



PROJECT ADDRESS: 1117-1121 E Las Olas Boulevard

Date request was received: 3/4/2026

DRC CASE#: UDP-SR25001

Project Name: Weston Jewelers Las Olas

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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March 25, 2026

Blake Kidwell
Four Ten Properties LLC
1728 Main Street
Weston, FL 33326

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**
Weston Jewelers Las Olas – DRC Case No. UDP-SR25001
1117-1121 E Las Olas Boulevard, Fort Lauderdale, FL 33311

Dear Blake Kidwell,

According to the information submitted, the project consists of the demolition of a 5-unit residential building and an office building of 2,769 square feet (SF), followed by the construction of a 5-story mixed-use building containing 25,270 SF of retail space and 14,079 SF of offices. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities on SE 2 Court and SE 12 Avenue. The project is located within the City's Pump Station (PS) A-9 basin and is expected to increase the average day water demand by approximately 0.0043 million gallons per day (MGD) and the average day sewer demand by approximately 0.0030 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** (development permit approval) 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 revised capacity request based on the updated plans. Similarly, if changes to the site plan occur

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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
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

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

Weston Jewelers Las Olas – DRC Case No. UDP-SR25001
1117-1121 E Las Olas Boulevard, Fort Lauderdale, FL 33311

PROJECT AND DESCRIPTION

The project consists of the demolition of a 5-unit residential building and an office building of 2,769 SF, followed by the construction of a 5-story mixed-use building containing 25,270 SF of retail space and 14,079 SF of offices.

DESCRIPTION OF EXISTING & PROPOSED UTILITIES

Water: The site is currently served by an 8-inch water main along SE 2 Court, north of the project site as shown in Figure 1.

Wastewater: The site is currently served by an 8-inch gravity sewer main to the east of the project site along SE 12 Avenue as shown in Figure 2.

Pumping Station: The site is served by PS A-9, located along Tarpon Drive.

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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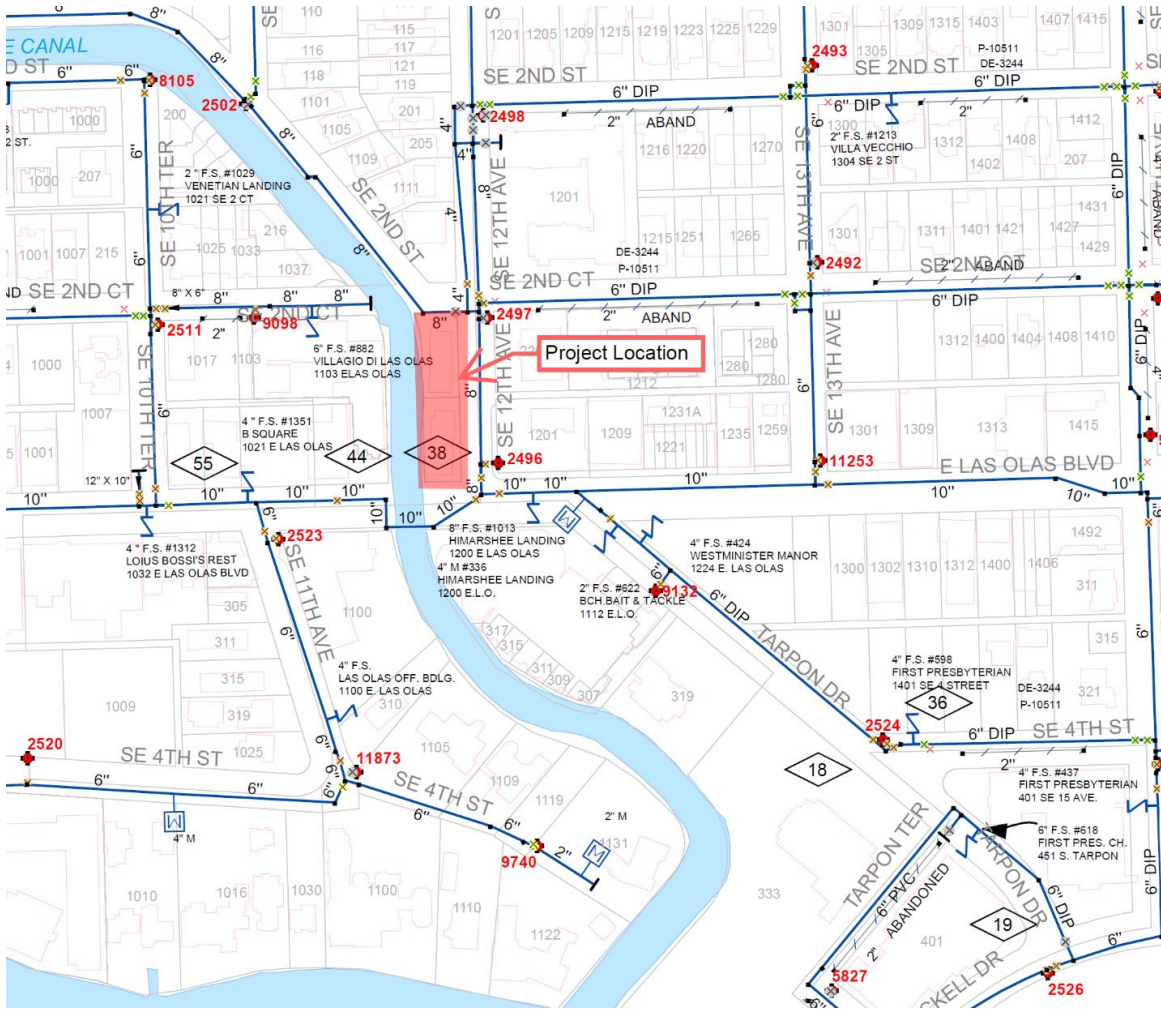
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Figure 1. City Water Atlas



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Exhibit 6

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Exhibit 8

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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 0.0043 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 proposes to use the existing 8-inch water main along SE 2 Court. 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 39.08 MGD. The committed demand from development projects that are in the permitting or construction stage is 5.68 MGD. Adding the proposed project's demand (0.0043 MGD) brings the total required production to 44.77 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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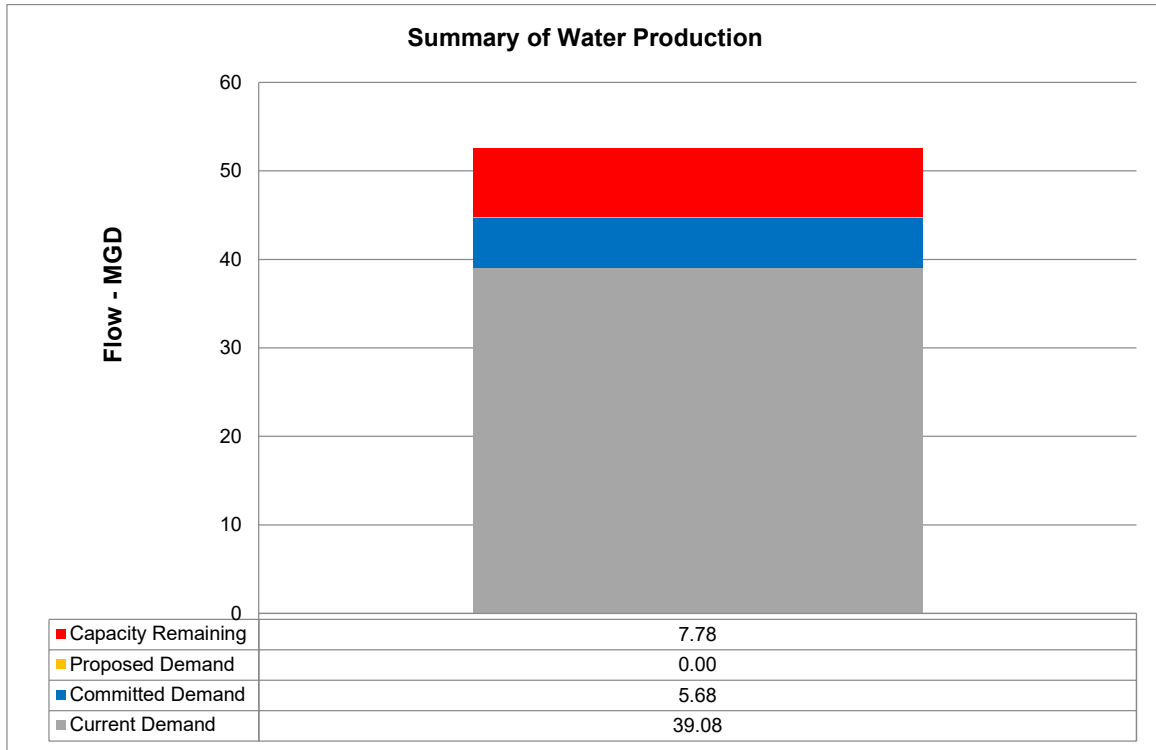
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Figure 3. Summary of Water Production



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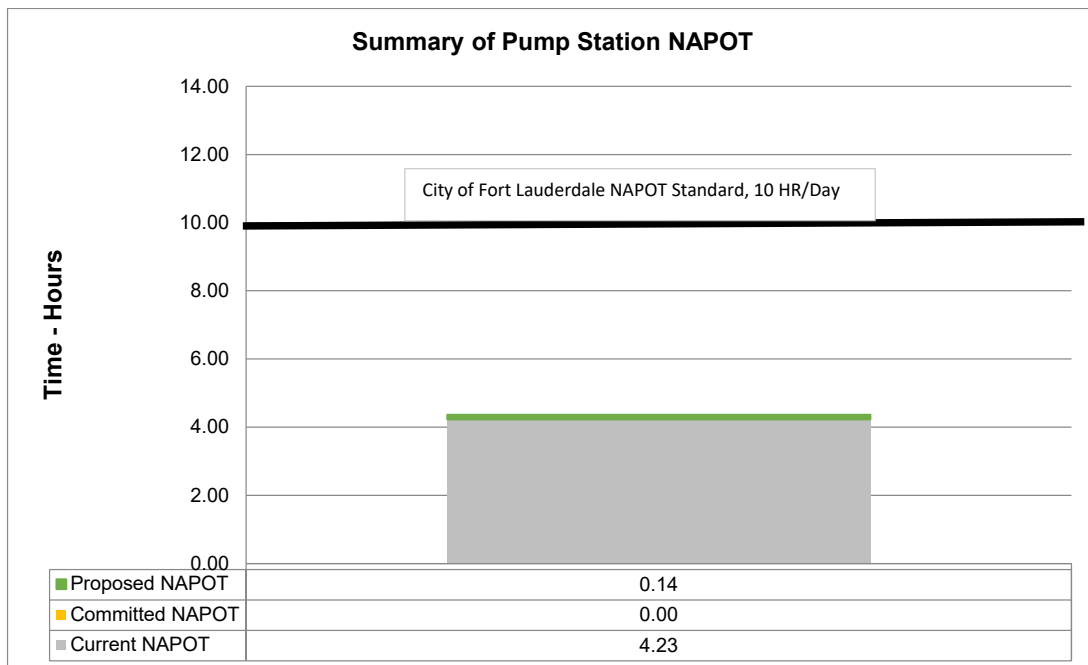
WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant's site plan and building use information, the estimated average day sewer use demand is approximately 0.0030 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 proposes to utilize the 8-inch gravity sewer to the east of the project site along SE 12 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-9 has a duty point of 350 gallons per minute (gpm) and has a Nominal Average Pump Operating Time (NAPOT) of approximately 4.23 hours per day. Based on projected sewage flows from the proposed development, pump run times are expected to increase approximately 9 minutes per day. With all proposed developments complete, PS A-9 is projected to have a NAPOT of 4.37 hours per day, which is below the recommended average of 10 hours per day. See Figure 4.

Figure 4. Pump Station A-9 Nominal Average Pump Operating Time (NAPOT)



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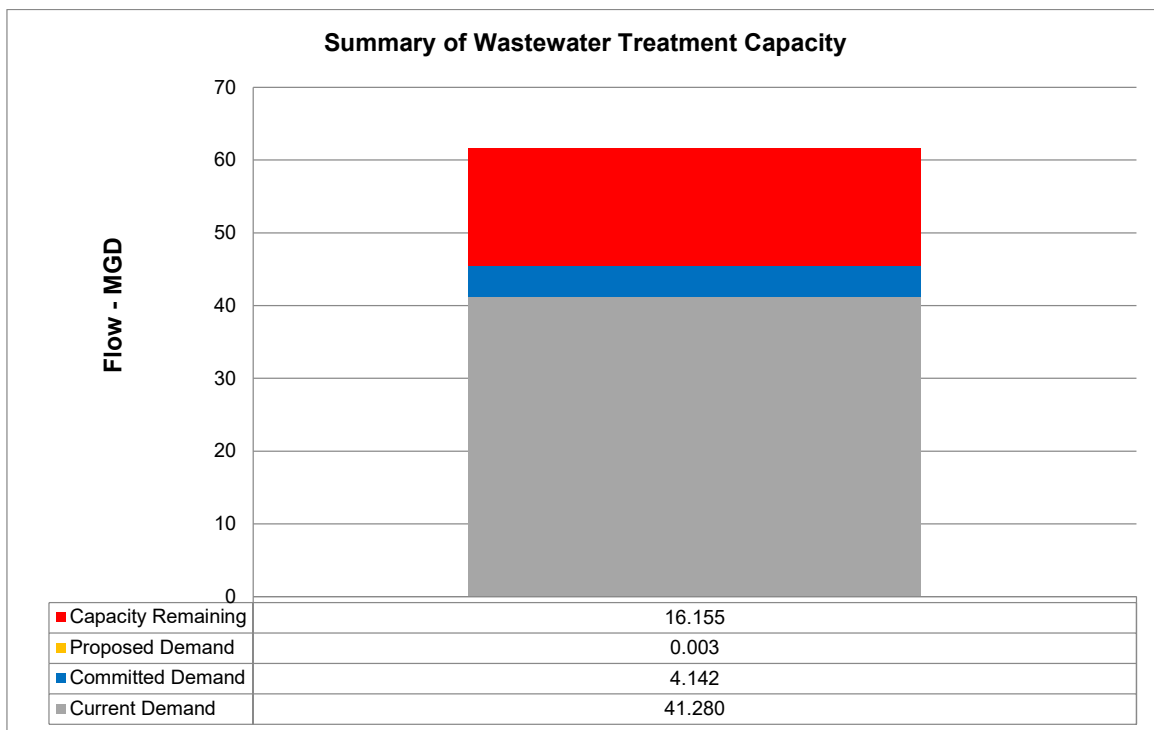




Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL). The Florida Department of Environmental Protection's (FDEP) permitted capacity for GTL is 61.58 MGD-TMADF (Million Gallons per Day – Three Month Average Daily Flow). The current three-month average daily flow to the plant is 41.28 MGD.

Combining the committed flows from previously approved projects (4.14 MGD) with the proposed project's contribution (0.0030 MGD) results in a total projected flow of 45.42 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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