

**17. WATER SUPPLY**

**A. 1. Provide a projection of the average daily potable and non-potable water demands at the end of each phase of development. If significant seasonal demand variations will occur, discuss anticipated peaks and duration. Use the format below:**

**Table 17-1, Projected Potable and Non-Potable Water Demand**, provides a projection of the estimated daily potable and non-potable water demand for the single phase of development. At Project completion, the projected total potable water demand is estimated to be 981,000 gallons per day (gpd) and the projected total non-potable water demand is estimated to be 27,000 gpd. No significant seasonal demand variations are anticipated.

<b>TABLE 17-1 POTABLE / NON-POTABLE WATER DEMAND</b>				
<b>Land Use</b>	<b>Potable Water Demand (Mgd)</b>	<b>Non-Potable Water Demand (Mgd)</b>		<b>Total Water Demand (Mgd)</b>
		<b>Irrigation</b>	<b>Other</b>	
Office	0.676		0.000	0.676
Retail	0.115		0.000	0.115
Hotel	0.083		0.000	0.083
Residential	0.107		0.000	0.107
Irrigation		0.027		0.027
<b>TOTAL</b>	<b>0.981</b>	<b>0.027</b>	<b>0.000</b>	<b>1.008</b>

Source: David Plummer and Associates

**2. Describe how this demand information was generated, including the identification of the consumption rates assumed in the analysis.**

Projections of the average daily potable water demand have been estimated based on the following potable water demand rates:

- Office: 20 gpd/100 sf
- Retail: 10 gpd/100 sf
- Hotel: 150 gpd/room
- Residential Condominium: 250 gpd/du

Non-potable water demand was estimated using the parameter of one inch / week over an area of 7 acres.

**B. Provide a breakdown of sources of water supply, both potable and non-potable, by development phase through project completion. Use the format below.**

**Table 17-2, Potable and Non-Potable Water Supply**, summarizes the expected water sources. Potable and non-potable (irrigation) water demand will be satisfied by the City of Fort Lauderdale, which owns and operates water distribution lines adjacent to the Project Site.

<b>TABLE 17-2 POTABLE / NON-POTABLE WATER SUPPLY</b>					
	<b>On-Site Supply (Mgd)</b>				<b>Off-Site Supply <sup>1</sup> (Mgd)</b>
	<b>Groundwater</b>	<b>Surface Water</b>	<b>Other (Specify)</b>	<b>Total</b>	
Potable	0.000	0.000	0.000	0.000	0.981
Non-Potable (Irrigation)	0.000	0.000	0.000	0.000	0.027
<b>Total</b>	0.000	0.000	0.000	0.000	1.008

Source: David Plummer and Associates  
 1. Refer to Table 17-1, Potable / Non-Potable Water Demand.

- C. If water wells exist on-site, locate them on Map H and specify those that will continue to be used. Also locate on Map H all proposed on-site wells. (For residential developments, if individual wells for each lot are proposed, simply indicate the number of units to be served, general locations, and any plans for eventual phase-out.) Indicate the diameter, depth, and pumping rates (average and maximum) for each of the existing wells and project this information for the proposed wells (for lots served by individual dual wells, this information may be grouped for projection purposes). Also provide a breakdown of the wells with regard to potable and non-potable sources.**

No existing wells or proposed water supply wells will be located on the Project Site as a source of potable or non-potable water.

- D. If on-site water wells are used, will this result in interference with other water wells or result in adverse impacts to underlying or overlying aquifers? Document the assumptions underlying this response.**

No on-site water wells are proposed for potable or non-potable water use.

- E. Who will operate and maintain the internal water supply system after completion of the development?**

After the completion of the Project, the internal water supply system will be operated and maintained by the City of Fort Lauderdale, its successors or assigns.

- F. 1. If an off-site water supply is planned, attach a letter from the agency or firm providing service outlining:**

**(a) the projected excess capacities of the water supply facilities to which connection will be made at present and for each phase through completion of the project,**

**(b) any other commitments that have been made for this excess capacity,**

**(c) a statement of the agency or firm's ability to provide services at all times during and after development. (This agency must be supplied with the water demand and supply tables in paragraphs A and B above).**

Potable water supply for the Project will be provided by the City of Fort Lauderdale. The attached letter (Appendix 17-1, Letter from the City of Fort Lauderdale) addresses the City's ability and commitment to provide water service for the project.

- 2. If service cannot be provided at all times during and after development, identify the required capital improvements, timing, cost, and proposed responsible entity for each phase in which service is unavailable.**

Not applicable.

- G. Please describe any water conservation methods or devices incorporated into the plan of development. What percentage of reduction is anticipated over conventional plans?**

The Project will conserve water through operational activities including nighttime irrigation to reduce evaporation losses and use of xeriscape landscaping where appropriate. The use of faucet aerators, flow restrictors, toilet dams, or ultra-low flow toilets, and low flow showerheads will be used in the design and construction of the buildings. The incorporation of other water-saving devices, fixtures, and operational activities will be addressed during the design of the Project and will be incorporated when practical. The percentage of reduction cannot be accurately calculated until after the DRI process, when the Project enters the design phase.

- H. Indicate whether proposed water service will be provided within an established service area boundary.**

The proposed water service will be provided within the City of Fort Lauderdale's established service area boundary.

**Appendix 17-1**  
**Water Supply**  
**Service Availability Letter**



July 22, 2008

Victor Lee, PE, PLS  
David Plummer & Associates  
1750 Ponce de Leon Boulevard  
Coral Gables, Florida 33134  
(305) 447-0900

Fax (305) 444-4986

**Subject: WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER  
Riverbend Site DRI (77 Acres), West of I-95 and east of SW 27 Ave. and  
bifurcated by Broward Boulevard, located within the City of Fort Lauderdale.**

Dear Mr. Lee:

Your have submitted information indicating that the 77-acre Riverbend site property would be redeveloped into mix-use retail, residential condominiums, hotel and office uses. Additionally, you have provided information indicating that the projected water consumption and sewer contribution for this project will be approximately, 1.008 mgd and 0.981 mgd, respectively.

The City of Fort Lauderdale's water and sewer conveyance and treatment systems have enough capacity to handle the projected water and sewer additional flows. Furthermore, during April 2009, the City of Fort Lauderdale will complete construction of a new gravity sewer collection system and pump station for the Riverland area (SA 2 – Basin B), which were designed to accommodate future flows generated by the Riverbend development. The gravity collection system to be constructed as part of the Riverbend project will have to be connected to our recently constructed gravity sewer along SW 24 Avenue. The location of such connection points should be coordinated through our Waterworks office (Doug VanNote (954) 522-2604 Ext. 23).

The Riverbend 77-acre site is surrounded by 6, 8, 10, and 30-inch water mains that have enough capacity to supply water for the intended uses. The water distribution system, which will be constructed as part of the redevelopment to provide service within the 77-acre site, must be connected to the existing 30-inch distribution water main located along W. Broward Boulevard.

The City of Fort Lauderdale's George T. Lohmeyer Regional Wastewater Treatment Plant (GTLWWTP) provides wastewater treatment for the City of Fort Lauderdale. The level of service standard for the GTLWWTP is average day flow. The GTLWWTP currently averages 35.5 million gallons per day (MGD), and the Plant's permitted treatment capacity is 48 MGD. Additionally, the City owns and operates two Water Treatment Plants, namely

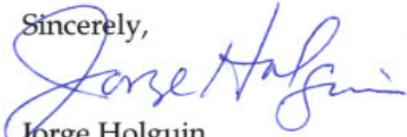
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Fiveash and Peele Dixie, and they are permitted for 70 mgd and 20 mgd treatment capacities, respectively. Average daily consumption is approximately 50 mgd.

Inquiries concerning charges for connection and consumption should be directed to the City of Fort Lauderdale as utility owner. Appropriate Permit Applications should be routed through the City's One-Stop-Shop Permitting Division, 700 NW 19th Avenue, Fort Lauderdale, Florida 33311-7834 (Mr. Denis Girisgen, P.E.).

Should you have any questions or require any additional information, please contact me at (954) 522-2604 Ext. 38 (jorgeh@fortlauderdale.gov).

Sincerely,



Jorge Holguin  
Project Engineer

C: File sewer connection letters