



October 11, 2017

Shane Grabski  
Flynn Engineering Services, P.A.  
241 Commercial Blvd.  
Lauderdale-By-The-Sea, FL 33308

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**  
**Bahia Mar Redevelopment – DRC Case No. #R17040**  
**801 Seabreeze Boulevard, Fort Lauderdale, FL 33316**

Dear Mr. Grabski,

Reference is made to your request for the subject letter for the Bahia Mar Redevelopment project at the above referenced location. According to the site plan information submitted, this project consists of the proposed construction of 15 buildings, 651 multi-family residences, 256 hotel rooms, 26,123 square feet of restaurant space, 124,815 square feet of retail space, 26,027 square feet of office space (dockmaster use), and 237 marina slips. Two (2) 10-inch water connections are proposed to existing City utilities along Seabreeze Boulevard. In addition, a 4-inch force main connection to existing City utilities is also proposed along Seabreeze Boulevard. Additionally, according to the calculations submitted, such redevelopment will increase water and sewer demand by 189,641 GPD (0.190 MGD). The Department of Sustainable Development (DSD) will review and approve such flow calculations. Furthermore, if DSD staff issues comments on the proposed flow calculations after the issuance of this capacity availability letter, the consultant shall request a revised letter with the correct approved flow calculation.

The City of Fort Lauderdale owns and operates George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Department of Environmental Protection permitted Annual Average Daily Flow (AADF) is 48 MGD for the treatment plant. According to the Capacity Analysis Report updated in June 2017, Table 3-3, the year 2026 projected AADF, is 44.4 MGD. The current committed capacity of 3.137 MGD, plus the 0.190 MGD contribution from the proposed land use, provides a total projected flow of 47.73 MGD, which is less than the permitted treatment plant capacity.

The City owns and operates two Water Treatment Plants, Fiveash and Peele Dixie, which are permitted for 70 MGD and 12 MGD treatment capacities, respectively. According to the City of Fort Lauderdale's 10-Year Water Supply Facilities Work Plan draft, dated November 20, 2014, Table 5 projects the year 2025 Average Annual Daily Flow (AADF) to be 43.3 MGD with a Max Day ratio of 1.2. The current committed capacity of 3.137 MGD, plus the 0.190 MGD additional demand from the proposed land use, will generate a total AADF flow of 46.63 MGD (55.95 MGD Max Day), which is less than the combined permitted treatment plant capacities.

The property is owned by the City of Fort Lauderdale, and as such, the existing water and sewer facilities are maintained by the City. The existing development's sewage flows contribute to pump station D-32. Pump station D-32 will be demolished and reconstructed as part of the

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proposed redevelopment for the site. The applicant shall design and construct the new pump station in accordance with the City of Fort Lauderdale's design and construction criteria.

The applicant shall be responsible for coordinating with the City's Public Works Department for the reconstruction of the pump station. Upon project completion, the applicant shall relinquish maintenance of the pump station to the City. Sewage flows will contribute to the reconstructed pump station D-32 (or other name as designated by the City) by an onsite gravity sewer collection system comprised of 8-inch sewer mains and laterals. The reconstruction pump station shall be designed and constructed to have enough capacity to accept the estimated project flow contribution. The water distribution system is comprised of 10-inch water mains and laterals, and shall be designed and constructed to have enough capacity to provide water service for the proposed demand.

Please be aware that nothing in this letter reserves capacity for the proposed project. Information contained in this letter will expire one year from the date issued.

Should you have any questions or require any additional information, please contact me at (954) 828-5859.

Sincerely,

*Rohan Punit*

Rohan Punit, P.E., M.Eng.  
Project Manager II

cc: Alan Dodd, P.E., Deputy Public Works Director (City of Fort Lauderdale)  
Keith Landry, PhD, P.E., Assistant Public Works Director (City of Fort Lauderdale)  
Talal Abi-Karam, P.E., Assistant Public Works Director (City of Fort Lauderdale)  
File: Water and Sewer Capacity Letters