

March 23, 2018

Margarita Giraldo, E.I.  
Kimley-Horn  
355 Alhambra Circle, Suite 1400  
Coral Gables, FL 33134

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER (UPDATE)**  
**Alexan-Tarpon River – DRC Case No. R17055**  
**501 SE 6th Ave, Fort Lauderdale, FL 33301**

Dear Ms. Giraldo,

Reference is made to your request for the subject updated letter for the Alexan-Tarpon River project at the above referenced location. The original water and wastewater capacity availability letter is dated May 12, 2017. According to the revised site plan information submitted, this project consists of the demolition of an existing 3-story building consisting of 30 multifamily residential units (7,245 GPD) and the construction of a new multifamily residential building comprised of 181 units (R03 – Condominium/Apartment use type).

Per a February 13, 2018 coordination meeting held between the applicant and City staff, all potable water connections are proposed along SE 6<sup>th</sup> Avenue to a new 8-inch City water main, which shall be constructed by the developer from North Rio Vista Boulevard to SE 6<sup>th</sup> Street. Four (4) water services are proposed in total: two (2) fire services, one (1) water service, and one (1) irrigation service.

Requirements of the developer were established as a result of the February 13, 2018 coordination meeting held between the applicant and City staff. The following is a summary of them:

1. It was determined that the existing 6-inch water main on SE 6<sup>th</sup> Avenue from North Rio Vista Boulevard to SE 6<sup>th</sup> Street is undersized to provide the service demand required of the proposed development. This line shall be abandoned in place once the new 8-inch water main is permitted and operational; no grouting of the line will be required.
2. It was discussed that the City may be able to provide some of the pipe materials for the construction of the 8-inch water main. At the time of permitting/construction, the developer shall coordinate with the City to determine which materials (pipes, valves, etc.) and their quantities the City may be able to furnish.
3. The material of the 8-inch water main shall be C-900 PVC pressure pipe.
4. To aid in designing the 8-inch water main, the developer shall coordinate with the City's CAD (Craig Barrett) and Survey (Steve Plummer) departments for additional information on existing City facilities.
5. The new 8-inch water main shall not contain 90-degree bends within City right-of-way; Two (2) 45-degree bends shall be used.
6. One (1) tapping fee shall be paid plus the fee requirements stipulated in the ordinance regarding connection fees for water meters and irrigation services.

**PUBLIC WORKS DEPARTMENT**

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7. The developer shall be responsible for the water services and its infrastructure from the back of the valve vault on towards the property.
8. The developer shall design and construct water valves at the property line.
9. The developer shall coordinate with City staff (Keith Hutchison) for the dimensions of the 8-inch valve vault.
10. The developer shall coordinate with City staff for the one-time construction tie-ins of existing services to the new 8-inch water main.
11. The City requires that the developer provide flow test data, with a certification from their MEP consultant, that upsizing the line will not create a drop in pressure in the existing water system.

Additionally, two (2) sewer connections to existing City utilities are proposed along SE 6<sup>th</sup> Avenue. Subsequently, according to the revised calculations submitted, such redevelopment will increase water and sewer demand by 36,467 GPD (0.036 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 Broward County's Environmental Protection and Growth Management Department's (EPGMD) Environmental Licensing & Building Permitting Division's licensed capacity for the GTL is 48 MGD-AADF (Million Gallons per Day – Annual Average Daily Flow). According to the City's 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 0.036 MGD contribution from the proposed land use, provides a total projected flow of 47.57 MGD, which is less than the licensed capacity of the GTL.

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 (82 MGD total). 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 0.036 MGD additional demand from the proposed land use, will generate a total AADF flow of 46.47 MGD (55.77 MGD Max Day), which is less than the combined permitted treatment plant capacities.

The additional sewage flows will contribute to pump station A-11 (PS A-11) and its gravity sewer collection system, which is comprised of 8-inch, 10-inch and 18-inch sewer mains. PS A-11 has enough capacity to accept the estimated project flow contribution. The water distribution system is comprised of a 6-inch water main, which has enough capacity to provide water service for the proposed demand.

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Availability of capacities, as indicated in this approval letter, is not guaranteed and no existing plant capacity shall be considered "reserved" for this project until a permit has been issued and all fees have been paid. The City shall re-evaluate the availability of capacities at the time of permit application. If sufficient capacities are not available, the City may deny the permit application or ask the Owner/Developer to submit an alternate design prior to approval. 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, P.E., M.Eng.  
Project Manager II

cc: Alan Dodd, P.E., Deputy Public Works Director (City of Fort Lauderdale)  
Talal Abi-Karam, P.E., Assistant Public Works Director (City of Fort Lauderdale)  
Dennis Girisgen, P.E., City Engineer (City of Fort Lauderdale)  
Scott A. Teschky, CCM, LEED AP BD+C, Senior Project Manager (City of Fort Lauderdale)  
Rick Johnson, Utilities Distribution & Collection Systems Manager (City of Fort Lauderdale)  
Keith Hutchison, Distribution & Collection Supervisor (City of Fort Lauderdale)  
File: Water and Sewer Capacity Letters