



**PROJECT ADDRESS: 150 SE 17<sup>th</sup> Street**

**Date request was received: 11/22/2024**

**DRC CASE#: UDP-S24072**

**Project Name: Broward Health Main Campus**

**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) .....\$1,018
- ☐ Modifications to small project that require capacity re-analysis.....\$1,018
- ☒ Water and Sanitary Sewer Capacity Allocation Letter (Large Project) .....\$2,544
- ☐ Modifications to large project that require capacity re-analysis.....\$2,544
- ☐ Revision.....\$0

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February 25, 2025

Casey Cruzpino  
Kimley-Horn & Associates  
8201 Peters Road  
Plantation, FL 33324

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER  
Broward Health Main Campus – DRC Case No. UDP-S24072**

**150 SE 17 St, Fort Lauderdale, FL 33316**

Dear Casey Cruzpino,

According to the information submitted, the project consists of a new medical office building consisting of 187,272 square feet (SF) which will accommodate approximately ninety (90) physicians. There are proposed water and sewer connections to the City of Fort Lauderdale (City) utilities along SW 1<sup>st</sup> Avenue (Packard Avenue). This project lies within the City's Pump Station (PS) A-10 basin and will increase the average day water demand by approximately 0.0204 million gallons per day (MGD) and the average day sewer demand by approximately 0.0140 MGD. The pump station and sewer infrastructure do not require improvements to meet the increased demand of the proposed project at this time, however, should any improvements be required at a later time, they shall be constructed, certified, and in operation prior to issuance of any Certificate of Occupancy.

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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Should you have any questions or require any additional information, please contact me at (954) 828-6073.

Sincerely,

*J.D. Fernandez*

J.D. Fernandez  
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Alan Dodd, P.E., Public Works Director  
Talal Abi-Karam, P.E., Acting Director/Assistant Utilities Director  
Omar Castellon, P.E., Assistant Public Works Director - Engineering  
Daniel Rey, P.E., City Engineer  
File: Water and Sewer Capacity Letters

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

**Broward Health Main Campus – DRC Case No. UDP-S24072**

**150 SE 17<sup>th</sup> Street, Fort Lauderdale, FL 33316**

**PROJECT AND DESCRIPTION**

The project consists of a new medical office building with approximately 188,000 SF of office space, associated parking, and will accommodate approximately ninety (90) physicians.

**DESCRIPTION OF EXISTING UTILITIES**

**Water:** The site is currently served by a 6-inch water main along SW 1<sup>st</sup> Avenue (west of property border), an 8-inch water main along SE 17<sup>th</sup> Street (south of property border), and both an 8-inch and 20-inch water main along S Andrews Avenue (east of property border). See Figure 1.

**Wastewater:** The site is currently served by a 10-inch vitrified clay pipe (VCP) gravity sewer main to the west of the project site along SW 1<sup>st</sup> Avenue and an 8-inch VCP gravity sewer main to the east and south of the property along S Andrews Avenue and SE 17<sup>th</sup> Street. See Figure 2.

**Pumping Station:** The site is served by PS A-10 which is located at the intersection of SW 1<sup>st</sup> Avenue and SW 18<sup>th</sup> Court.

**SUMMARY OF ANALYSIS AND REQUIRED ACTION**

The existing water and sewer infrastructure have the capacity to support the proposed development.

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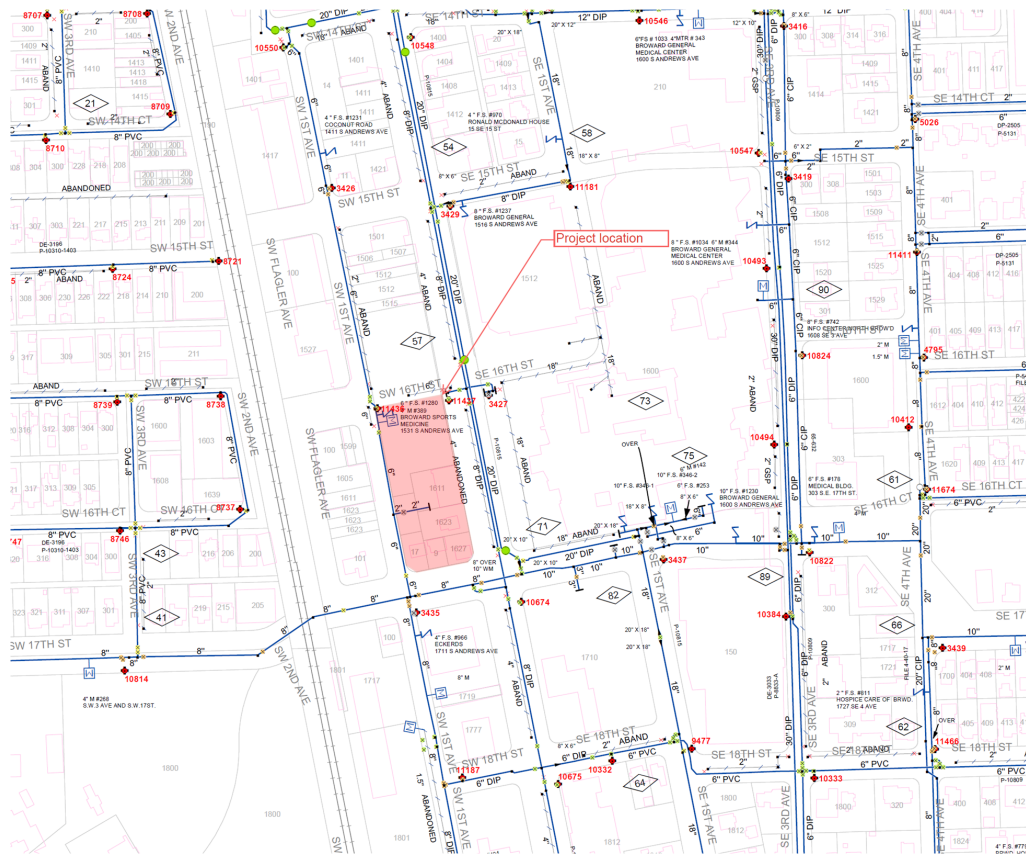
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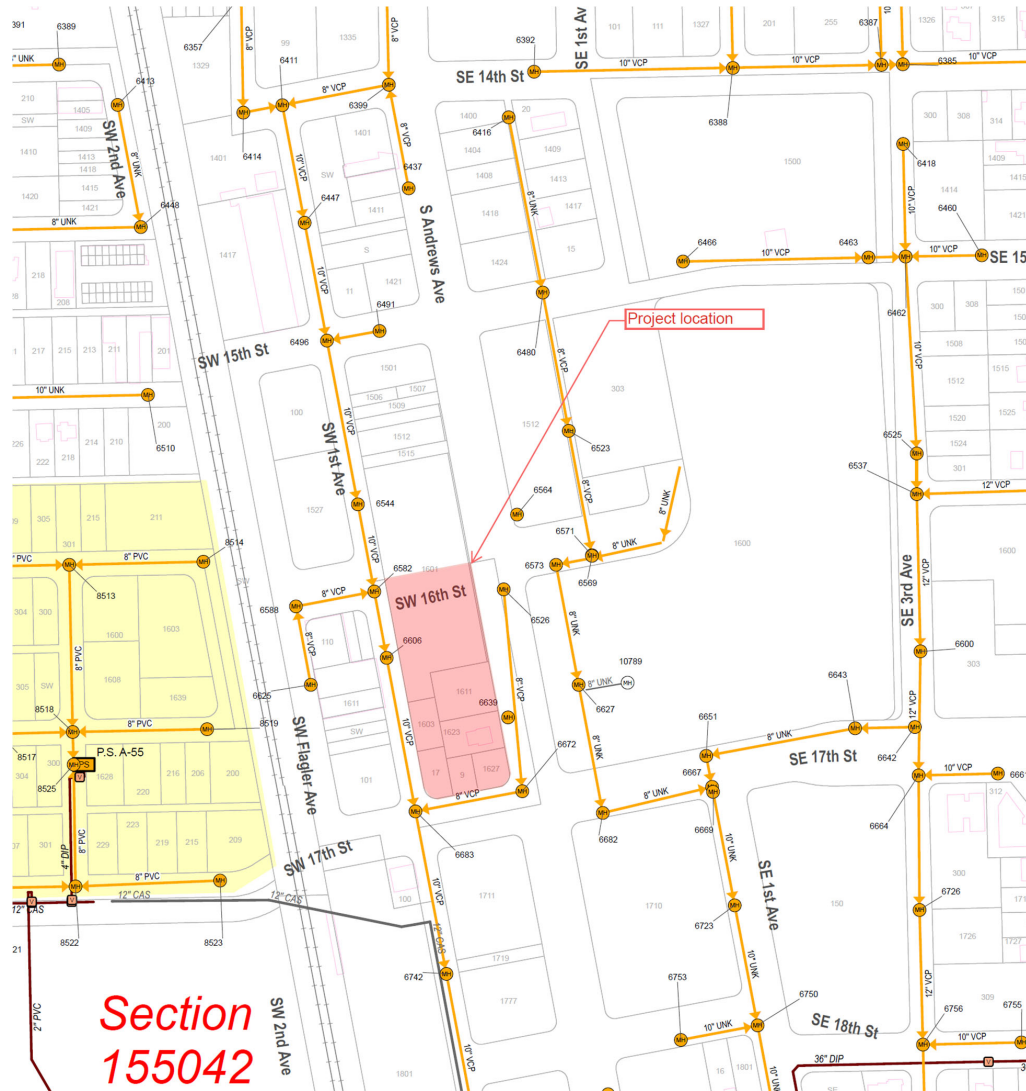




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### WATER CAPACITY ANALYSIS

**Requested Demand:** Based on the applicant's site plan and building use information, the estimated average day potable water demand is approximately 20410 gallons per day (GPD), which equates to 0.0204 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 SW 1<sup>st</sup> Avenue. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing 6-inch water main.

**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 38.37 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.96 MGD. Combining these figures with the demand from the proposed project of 0.0204 MGD, the required production would be 44.35 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.

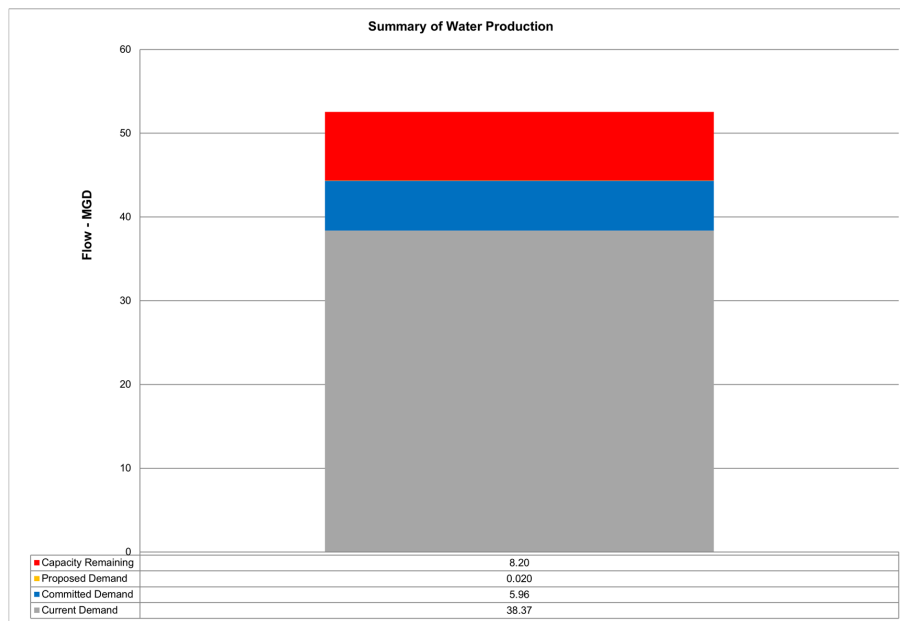


Figure 3

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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 14049 GPD, which equates to 0.0140 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 existing collection pipe:** According to the site plan, the applicant is proposing to utilize the 10-inch VCP gravity sewer main to the west of the project site along SW 1<sup>st</sup> Avenue. 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 less than the City's governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments are adequate to serve the proposed project.

**Evaluation of impact on pumping station:** PS A-10 has a duty point of 800 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 4.19 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 18 minutes per day. Additionally, there are other committed flows from proposed developments within the PS A-10 basin resulting in 103.50 minutes of additional runtime. PS A-10 will have a NAPOT of 6.21 hours once the proposed developments are complete, less than the recommended average of 10 hours per day. See Figure 4 below.

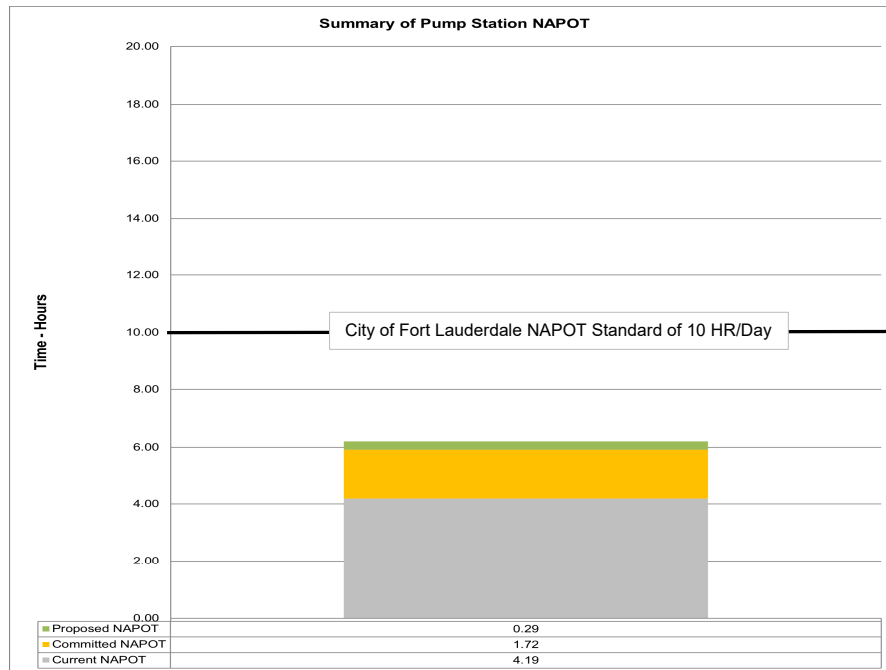


Figure 4

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**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 61.58 MGD-TMADF (Million Gallons per Day – Three Month Average Daily Flow). The three-month average daily flow (TMADF) to the plant is 41.62 MGD. Combining the committed flows for previously approved projects of 4.65 MGD plus the 0.0140 MGD net contribution from the project results in a total projected flow of 46.28 MGD. This is less than the permitted treatment plant capacity of 61.58 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 5 below.

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

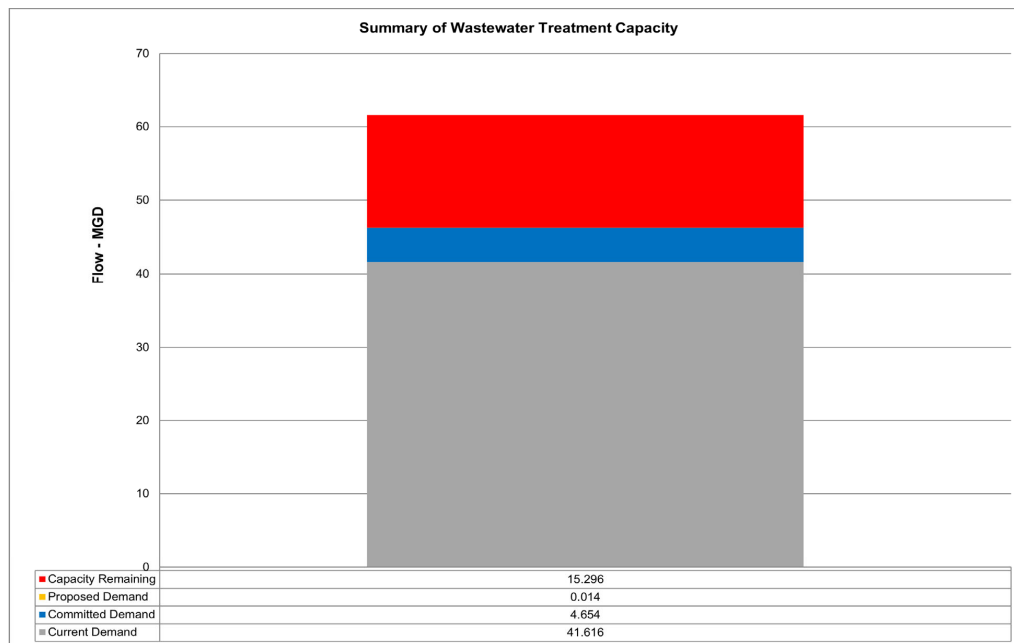


Figure 5

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