



May 13, 2026

Freddy Ascuntar
Keith Engineering
301 E Atlantic Blvd
Pompano Beach, FL 33060

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER
Broward County Central Homeless Assistance Center – DRC Case No. UDP-
A26023
920 NW 7 Avenue, Fort Lauderdale, FL 33311**

Dear Freddy Ascuntar,

According to the information submitted, the proposed development is a site plan modification to the existing homeless assistance center to increase the number of beds from 230 units to 300.

There are existing water and sewer connections to City of Fort Lauderdale (City) utilities on NW 7 Avenue. The project is located within the City's Pump Station (PS) A-104 basin and is expected to increase the average day water demand by approximately 0.0102 million gallons per day (MGD) and the average day sewer demand by approximately 0.0070 MGD.

A review of the utility services impacted by the development indicates that the existing water and sewer infrastructure have the capacity to support the proposed development and **no improvements are needed.**

Capacity availability is determined based on the City's water and sewer system models, considering average daily flows at the treatment plants, previously committed flows as of the date of this letter, and the demand expected from the proposed project. The capacity availability identified in the attached analysis is not guaranteed and shall not be considered "reserved" for this project until a Site Plan Development **Certificate of Compliance** has been issued and all fees have been paid.

Available capacity will be allocated to projects on a first-come, first-serve basis. As a result, projects that achieve permit approval earlier may affect the feasibility or timing of later projects. Prior to site plan development approval, system capacity will be reviewed against recently committed projects. If capacity is no longer available, a revised capacity availability letter may be issued.

If changes are made to the proposed development after this letter is issued, and before site plan development permit approval, the Owner or Owner's authorized representative must submit a

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revised capacity request based on the updated plans. Similarly, if changes to the site plan occur at the time of building permit application which result in increased water and sewer demands, the City shall re-evaluate capacity availability and require issuance of a new capacity availability letter. If sufficient capacity is not available to accommodate the increased demand, the City may deny the permit application or require submission of an alternative design for review.

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) 828-5115.

Sincerely,


Alejandra Simon
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Brad Kaine, Public Works Director
Albert Carbon, P.E., Utility Services Director
Othniel Rodriguez, E.I., Assistant Public Works Director
Roberto Betancourt, P.E., City Engineer
Orlando Arron, P.E., Land Development Manager
File: Water and Sewer Capacity Letters



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

**Broward County Central Homeless Assistance Center – DRC Case No. UDP-A26023
920 NW 7 Avenue, Fort Lauderdale, FL 33311**

PROJECT AND DESCRIPTION

The proposed development is a site plan modification to the existing homeless assistance center to increase the number of beds from 230 units to 300.

DESCRIPTION OF EXISTING UTILITIES

Water: The property has a metered connection to the water distribution system along NW 6 Avenue and a fire service connection on NW 7 Avenue as shown in Figure 1.

Wastewater: The property is currently served by an 8-inch gravity sewer main along NW 6 Avenue as shown in Figure 2.

There are no proposed additional connections to City utilities.

Pumping Station: The site is served by PS A-104, located on NW 3 Avenue.

SUMMARY OF ANALYSIS AND REQUIRED ACTION

The existing water and sewer infrastructure have the capacity to support the proposed development. Therefore, no improvements are required at this time.

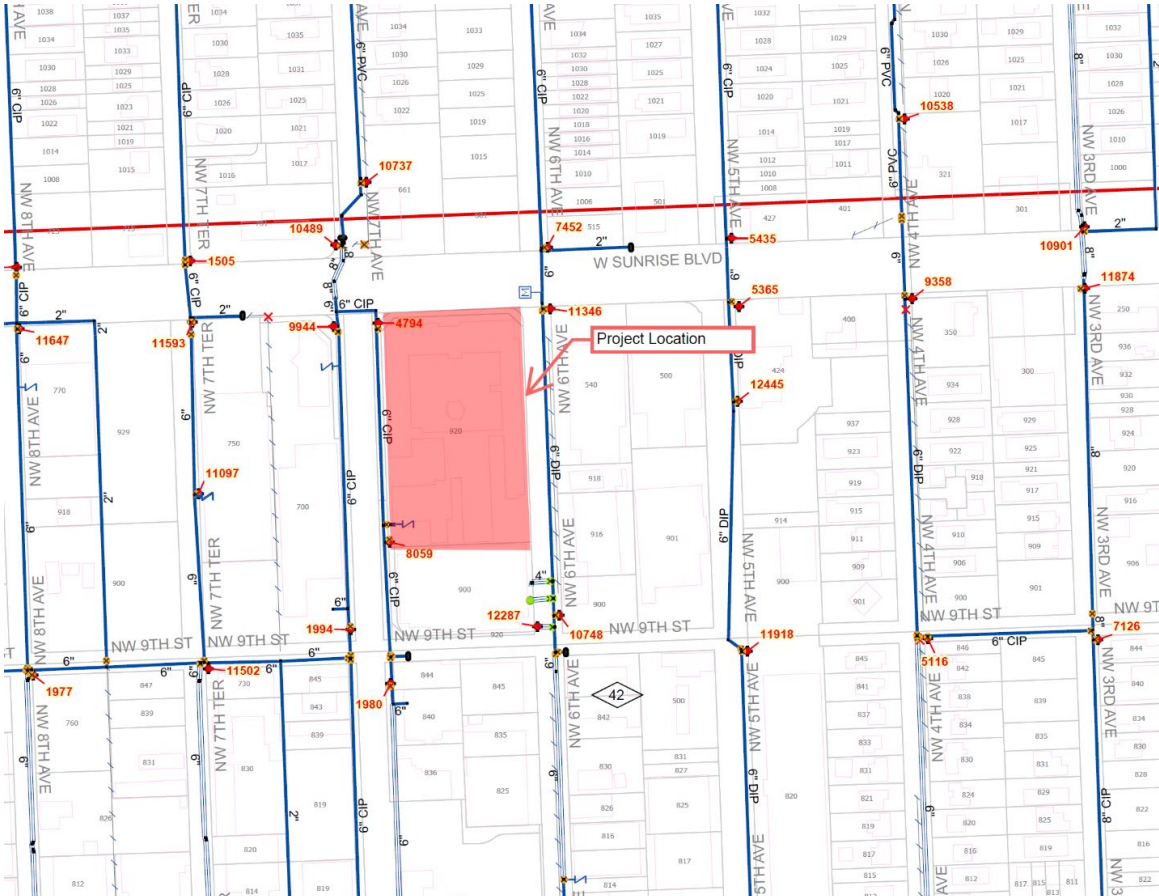
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Figure 1. City Water Atlas



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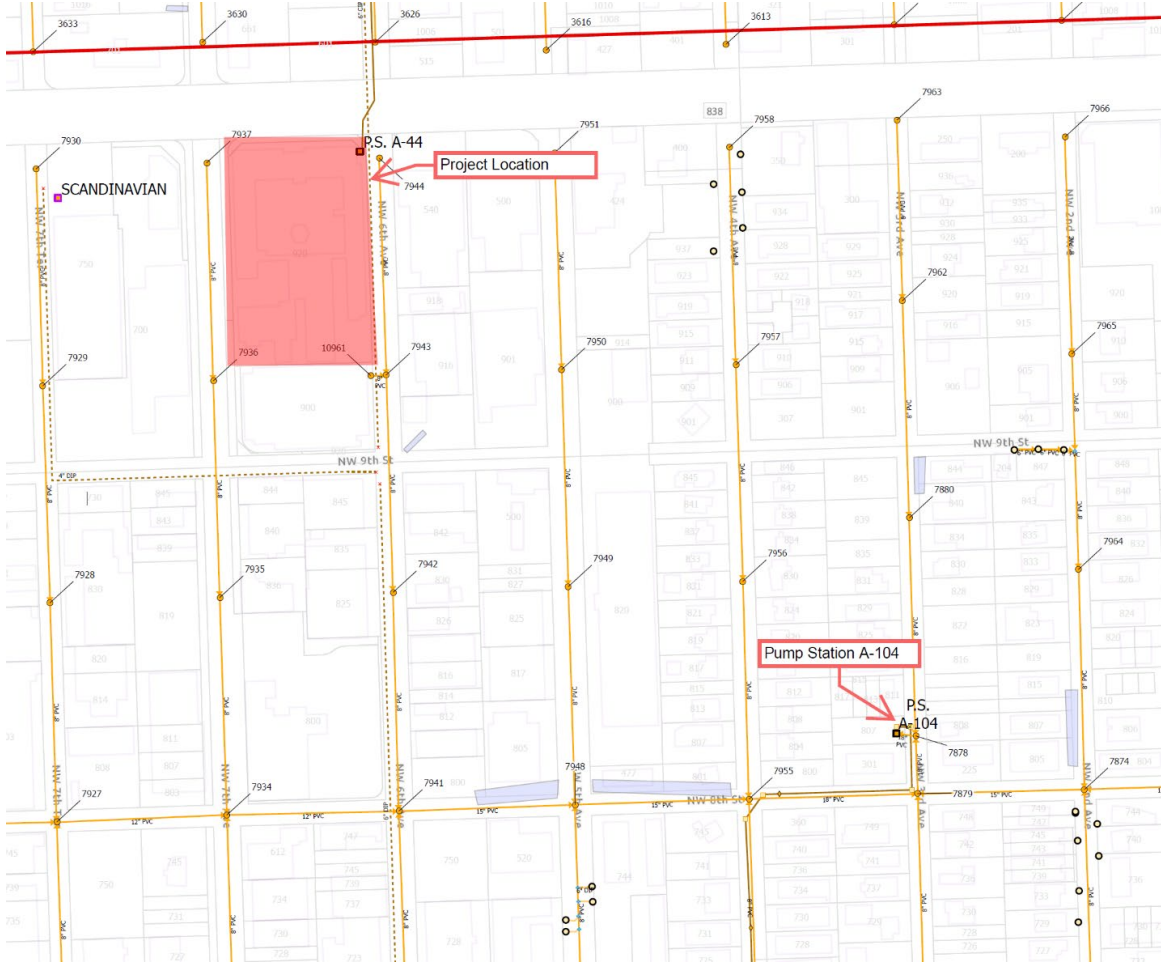
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Figure 2. City Sewer Atlas



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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 0.0102 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 system: According to the site plan, the project will utilize the existing 6-inch water main along NW 6 Avenue. The InfoWater hydraulic model was analyzed to determine the impact of the additional demand and fire flow requirements of this project on the water distribution system. The existing infrastructure has the capacity to support the proposed development.

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 31.57 MGD. The committed demand from development projects that are in the permitting or construction stage is 6.00 MGD. Adding the proposed project's demand (0.0102 MGD) brings the total required production to 37.59 MGD, which is below the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project. See Figure 3.

Recommended Water Infrastructure Improvements: No improvements required.

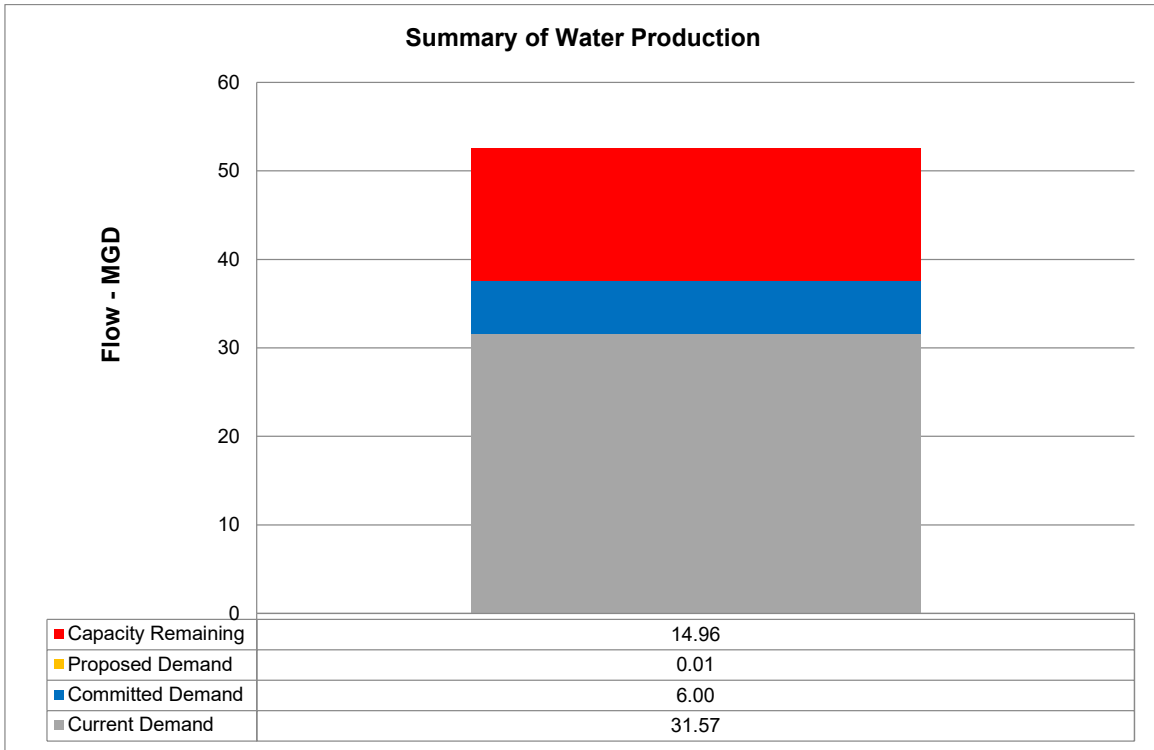
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Figure 3. Summary of Water Production



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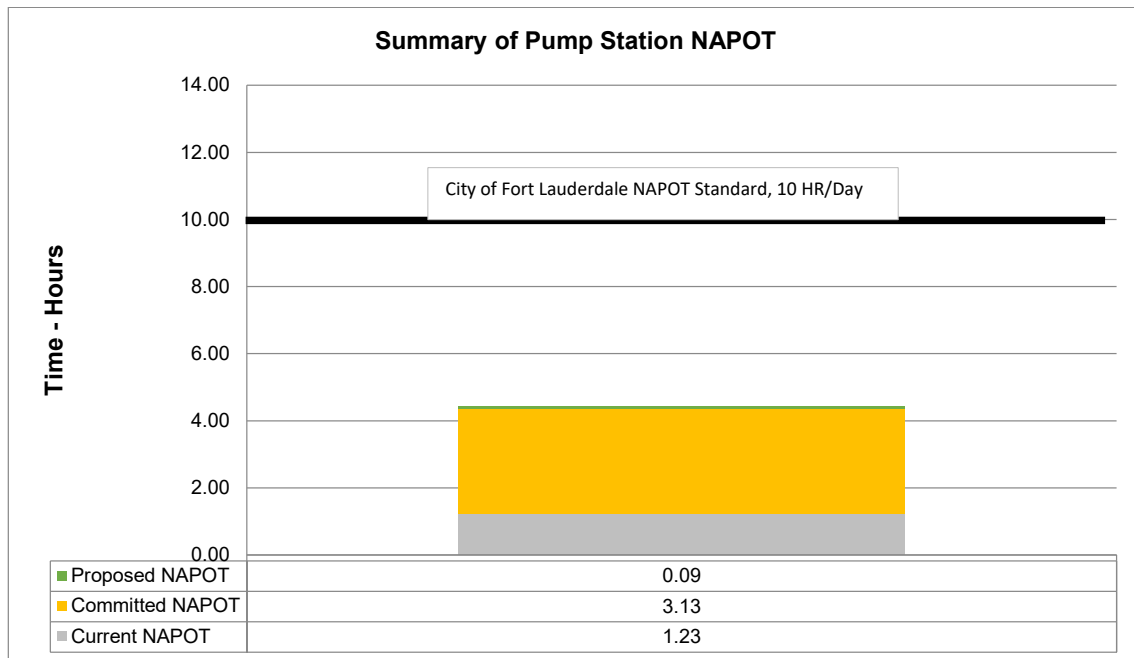
WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information, the estimated average day sewer use demand is approximately 0.0070 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 system: According to the site plan, the applicant will utilize the existing 8-inch gravity sewer along NW 6 Avenue. Accounting for existing flows and based on the tools and information available to City staff, it has been calculated that the pipes downstream of the proposed development are expected to flow below the City’s governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments have adequate capacity to serve the project.

Evaluation of impact on pump station: PS A-104 has a duty point of 1269 gallons per minute (gpm) and has a Nominal Average Pump Operating Time (NAPOT) of approximately 1.23 hours per day. Based on projected sewage flows from the proposed development, pump run times are expected to increase approximately 6 minutes per day. In addition, other committed flows from proposed developments within the PS A-104 basin are anticipated to increase run time by 187.88 minutes per day. With all proposed developments complete, PS A-104 is projected to have a NAPOT of 4.45 hours per day, which is below the recommended average of 10 hours per day. See Figure 4.

Figure 4. Pump Station A-104 Nominal Average Pump Operating Time (NAPOT)



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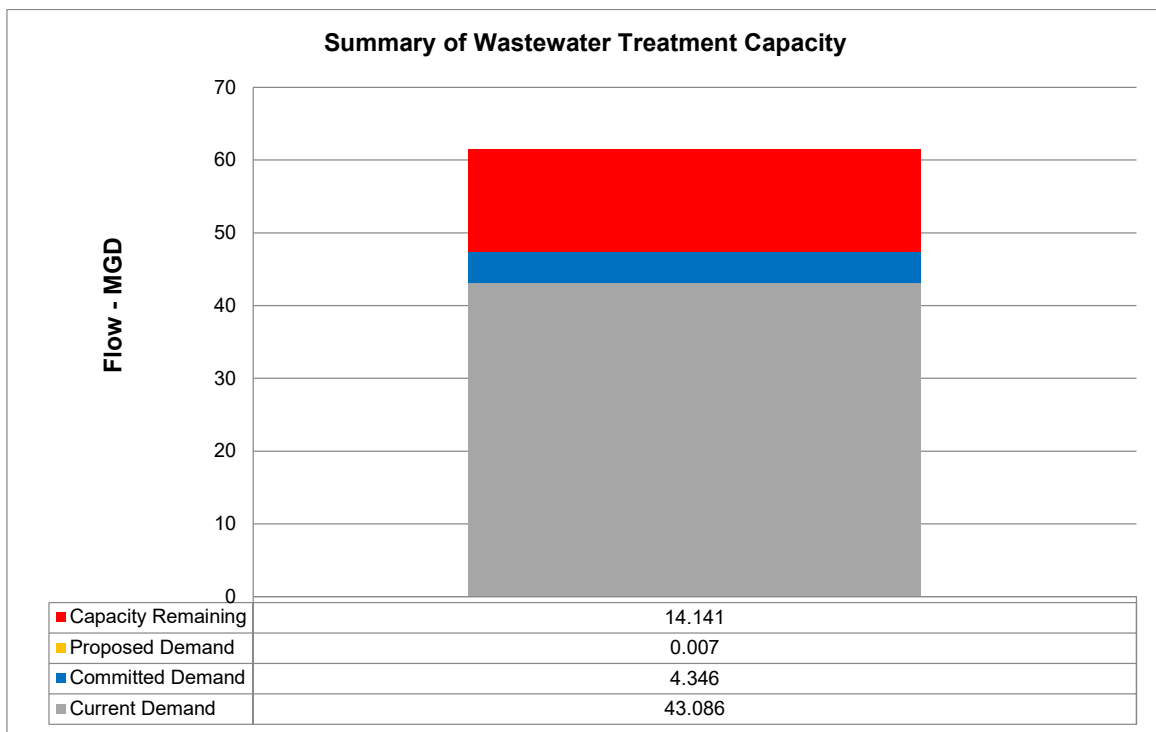
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Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL). The Florida Department of Environmental Protection’s (FDEP) permitted capacity for GTL is 61.58 MGD-TMADF (Million Gallons per Day – Three Month Average Daily Flow). The current three-month average daily flow to the plant is 43.09 MGD.

Combining the committed flows from previously approved projects (4.35 MGD) with the proposed project’s contribution (0.0070 MGD) results in a total projected flow of 47.44 MGD. This is below the permitted treatment plant capacity of 61.58 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 5.

Figure 5. Summary of Wastewater Treatment Capacity



Recommended Wastewater Infrastructure Improvements: No improvements required.

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