



## **Guidelines for the Calculation of Sanitary Sewer Connection Fees**

### **I. Purpose**

The City of Ft. Lauderdale Department of Public Services provides water and wastewater services to customers throughout the City and to certain customers outside of the City. Customers first connecting to the city's water or wastewater system are charged fees to defray a portion of the capital cost of the City's utility facilities constructed to provide them service. For those fees that are calculated based on the number of Equivalent Residential Connections ("ERCs") that each customer represents, these Guidelines are to define and describe the method of calculating the number of ERCs and related connection fees.

### **II. Severability**

That if any clause, section or other part of these Guidelines shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of the Guidelines shall not be affected thereby, but shall remain in full force and effect.

### **III. Calculation of ERCs**

A. From time to time, properties may be required to connect to the wastewater system. The number of ERCs to be used for the calculation of connection fees will be determined as follows:

1. For residential properties, the number of units associated with the property will be multiplied by the "ERC per unit factor" listed on Table A, below. As an example, a single family detached home is 1 ERC. A four-unit attached residential building is a total of 3.22 ERCs.  $((0.805 \text{ ERCs/unit}) \times (4 \text{ units}) = 3.22 \text{ ERCs})$
2. For non residential properties, where available, ERCs will be based upon each customer's actual water usage demand for the past three-year period, as follows:
  - a. Three years of water billing consumption will be extracted from the customer billing data.
  - b. Unless as otherwise noted below, the three maximum months will be identified from the three years consumption data. The average daily flow for all three months will be calculated. This result will be the gpd demand used for calculation of ERCs.
  - c. If any of the maximum months are found to be invalid for use in determining gpd demand, the next maximum month(s) will be used. Reasons for a determination of invalidity may include a significant water leak or other non-continuing or extraordinary use of the water.
  - d. The daily flow determined above will be divided by a factor of 300 gpd maximum daily demand for a residential customer.



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3. In the event that the past water use is not an appropriate basis for the estimation of current water use demand, Table A will be used to determine number of ERCs. A finding that the past water use is not appropriate may be made if it is expected that the current or future use of the property is significantly different that the use during the historical period.
4. Vacant properties, properties where water service has not been provided for the past twelve (12) month period and properties under construction will not be charged a connection fee until such time as the property owner makes an application to (re)connect to the water system. At that time, adequate information (see Section B, below) must be submitted and the calculation of ERCs will be performed using gpd from Table A.
5. The basis for calculation of ERCs for all other properties that are not currently connected to the water system will be determined at the time of the customer's request to reconnect to the water system. Factors considered to determine which of the two methods will be applied will include the intended future use of the property as compared to its historical use.
6. When applying the ERCs defined in Table A to mixed use properties, each specific use will be separately calculated, and the sum of each use will be the total ERCs.

B. For properties for which past water use cannot be used to determine ERCs, property owners shall provide building plans, owner's affidavit and/or other sources of information, including access to inspection of the property, that contains information adequate to make a determination of ERCs, to the PM. Based on that information, the ERC's will be calculated as follows:

The type of use will be found listed on Table A, below. For residential properties, the number of units associated with the property will be multiplied by the "ERC per unit" listed on Table A. For all other uses, the "Unit of Measure" will be determined, and then multiplied by the "ERC per Unit". For example, a 3000 square foot restaurant will equal 7.485 ERCs.  $(3000\text{sf}) / (1000 \text{ sf per unit}) = 3 \text{ units}$ .  $(2.495 \text{ ERCs/unit}) \times (3 \text{ units}) = 7.485 \text{ ERCs}$ .

C. The number of ERCs determined under any application of the above-described calculations will be no less than 1 ERC for all nonresidential properties.



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Table A

TYPE OF USE	UNIT OF MEASURE	ERC per UNIT	REF. CODE
Equivalent Residential Connection	----	1.000	----
Single Family House, Duplex, Triplex	each	1.000	R01
Condominium, Apartment	each	0.805	R03
Mobile Home	lot	0.559	R04
Vehicular Repair	1000 SF	0.473	C01
Gas Station (fueling only )	fuel pump	0.550	C02
Laundry and/or Dry Cleaning (staff operated machines)	1000 SF	2.773	C03
Laundry (coin operated machines)	1000 SF	8.659	C04
Merchandising	1000 SF	0.550	C05
Warehouse (mixed use)	1000 SF	0.368	C06
Warehouse (homogenous, bulk storage use)	1000 SF	0.177	C07
Self Service Storage	1000 SF	0.068	C08
Restaurant	1000 SF	2.495	C09
Fast Food Service	1000 SF	3.455	C10
Bar, Cocktail Lounge	1000 SF	1.236	C11
Office	1000 SF	0.636	C12
Day Child Care	1000 SF	0.632	C13
Place of Worship	1000 SF	0.523	C14
School	student	0.042	C15
Hotel (with restaurant and/or meeting rooms)	rental room	0.868	C16
Hotel (without restaurant and meeting rooms)	rental room	0.255	C17
Movie Theater	seat	0.009	C18

D. The above table is based on the Broward County Office of Environmental Services (OES) Equivalent Residential Unit (ERU) factors for sizing water meters and determining certain fees and charges. Most of the data for the OES schedule was obtained in 1995 by determining the water usage characteristics for actual OES customers within Broward County, Florida.

The 1995 study included 3,364 apartments and condominiums; 2,175 mobile homes; 40,000 square feet of laundries; 645,000 square feet of merchandising; 1,719,000 square feet of warehousing; 881,000 square feet of self service storage; 1,775,000 square feet of office space; 19,331 school students; 7,577 hotel rooms; and 298,000 square feet of landscape and lawn irrigation; just to mention some of the data used to create the schedule. In total, the 1995 study considered customers with a total potable water consumption of 2,403,000 gallons per day.



**E. Not all Types of Use are listed on the schedule.** If the Type of Use is listed, the ERC per unit for that Type of Use applies. If a Type of Use is not listed in the schedule, the PM will first determine if a sufficiently similar Type of Use is listed on the schedule. For example, a retirement home is sufficiently similar to an apartment to utilize the apartment ERC factor for the retirement home. If a sufficiently similar Type of Use is not listed, the PM may elect to perform a usage study of existing customers, and add the new Type of Use to the schedule. If a usage study is not performed, ERCs for the Type of Use will be based upon estimates of flow for the Type of Use with one ERC equals 300 gallons per day maximum day water demand.

#### **F. Definitions of Types of Use.**

**R01 - Single Family House** Duplexes and triplexes are sufficiently similar to single family homes so that a duplex equals twice the ERC of a single family residence and a triplex equals three times the ERC of a single family residence. Town homes are sufficiently similar to single family homes to utilize the single family house ERC factor for each town home. Town homes are distinguishable from condominiums in that each town home has a private yard. Structures used for non-residential purposes do not qualify for this Type of Use. The unit for this Type of Use is each single family house.

**R03 - Condominium, Apartment.** Includes laundry in the individual units and/or central laundry facilities. Includes any central activities like clubhouse or pool. The unit for this Type of Use is each condominium or apartment.

**R04 - Mobile Home.** Includes individual laundry in the mobile home and/or central laundry facilities. Includes any central activities like clubhouse or pool. The unit for this Type of Use is individual mobile home lots.

**C01 - Vehicular Repair.** Includes auxiliary functions directly supporting this Type of Use like storage, office space and customer waiting area. Oil change and tire service facilities are included in this Type of Use. The portion of gas stations dedicated to vehicular repair is included in this Type of Use. Does not include fueling activities. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C02 -Gas Station (fueling only).** Includes up to 1600 SF of gross building area. Includes auxiliary functions directly supporting this Type of Use like storage and office space, and merchandising. Includes a recycled water car wash facility capable of handling one car at a time. Does not include any vehicular repair activities. The unit for this Type of Use is 'fuel pump'. A fuel pump is defined by the number of fueling nozzles that can be active at one time. Separate nozzles for regular and premium fuel that operate in an either/or mode are considered one pump.



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**C03 - Laundry and/or Dry Cleaning (staff operated machines).** Includes auxiliary functions directly supporting this Type of Use like storage, office space and customer waiting area. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C04 - Laundry (coin operated machines).** Includes auxiliary functions directly supporting this Type of Use like storage, office space and customer waiting area, except food/beverage service. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C05 - Merchandising.** Includes auxiliary functions directly supporting this Type of Use like storage and office space for staff. Does not include food/beverage service. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C06 - Warehouse (mixed use).** Includes buildings with actual or potential mixed use such as storage, some merchandising and light non-water intensive manufacturing. Includes auxiliary functions directly supporting this Type of Use like storage and office space for staff. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C07 - Warehouse (homogeneous, bulk storage use).** This is for non-public access bulk storage where the entire structure is used for essentially the same purpose. Includes auxiliary functions directly supporting this Type of Use like office space and showers for staff. Does not include food/beverage service, merchandising or manufacturing. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C08 - Self Service Storage.** This is for public storage available on a monthly rental basis. Includes auxiliary functions directly supporting this Type of Use like office space. Does not include food/beverage service, merchandising or manufacturing. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.



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**C09 - Restaurant. Includes bar or cocktail lounge.** Includes auxiliary functions directly supporting this Type of Use like storage and office space for staff. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C10 - Fast Food Service. Includes drive through facilities.** Includes auxiliary functions directly supporting by this Type of Use like storage and office space for staff. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C11 - Bar, Cocktail Lounge.** Includes auxiliary functions directly supporting by this Type of Use like storage and office space for staff. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C12 - Office.** The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C13 - Day Child Care.** Includes auxiliary functions directly supporting this Type of Use like storage and office space for staff. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C14 - Place of Worship.** Includes auxiliary functions directly supporting this Type of Use like storage, office space, kitchen area and meeting rooms. Includes schooling and child care during worship activities. Does not include utilization of the facility as a school or child care. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

**C15 - School.** Includes functions defined as educational plant in Florida Statute 235.011. The unit for this Type of Use is the state certified capacity of number of students of the school. This unit of measure is defined in an agreement between Broward County Government and the Broward County School Board, and is not changeable without following the procedures outlined in the agreement.

**C16 - Hotel (with restaurant and/or meeting rooms).** Includes auxiliary functions directly supporting this Type of Use like storage, laundry and office space for staff. This Type of Use is distinguishable from Hotel without restaurant and meeting rooms in that this use contains at least one restaurant, bar, cocktail lounge, meeting room or banquet room. The unit for this Type of Use is the number of rooms for rent.



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**C17 - Hotel (without restaurant and meeting rooms).** Includes auxiliary functions directly supporting this Type of Use like storage, laundry and office space for staff. This Type of Use is distinguishable from Hotel with restaurant and/or meeting rooms in that this use does not contain any restaurant, bar, cocktail lounge, meeting room or banquet room. The unit for this Type of Use is the number of rooms for rent.

**C18 - Movie Theater.** Includes auxiliary functions directly supporting this Type of Use like traditional movie theater food service, storage and office space for staff. The unit for this Type of Use is the number of theater seats.

#### IV. Calculation of Sanitary Sewer Connection Fees

For each property, the number of ERCs calculated in the above described two methods will be multiplied by the approved per ERC connection fee. The resulting amount will be charged to each property owner.

#### V. Protests and Appeals

- A. A statement explaining any rights of protest or appeal will be included in property owners' notification of the calculation of ERCs and connection fees due based upon that calculation ("Notification").
- B. Any property owner requesting further explanation of the basis for the calculation of ERCs and connection fee due for his property shall direct such request to the PM in writing no later than thirty (30) days following the mailing date of the Notification. The PM will provide the basis for the calculation of the fee to the property owner within ten (10) business days of receipt of the request.
- C. Any property owner desiring a reconsideration of that calculation shall submit information explaining the basis for a recalculation in writing to the PM within 30 days of the mailing date of the Notification. Within ten (10) working days, the PM will respond to such request, or make a request to the property owner for additional information.
- D. Any property owner not satisfied with the final determination of the ERCs shall notify the PM within 10 days of PM's response in Section C, above. The PM will forward all written communication, as well as details of the calculations, to the City Manager's office.
- E. The City Manager shall make the final determination of the calculation of ERCs and of the connection fee due.