



PROJECT ADDRESS: 11 North Andrews Avenue

Date request was received:4/8/2026

DRC CASE#: UDP-S25053

Project Name: 11 N Andrews Avenue (Bachow)

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)\$1018
- Modifications to small project that require capacity re-analysis.....\$1018
- 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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June 8, 2026

Austin Bouchard, P.E.
Civil Engineer
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER – [REVISED]**
11 N Andrews Avenue (Bachow) – DRC Case No. UDP-S25053
11 North Andrews Avenue, Fort Lauderdale, FL 33301

Dear Austin Bouchard, P.E.,

According to the information submitted, the project consists of the construction of a 27-story mixed-use development located at the northwest corner of Broward Boulevard and North Andrews Avenue. The project proposes a total of 378 units and approximately 5,605 SF of commercial space. The current proposal supersedes the following DRC cases and their associated approval conditions:

- UDP-S22023: 316 residential units and 4,297 SF commercial space
- UDP-S23038: revised to include 5,822 SF commercial space

There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along the North Andrews Avenue and NW 1st Street rights-of-way (ROWs). This project lies within the City's Pump Station (PS) A-7 basin and will increase the average day water demand by approximately 0.0810 million gallons per day (MGD) and the average day sewer demand by approximately 0.0558 MGD. The existing water infrastructure does not require improvements at this time, however the sewer infrastructure will require improvements to meet the increased demands of the proposed project. The sewer improvements shall be constructed, certified, and in operation prior to issuance of any Certification of Occupancy (C.O.).

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 2030

The upcoming CIP project will install a new pumping station and split the existing A-7 basin to manage existing and planned flows in PS A-7, which is currently over capacity. The hydraulic analysis results show that upgrades to the existing gravity sanitary sewer mains are needed to meet City standards; see Figure 3 for details. Due to the fact that the CIP project's construction schedule is pending, all improvements shall be coordinated in a timely manner with the City. COs will only be issued once the expanded wastewater system is fully operational.





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.

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

Sincerely,

J.D. Fernandez
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

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





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

11 N Andrews Avenue (Bachow) – DRC Case No. UDP-S25053
11 North Andrews Avenue, Fort Lauderdale, FL 33301

PROJECT AND DESCRIPTION

The project consists of the construction of 378 multifamily units and approximately 5,605 SF of commercial space.

DESCRIPTION OF EXISTING UTILITIES

Water: The site is currently served by existing 6-inch and 16-inch water mains located within the North Andrews Avenue ROW, just east of the site. See Figure 1.

Wastewater: The site is currently served by an existing 8-inch DIP gravity sewer main located within the 14-foot alley (public ROW) running along the western boundary of the site. See Figure 2.

Pumping Station: The site is served by PS A-7, which is located at 150 SW 2nd Street.

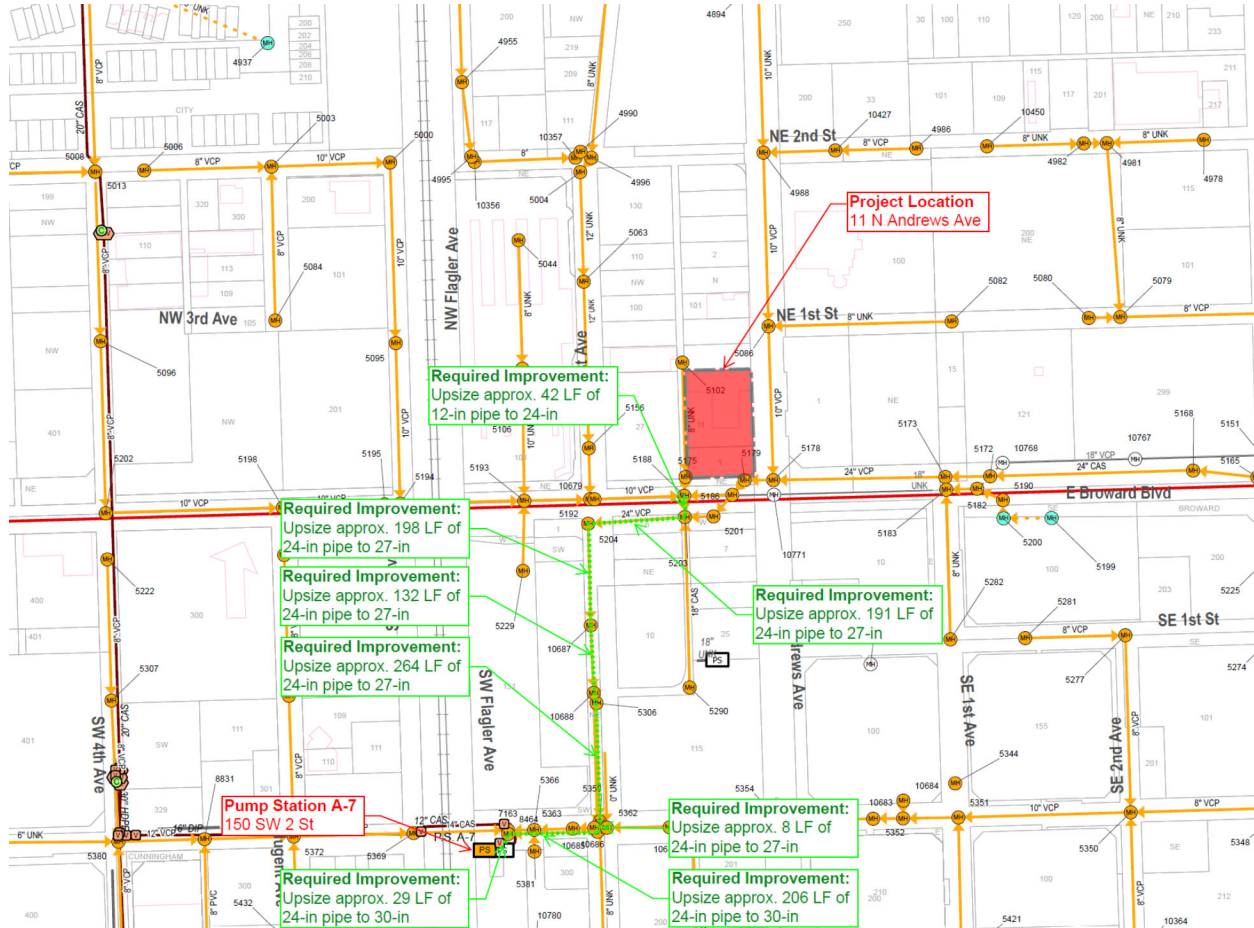
SUMMARY OF ANALYSIS AND REQUIRED ACTION

The existing water infrastructure is adequate to accommodate the proposed development and does not require upgrades to handle the anticipated increase in demand. Additionally, the project will include an extension of an 8-inch water main, commencing at the existing 16-inch water main at the intersection of NW 1st Street and N Andrews Avenue, and proceeding west along NW 1st Street to connect with the existing 8-inch water main at the intersection of NW 1st Street and NW 1st Avenue. The existing sewer infrastructure will require improvements. See Figure 3: Required Improvements. COs will not be issued for this site until the sanitary sewer system improvements are constructed, certified, and in service.





Figure 3 – Required Improvements



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CAM #26-0495

Printed On: Exhibit 5





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 81055 gallons per day (GPD), which equates to 0.0810 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: The site plan provided proposes an 8-inch water main extension starting from the 16-inch water main at N Andrews Avenue and NW 1st Street, and ending at the 8-inch water main located at NW 1st Street and NW 1st Avenue. The InfoWater hydraulic model was analyzed to determine the impact of this project on these existing mains and surrounding area.

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.

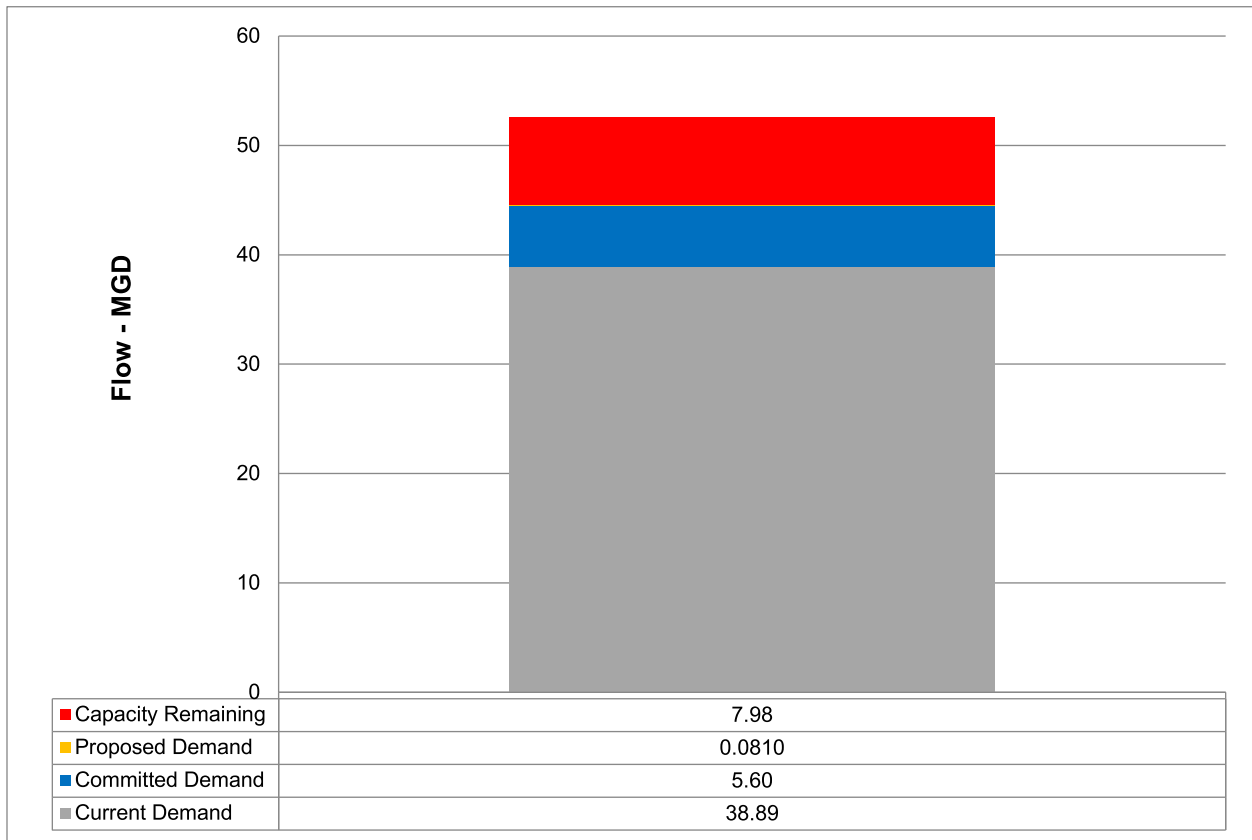
The current twelve-month rolling average production at the two plants is 38.88 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.60 MGD. Combining these figures with the demand from the proposed project of 0.0810 MGD, the required production would be 44.56 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 4 below.

Recommended Water Infrastructure Improvements: The extension of an 8-in water main, from the intersection of N Andrews Avenue and NW 1st Street to the intersection of NW 1st Avenue and NW 1st Street.





Figure 4 - 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 55793 GPD, which equates to 0.0558 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.

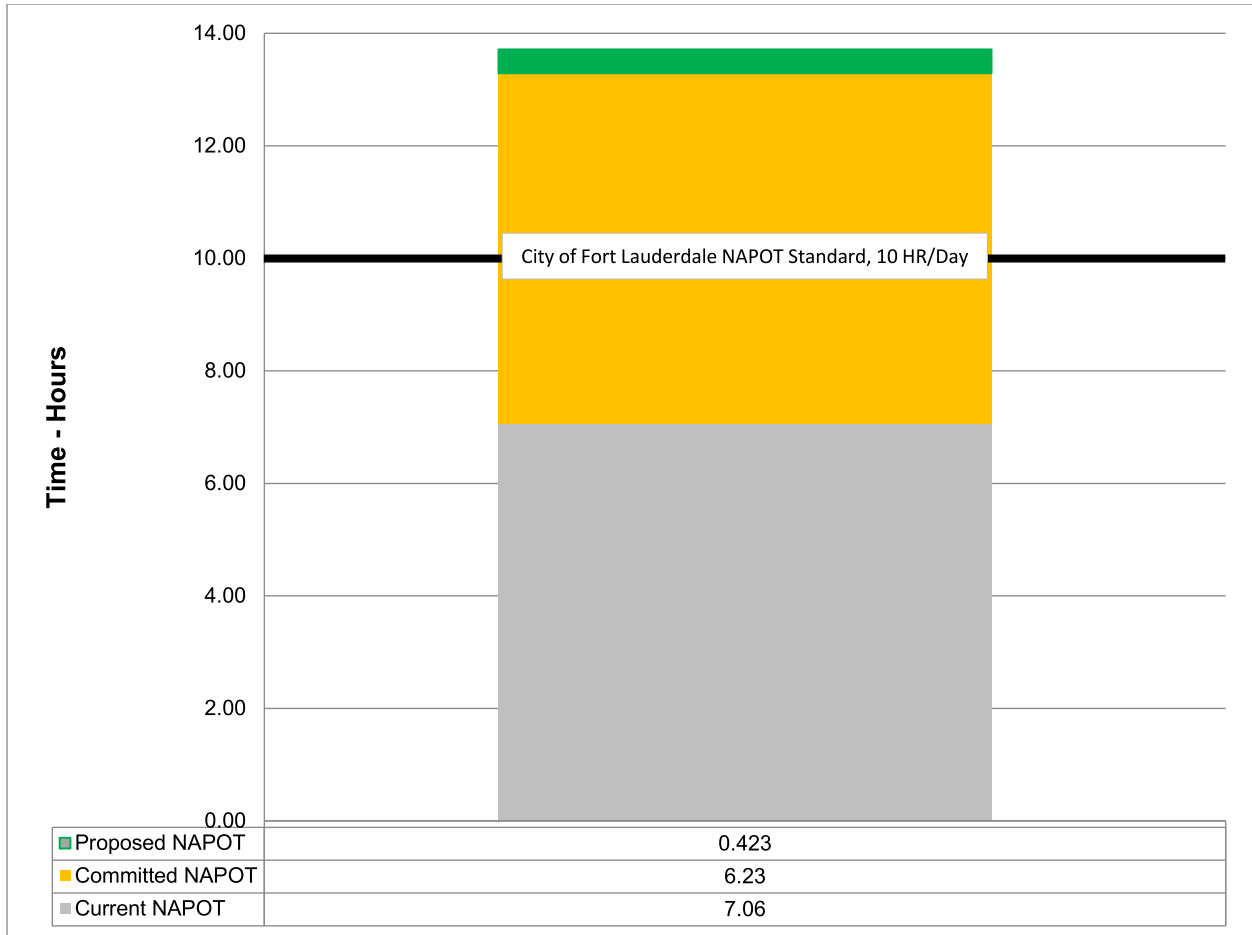
Evaluation of impact on existing collection pipe: According to the site plan, the applicant is proposing to utilize the existing 8-inch DIP gravity sewer main located within the 14-foot alley (public ROW) running along the western boundary of the site. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that two of the pipes downstream of the proposed development will flow more than the City's governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments are not adequate to serve the proposed project and will require upsizing.

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 7.06 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 25 minutes per day. Additionally, there are other committed flows from proposed developments within the PS A-7 basin resulting in 373.72 minutes of additional runtime. PS A-7 will have a NAPOT of 13.71 hours once the proposed developments are complete, more than the recommended average of 10 hours per day. While the PS A-7 pump is running above the City's NAPOT standard of 10 hours, it shall be noted that this pump is equipped with a variable frequency drive (VFD) which allows for higher run times. See Figure 5 below.





Figure 5 - Summary of Pump Station A-7 NAPOT



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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 0.00 MGD. Combining the committed flows for previously approved projects of 4.09 MGD plus the 0.0558 MGD net contribution from the project results in a total projected flow of 4.15 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 below.

Recommended Wastewater Infrastructure Improvements: Prior to issuance of a CO, the following upgrades will be required: 42 LF of 12-in pipe upsized to 24-in, 791 LF of 24-in pipe to 27-in, and 235 LF of 24-in pipe to 30-in. Pump station improvements are also needed (see Figure 3).

Figure 6 - Summary of Wastewater Treatment Capacity

