



PROJECT ADDRESS: 300 NE 3rd Avenue

Date request was received: 7/12/2024

DRC CASE#: UDP-A24024

Project Name: Ombelle

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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August 8, 2025

Blake Kidwell Professional Engineer
Flynn Engineering Services, P.A.
251 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**
Ombelle – DRC Case No. UDP-A24024
300 NE 3rd Avenue, Fort Lauderdale, FL 33301

Dear Blake Kidwell,

According to the information submitted, the project consists of the construction of a 959-unit residential building with 10,000 SF of restaurant space and 36,000 SF of gymnasium space. The parcel that will be redeveloped currently consists of a 7,784 SF single-story retail building. This existing demand will be credited towards the new project demands. There are proposed water connections to the City of Fort Lauderdale (City) utilities along NE 4th Street and proposed sewer connections to the City along NE 3rd Street and NE 4th Street. This project lies within the City's Pump Station (PS) A-7 and A-24 basins and will increase the average day water demand by approximately 0.2074 million gallons per day (MGD) and the average day sewer demand by approximately 0.1210 MGD. According to the current design, the proposed flows will be split evenly between, and discharged to, both pump stations. Pump station A-7 and the existing sewer infrastructure will require improvements to meet the increased demand of the proposed project. The improvements shall be constructed, certified, and in operation prior to issuance of any Certificate of Occupancy (CO).

The following Capital Improvement Project (CIP) is the City's major initiative within the A-7 basin:

Project #12899 – P12899 Design Services for Pump Station A-5
Estimated Construction Completion: Fiscal Year 2027

This upcoming CIP project will create a new pumping station/basin to handle some of the existing and committed flows within the PS A-7 basin. PS A-7 is currently overburdened and exceeding its design capacity. A review of the utility systems 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 3 for more information. 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.

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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.

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

Sincerely,

John D. Fernandez
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Brad Kaine, Public Works Director
Talal Abi-Karam, P.E., Assistant Public Works Director-Utilities
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

Ombelle – DRC Case No. UDP-A24024
300 NE 3rd Avenue, Fort Lauderdale, FL 33301

PROJECT AND DESCRIPTION

The project consists of the demolition of a 7,784 SF single-story retail building to be replaced with a 959-unit residential building with 10,000 SF of restaurant space and 36,000 SF of gymnasium space.

DESCRIPTION OF EXISTING UTILITIES

Water: The site is currently served by a 12-inch water main along NE 4th Street, north of the project site. See Figure 1.

Wastewater: The site is currently served by an 8-inch gravity sewer main along NE 3rd Street, south of the project site, and 10-inch to 12-inch gravity mains along NE 4th Street. See Figure 2.

Pumping Station: The site is currently served by PS A-7 and A-24, which are located along SW 2nd Street and NE 6th Street, respectively.

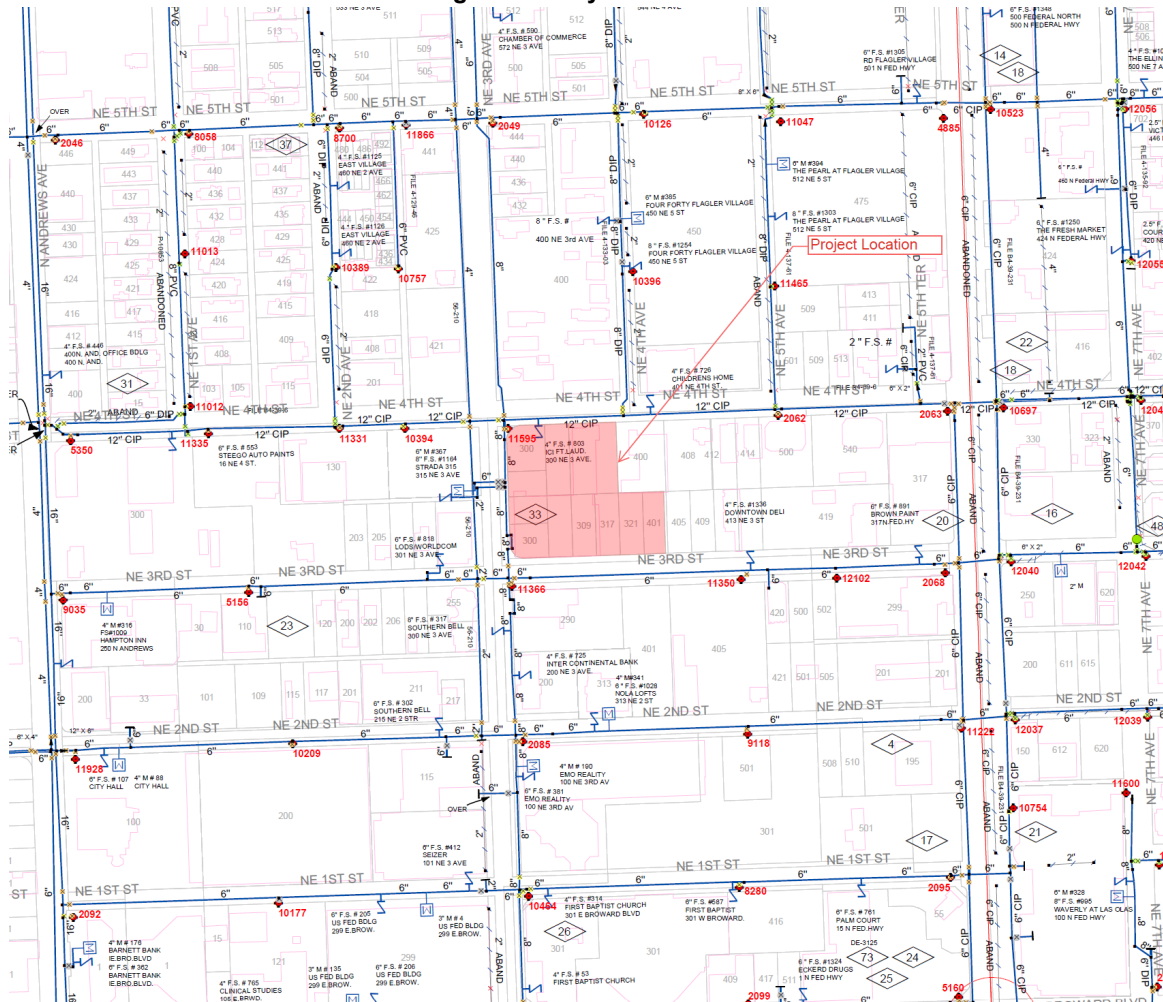
SUMMARY OF ANALYSIS AND REQUIRED ACTION

The existing water infrastructure is sufficient and will not require additional improvements, however the existing sewer infrastructure requires improvements to meet the increased demands of the proposed project. See Figure 3: Required Improvements. As previously stated, PS A-7 will also require improvements to support the development and these improvements will take place within the City's CIP project #12899. The improvements shall be constructed, certified, and in operation prior to issuance of any CO.

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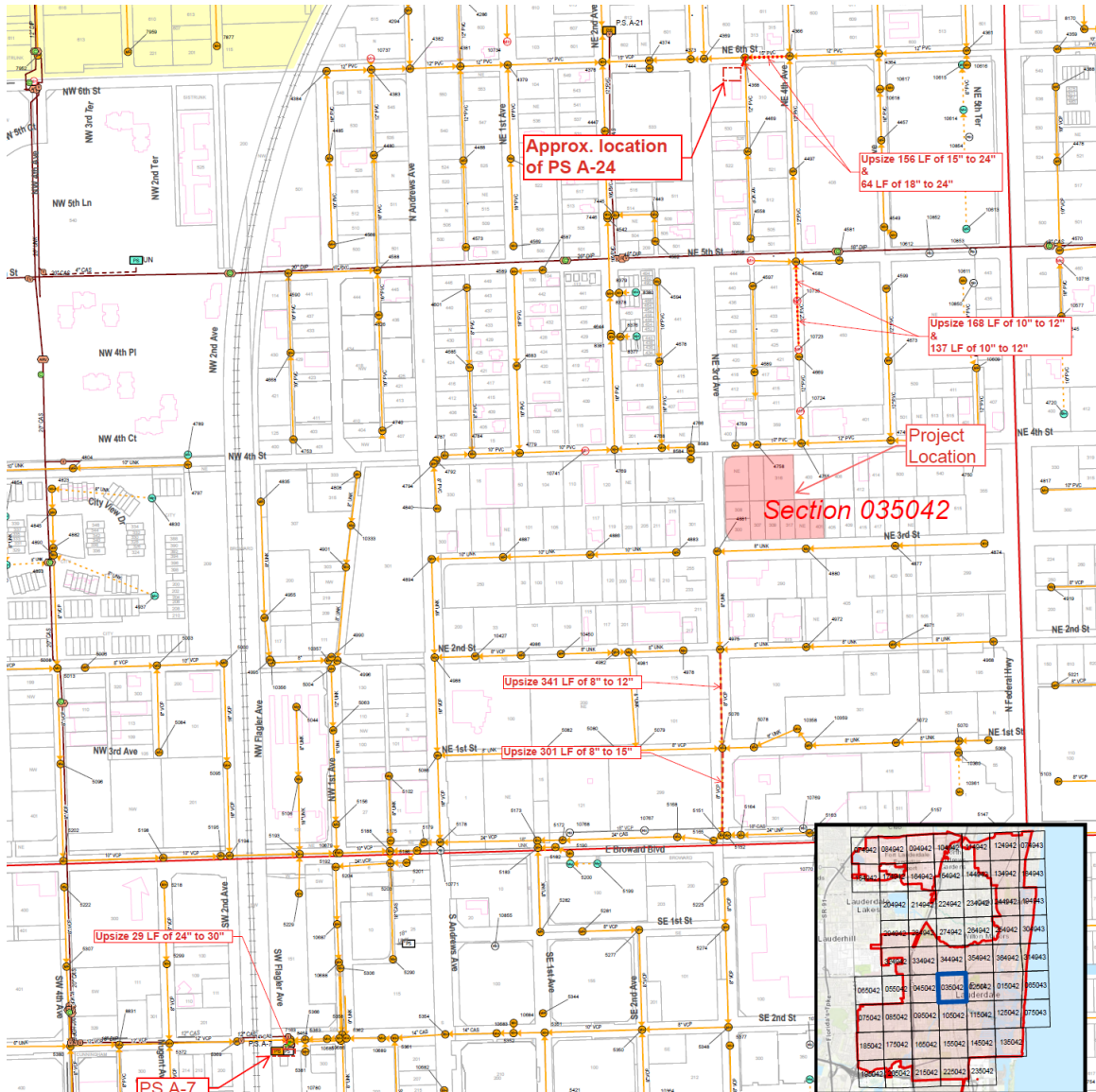
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Figure 3 – Required Improvements



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Exhibit 4

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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 166650 gallons per day (GPD), which equates to 0.1666 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 12-inch water main along NE 4th Street. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing 12-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 37.50 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.73 MGD. Combining these figures with the demand from the proposed project of 0.2074 MGD, the required production would be 43.44 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 Figures 4 below.

Recommended Water Infrastructure Improvements: No improvements required.

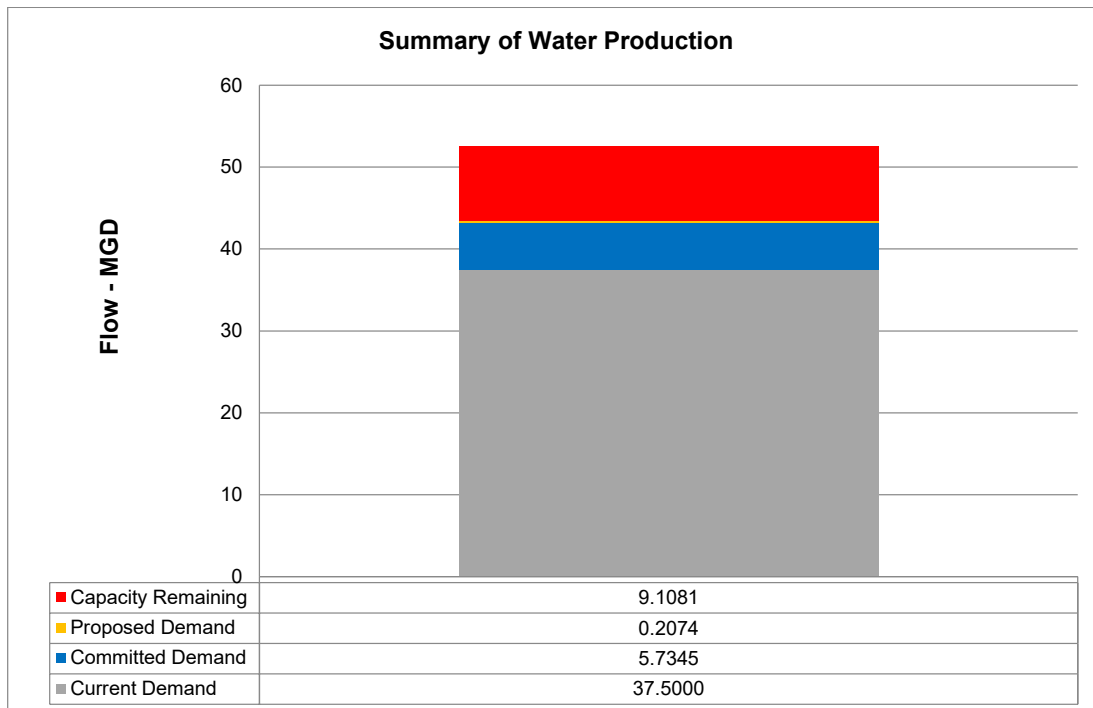


Figure 4

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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 142,723 GPD, which equates to 0.14 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 8-inch gravity sewer main to the north of the project site along S.W. 25th Street. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that some the pipes downstream of the proposed development will flow higher than the City's governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments are inadequate to serve the proposed project and will require improvements. See Figure 3 for required improvements.

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 10.98 hours per day. PS A-24 has a duty point of 2200 GPM and a NAPOT of approximately 1.73 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 33 minutes per day per PS. Additionally, there are other committed flows from proposed developments within both basins, resulting in 356.57 minutes of additional runtimes for PS A-7 and 288.87 minutes for PS A-24. PS A-7 will have a NAPOT of 17.39 hours once the proposed developments are complete and PS A-24 will have a NAPOT of 7.08 hours. PS A-7 will have a NAPOT greater than the recommended average of 10 hours per day. See Figures 5A & 5B below.

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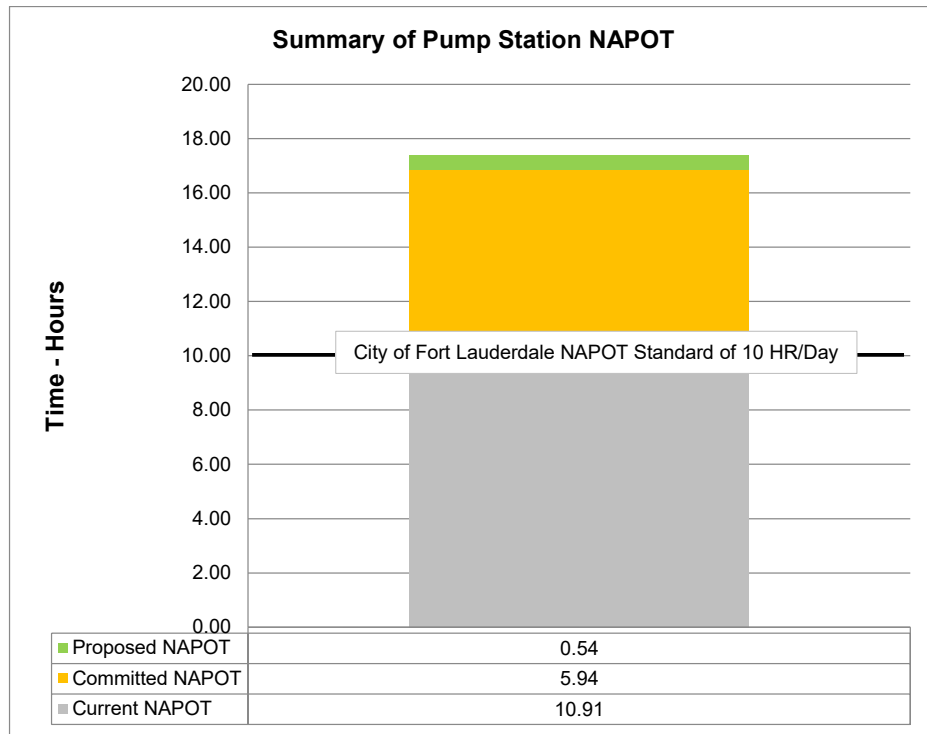


Figure 5A: PS A-7

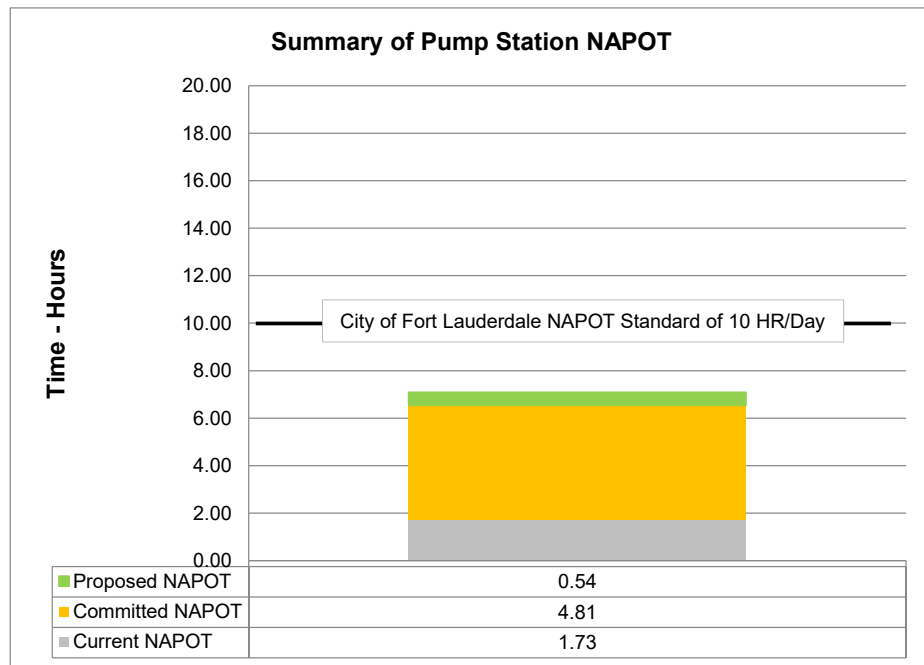


Figure 5B: PS A-24

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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 38.89 MGD. Combining the committed flows for previously approved projects of 4.50 MGD plus the 0.143 MGD net contribution from the project results in a total projected flow of 43.54 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 6 below.

Recommended Wastewater Infrastructure Improvements: In addition to the required PS A-7 improvements, the following wastewater piping upsizing shall be required:

- **Basin A-7**
 - Upsize 341 LF of 8-inch piping to 12-inch
 - Upsize 301 LF of 8-inch piping to 15-inch
 - Upsize 29 LF of 24-inch piping to 30-inch
- **Basin A-24**
 - Upsize 305 LF of 10-inch piping to 12-inch
 - Upsize 156 LF of 15-inch piping to 24-inch
 - Upsize 64 LF of 18-inch piping to 24-inch

The improvements shall be constructed, certified, and in operation prior to issuance of any Certificate of Occupancy (C.O.). See Figure 3 for required improvements.



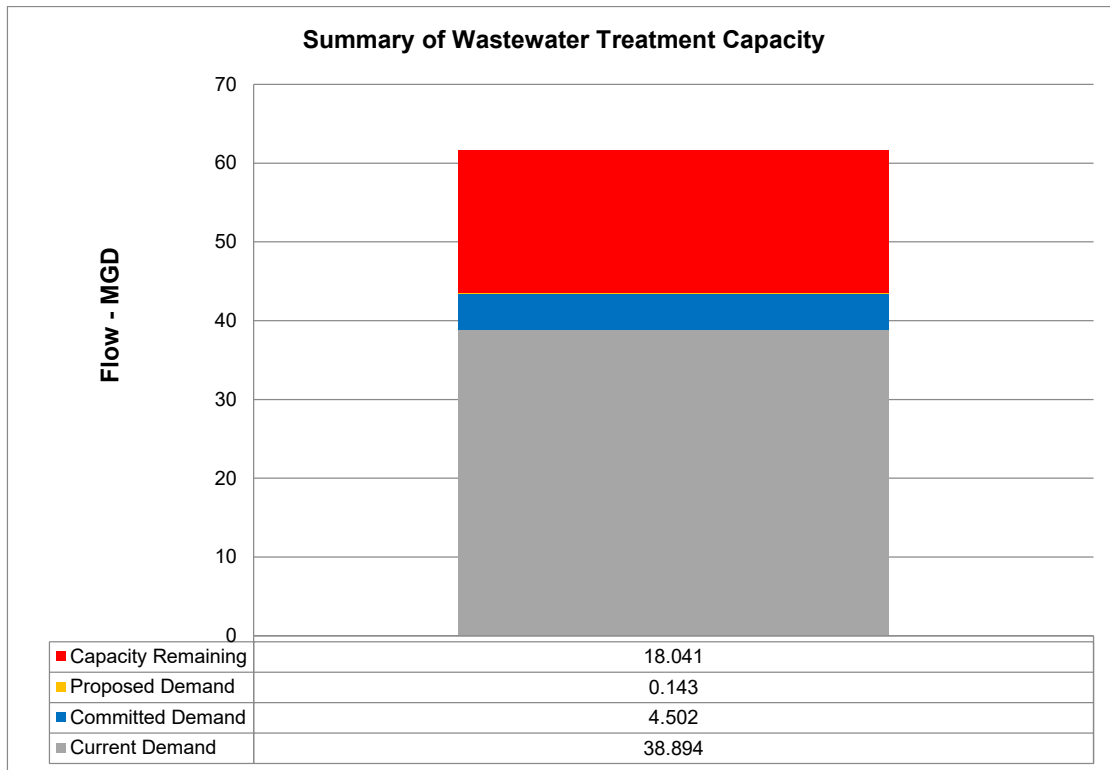


Figure 6

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