



March 25, 2024

Blake Kidwell
Flynn Engineering
241 Commercial Blvd
Lauderdale-By-The-Sea, FL 33308

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**
Las Olas Heron Garage – DRC Case No. UDP-SR23001
216 SE 8th Avenue, Fort Lauderdale, FL 33301

Dear Blake Kidwell,

According to the information submitted the project consists of replacing an existing parking lot with a parking garage which includes 11,036 SF of Merchandising, 6,000 SF of Restaurant, and 8,508 SF of Office. It is also proposing to remove pump station A-8 and reroute flow to A-13. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along SE 8th Ave, SE 9th Ave, and an alley to the south of the project site. This project lies within the City's Pump Station (PS) A-13 basin and will increase the average day water demand by approximately 0.0067 million gallons per day (MGD) and the average day sewer demand by approximately 0.0046 MGD. The sewer infrastructure requires improvements to meet the increased demand of the proposed project. The existing water infrastructure has the capacity to support the proposed development. Master permit will not be issued for this site until the sanitary sewer system improvements are constructed, certified, and in service.

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.

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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PUBLIC WORKS DEPARTMENT

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

Sincerely,

Chelsey Corneille, E.I.
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Alan Dodd, P.E., Public Works Director
Talal Abi-Karam, P.E., Assistant Public Works Director
Christopher Bennett, P.E., Assistant Public Works Director
Daniel Rey, P.E., City Engineer
File: Water and Sewer Capacity Letters

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