed development that require a new development permit or an amendment to an existing development permit which result in a change of the water and sewer demand, the City shall re-evaluate the availability of capacities and a new letter shall be obtained. If sufficient capacities for the increased demand are not available at that time, the City may deny the permit application or ask the Owner/Developer to submit an alternate design for consideration prior to approval. If a development permit is not approved within one year of this letter being issued, the information contained in this letter will expire and a new letter shall be required prior to development approval.

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Should you have any questions or require any additional information, please contact me at (954) 828-5115.

Sincerely,



Alejandra Simon  
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Talal Abi-Karam, P.E., Interim Public Works Director  
Talal Abi-Karam, P.E., Assistant Public Works Director-Utilities  
Omar Castellon, P.E., Assistant Public Works Director – Engineering  
Benjamin Restrepo, P.E., City Engineer  
Orlando Arrom, Land Development Manager  
File: Water and Sewer Capacity Letters





City of Fort Lauderdale  
Public Works Department  
Water and Wastewater Capacity Analysis

**315 NE 3 ST – DRC Case No. UDP-S24073  
401 NE 2 ST, Fort Lauderdale, FL 33301**

**PROJECT AND DESCRIPTION**

The project consists of the construction of 608 residential units on a 0.634-acre vacant lot. The development will include 4000 square feet of restaurant space.

**DESCRIPTION OF EXISTING UTILITIES**

**Water:** The site is currently served by a 6-inch water main along NE 2<sup>nd</sup> Street, south of the project site. See Figure 1.

**Wastewater:** The site is currently served by an 8-inch gravity sewer main to the south of the project site along NE 2<sup>nd</sup> Street. See Figure 2.

**Pumping Station:** The site is served by PS A-7 which is located along SW 2<sup>nd</sup> Avenue and SW 2<sup>nd</sup> Street.

**SUMMARY OF ANALYSIS AND REQUIRED ACTION**

The proposed water infrastructure has the capacity to support the proposed development.

The sanitary sewer pump station PS A-7 does not have the capacity to accept the increased flows from the proposed project. The upcoming CIP project # 12899 will construct PS A-5 to handle partially committed and existing flows within the existing PS A-7 basin. After construction and operation of PS A-5, the proposed flows require to be re-analyzed within the PS basin to ensure that the capacity of the PS is adequate.

Approximately 942 linear feet (LF) of 8-inch gravity sewer requires upsizing to at least a 12-inch pipe along NE 2<sup>nd</sup> Street and NE 3<sup>rd</sup> Avenue. In addition, 243 LF of 24-inch pipe along SE 2<sup>nd</sup> Street needs to be upsized to at least 36-inches as shown on Figure 6. These minimum improvements would allow the gravity mains to sufficiently handle the proposed and existing flows in the contributing area.

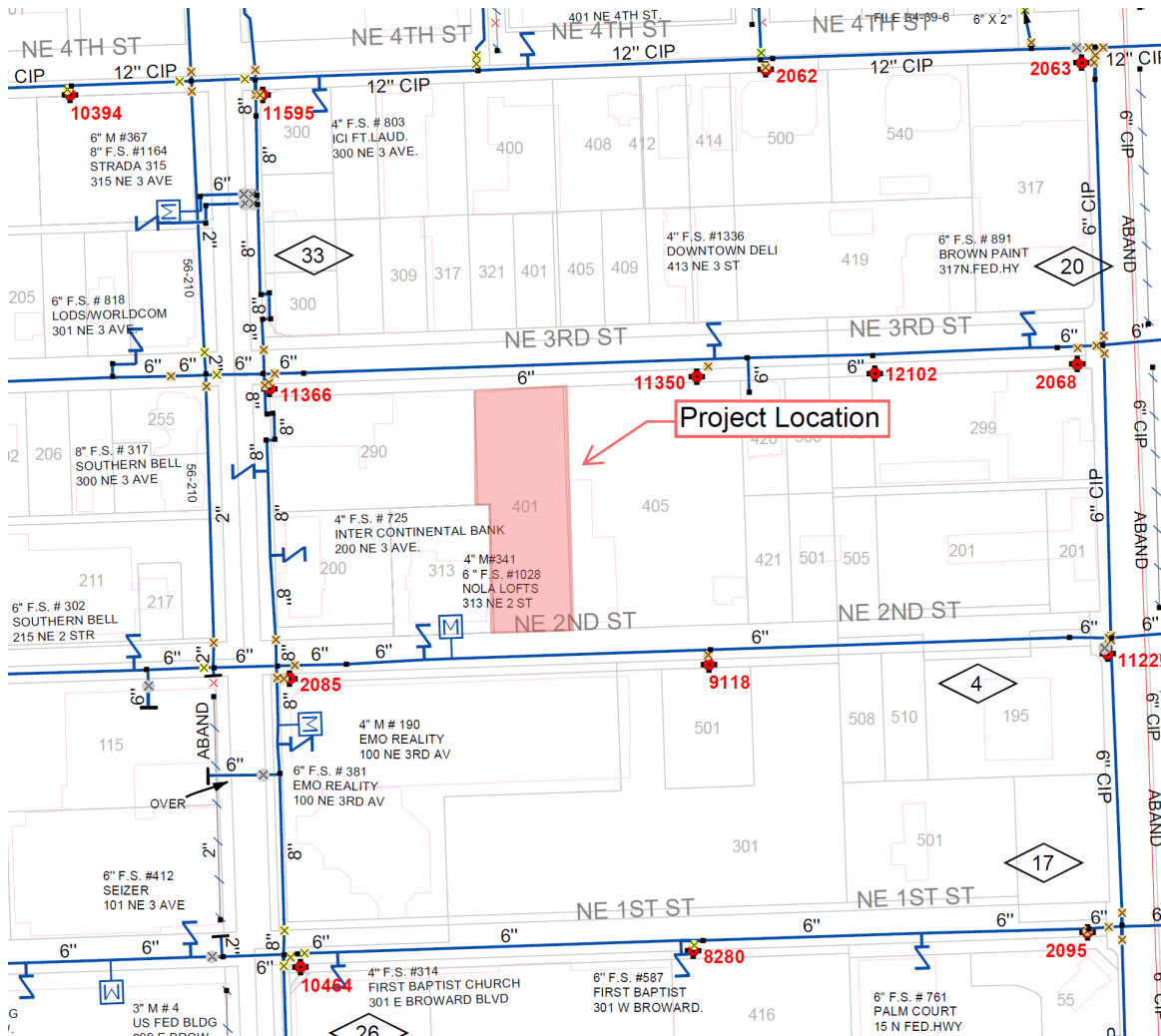
Please be advised that the new pump station's (PS A-5) construction schedule is pending. Therefore, the timeline for all improvements must be coordinated well in advance with the City. Any Certificate of Occupancy will not be issued until the expanded wastewater system is fully functional.

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Figure 1. City Water Atlas



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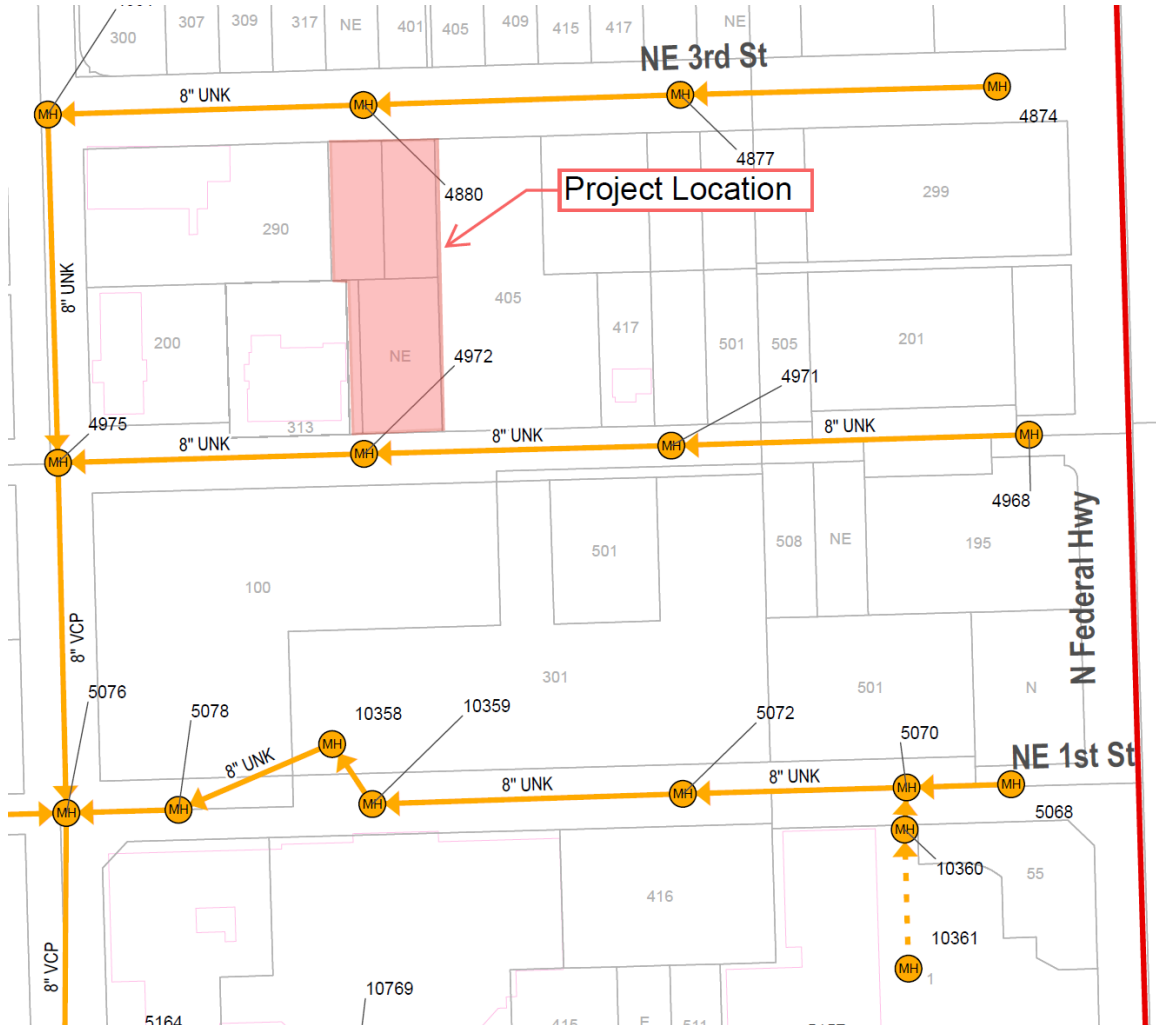
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Figure 2. City Sewer Atlas



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## WATER CAPACITY ANALYSIS

**Requested Demand:** Based on the applicant's site plan and building use information, the estimated average day potable water demand is approximately 126,971 gallons per day (GPD), which equates to 0.1269 MGD. Average day water use demands are calculated by reducing the calculated max day water use demands by a factor of 1.18. The max day water use demands are calculated using the City's Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

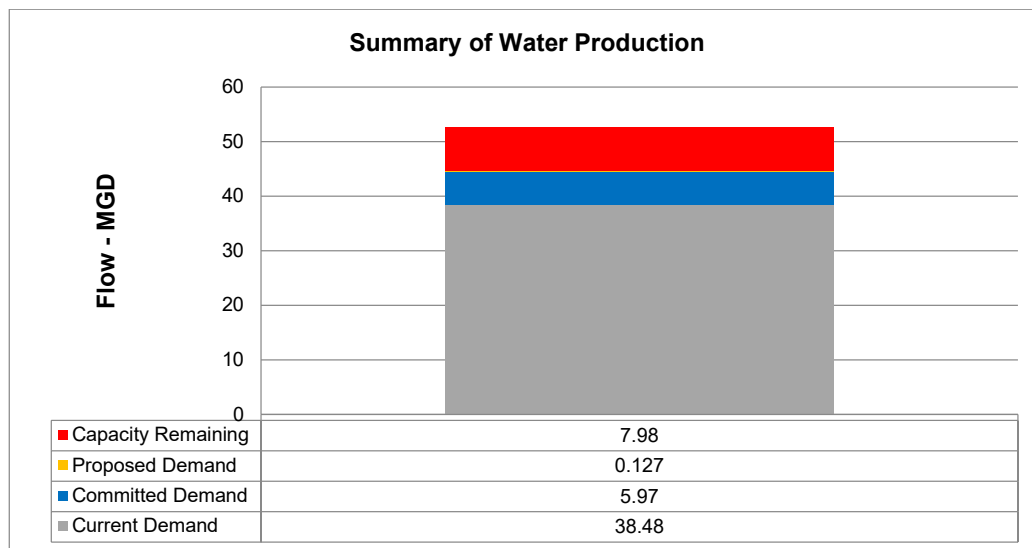
**Evaluation of impact on existing distribution pipe:** According to the site plan, the applicant is proposing to utilize the 6-inch water main along NE 2<sup>nd</sup> Street for water and fire service connections and an additional fire service connection on the 6-inch water main along NE 3<sup>rd</sup> Street. The InfoWater hydraulic model was analyzed to determine the impact of the additional demand and fire flow requirements of this project on the water distribution system.

**Evaluation of impact of Permitted Water Plant Capacity:** The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month rolling average production at the two plants is 38.34 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.97 MGD. Combining these figures with the demand from the proposed project of 0.1269 MGD, the required production would be 44.43 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project. See Figure 3 below.

**Recommended Water Infrastructure Improvements:** No improvements required.

*Figure 3. Summary of Water Production*



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### **WASTEWATER CAPACITY ANALYSIS**

**Requested Demand:** Based on the applicant's site plan and building use information, the estimated average day sewer use demand is approximately 87,399 GPD, which equates to 0.0874 MGD. Average day sewer use demands are calculated using the City's Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

**Evaluation of impact on pumping station:** PS A-7 has a duty point of 2200 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 12.35 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 40 minutes per day. Additionally, there are other committed flows from proposed developments within the PS A-7 basin resulting in 299.40 minutes of additional runtime. PS A-7 will have a NAPOT of 18.00 hours once the proposed developments are complete, greater than the recommended average of 10 hours per day. See Figure 4 below.

**Evaluation of impact on existing collection pipe:** According to the site plan, the applicant is proposing to utilize the 8-inch gravity sewer main to the south of the project site along NE 2<sup>nd</sup> Street. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that the pipes downstream of the proposed development will flow greater than the City's governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments do not have adequate capacity to serve the project and upgrades will be required prior to issuing the Certificate of Occupancy. Based on the analysis, approximately 942 linear feet (LF) of 8-inch gravity sewer requires upsizing to at least a 12-inch pipe along NE 2<sup>nd</sup> Street. In addition, 243 LF of 24-inch pipe along SE 2<sup>nd</sup> Street needs to be upsized to at least 36-inches as shown on Figure 6. These minimum improvements would allow the gravity mains to sufficiently handle the proposed and existing flows in the contributing area.

**Upcoming Infrastructure projects:** PS A-7 is currently running at a greater NAPOT than prescribed. To alleviate the pump station's burden, a Capital Improvement Project (CIP) is proposed to construct a new pumps station (PS A-5), which will split the flows from the PS A-7 basin. Once PS A-5 is constructed and in operation, the basins will need to be re-evaluated to determine each basin's capacity to support future developments.

The improvements highlighted in this letter for the proposed development overlap with similar improvements required for nearby developments. There may be an opportunity for cost sharing of infrastructure upgrades between approved or planned projects. The actual size of these pipes and any related infrastructure shall be designed in close coordination and consultation with the City's Utilities and Engineering Divisions of the Public Works Department and approved projects within the same basin.

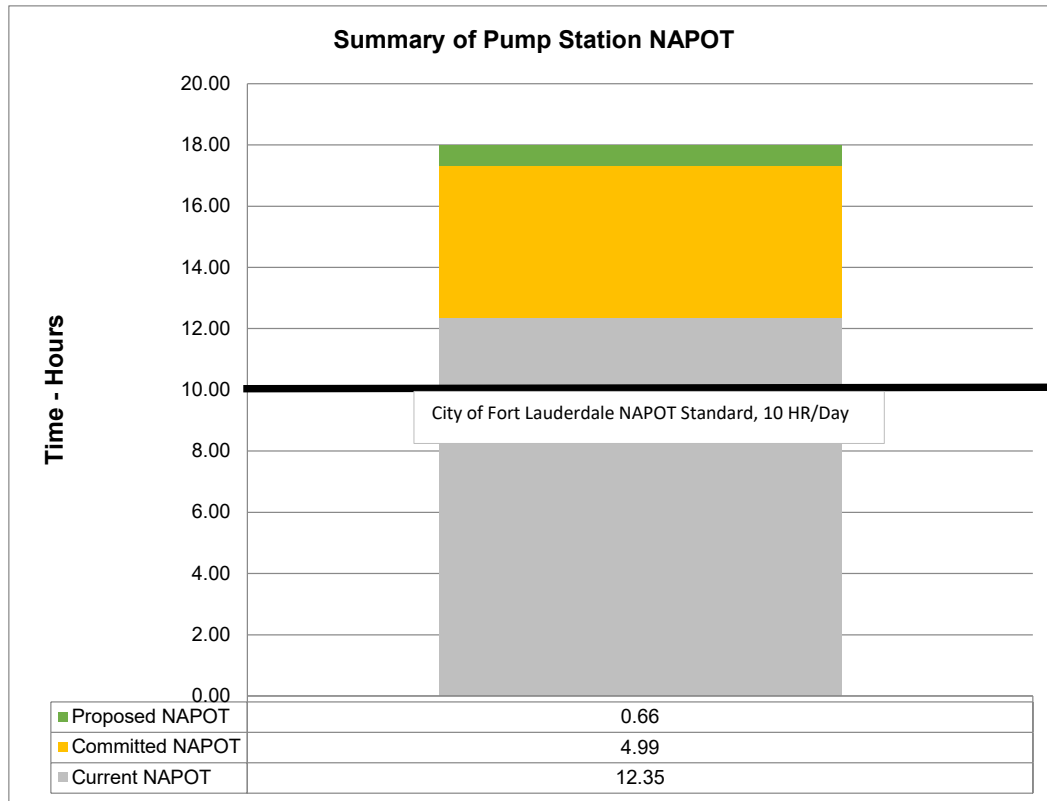
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Figure 4. Pump Station A-7 Nominal Average Pump Operating Time (NAPOT)

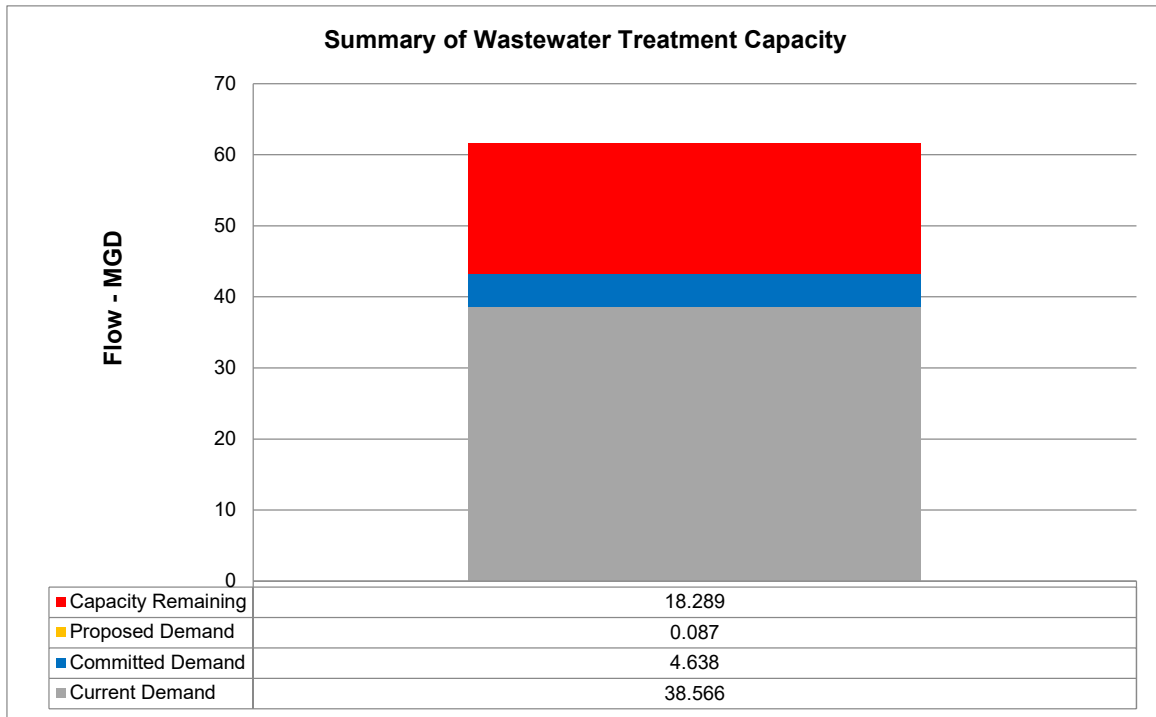


**Evaluation of impact of Permitted Wastewater Plant Capacity:** The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Florida Department of Environmental Protection's (FDEP) permitted capacity for GTL is 56.6 MGD-TMADF (Million Gallons per Day – Three Month Average Daily Flow). The three-month average daily flow (TMADF) to the plant is 38.57 MGD. Combining the committed flows for previously approved projects of 4.64 MGD plus the 0.0874 MGD net contribution from the project results in a total projected flow of 43.29 MGD. This is less than the permitted treatment plant capacity of 56.6 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 5 below.





Figure 5. Summary of Wastewater Treatment Capacity

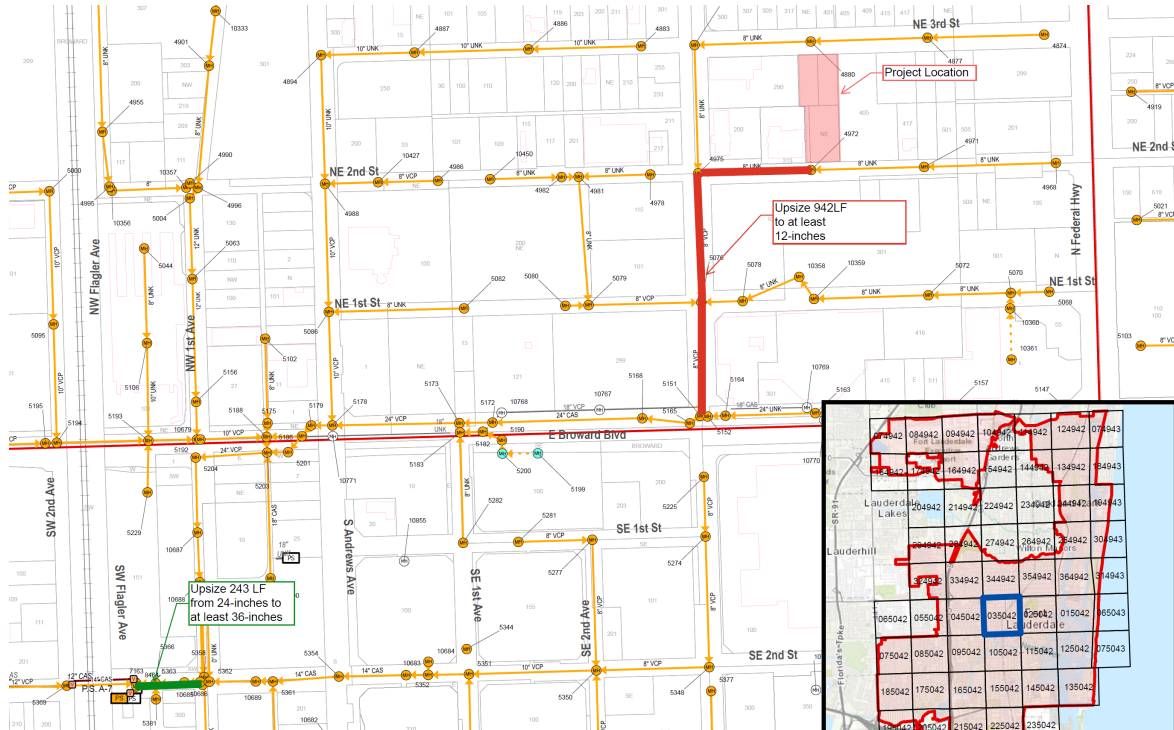


**Recommended Wastewater Infrastructure Improvements:** Prior to issuance of a Certificate of Occupancy, approximately 1,185 LF of gravity sewer mains will require upsizing, in addition to the construction and operation of the new pump station A-5. (see Figure 6).





Figure 6. Required Improvements



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