

QUESTION 18 - WASTEWATER MANAGEMENT

See State Comprehensive Plan (Chapter 187, F.S.)

GOAL (8); POLICIES (12),(13)

GOAL (13); POLICY (11)

GOAL (16); POLICY (1)

GOAL (18); POLICIES (1),(2),(3),(4),(6),(10)

EXISTING LEVEL OF SERVICE: Data is unavailable, but Broward County wastewater indicates that there is enough capacity to treat current levels of demand

ADOPTED LEVEL OF SERVICE STANDARD: 121 gallons per capita per day

LEVEL OF SERVICE AFTER PROJECT BUILDOUT: Because the buildout is 25 years into the future and the level of service is a per capita figure, a projection of the level of service in 25 years is not realistic. However, correspondence from the Broward County Water and Wastewater Engineering Division indicates that adequate wastewater service will be available to the Lauderhill City Center through project buildout.

- A. *Provide, in the table given below, the projected wastewater generation at the end of each phase of development and proposed wastewater treatment. Identify the assumptions used to project this demand.*

Table 18.1 provides the projected wastewater generation amounts at the end of each phase of development. The Applicants do not propose to treat wastewater on-site. The assumptions are listed at the end of Table 18.1.

- B. *If applicable, generally describe the volumes, characteristics and pre-treatment techniques of any industrial or other effluents prior to discharge from proposed industrial-related use(s).*

There are no proposed industrial or industrial-related uses in the Lauderhill City Center DRI.

- C. 1. *If off-site treatment is planned, identify the treatment facility and attach a letter from the agency or firm providing the treatment outlining present and projected excess capacity of the treatment and transmission facilities through buildout, any other commitments that have been made for this excess and a statement of ability to provide service at all times during or after development.*
2. *If service cannot be provided, identify the required capital improvements, cost,*

LAUDERHILL CITY CENTER DRI

timing, and proposed responsible entity necessary to provide service at all times during and after development.

A letter from the Broward County Water and Wastewater Engineering Division is enclosed in Exhibit 6. The treatment facility for the project site is the North Regional Wastewater Treatment Plant (NRWWTP). The letter indicates that the current and planned future capacity of the NRWWTP plant is sufficient to handle the projected increase in wastewater flow from the Lauderhill City Center project.

D. *If septic tanks will be used on site, indicate the number of units to be served, general locations and any plans for eventual phase-out.*

Septic tanks will not be used on site.

E. *Indicate whether proposed wastewater service will be provided within an established service area boundary.*

Wastewater Service will be provided by Broward County and the site lies within the service area of the North Regional Wastewater Treatment Plant. The Lauderhill City Code has a level of service standard of 121 gallons per day per capita (Section 7.3.1(f)) for sanitary sewer service. Using the assumption of 1.5 persons per household from Table 10.3.1 (which is based on data from Section 5-182 of the Broward County Code of Ordinances that states that the estimated number of persons per dwelling unit is 1.5 for developments that have a density of over 25 du/acre), the LOS standard of 121 gallons per day per capita equates to 181.5 gallons per day per residential unit for the Lauderhill City Center. The projection for wastewater service used in this section is 201 gallons per day per unit, which is higher than the LOS standard.

LAUDERHILL CITY CENTER DRI

Table 18.1 WASTEWATER DEMAND				
Phase/Land Use	Wastewater Generation Rates (GPD)*	Wastewater Generation (MGD)	On-site Wastewater Treatment (MGD)	Off-site Wastewater Treatment (MGD)
Existing				
Retail***	138 GPD per 1,000 sqft (598,469 sqft) 624 GPD per 1,000 sqft for restaurant (13,360 sf)	0.089 MGD	0 MGD	0.089 MGD
Office	159 GPD per 1,000 sqft (82,210 sqft)	0.013 MGD	0 MGD	0.013 MGD
Total				0.102 MGD
Proposed				
<i>Phase 1 (2018)</i>				
Retail (existing)	see above (398,469 sqft)	0.055 MGD	0 MGD	0.055 MGD
Office (existing)	see above (82,210 sqft)	0.013 MGD	0 MGD	0.013 MGD
Retail (new)**	see above (175,000 sqft)	0.041 MGD	0 MGD	0.041 MGD
Office (new)	see above (125,000 sqft)	0.020 MGD	0 MGD	0.020 MGD
Residential	201 GPD per unit (665 units)	0.134 MGD	0 MGD	0.134 MGD
Phase 1 Total				0.263 MGD
<i>Phase 2 (2023)</i>				
Retail (existing)	see above (278,469 sqft)	0.038 MGD	0 MGD	0.038 MGD
Office (existing)	see above (82,210 sqft)	0.013 MGD	0 MGD	0.013 MGD
Retail (new)**	see above (562,500 sqft)	0.132 MGD	0 MGD	0.132 MGD
Office (new)	see above (425,000 sqft)	0.068 MGD	0 MGD	0.068 MGD
Residential	see above (1,330 units)	0.267 MGD	0 MGD	0.267 MGD
Phase 2 Total				0.518 MGD
<i>Phase 3 (2033)</i>				
Retail (new)**	see above (650,000 sqft)	0.153 MGD	0 MGD	0.153 MGD
Office	see above (507,210 sqft)	0.081 MGD	0 MGD	0.081 MGD
Residential	see above (2,500 units)	0.503 MGD	0 MGD	0.503 MGD
Phase 3 Total				0.737 MGD
Net total (minus existing demand)				0.635 MGD
* Source: Guidelines for Determining Ability to Provide Potable Water and Sanitary Sewer Service, Broward County Water and Wastewater Engineering Division, January 18, 2007. Compiled by Siemon & Larsen.				
** assume 20% of the gross retail square footage will be restaurants (130,000 sq.ft.), which has a higher per square foot usage rate				
*** 13,360 square feet of the existing development is restaurant, the remaining is retail				