

10

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered this 3rd day of March, 2006, by and between **V-STRATEGIC GROUP, LLC**, a Florida limited liability company, whose mailing address is 848 Brickell Avenue, Suite 1210, Miami, Florida 33131 (the "**Developer**") and the **CITY OF HALLANDALE BEACH**, a municipal corporation of the State of Florida, whose mailing address is 400 South Federal Highway, Hallandale Beach, Florida 33009 ("**City**").

WITNESSETH:

WHEREAS, Developer is the owner of that property located in the City of Hallandale Beach located at 2101 E. Hallandale Beach Boulevard, more particularly described on Exhibit "A" attached hereto (the "**Property**"); and

WHEREAS, the Developer proposes to construct a mixed-use high-rise building on the Property with 118 residential units, 170 condominium hotel units (**Keys**), 16,234 square feet of hotel accessory uses, 5,638 square feet of retail space, 91,032 square feet of office space, 12,208 square feet of bank space, and 25,604 square feet of gym space (the "**Proposed Development**"); and

WHEREAS, the Developer submitted an application to the City on May 12, 2005, for: (i) site plan approval for the Proposed Development (the "**Site Plan**"); (ii) rezoning of the Property to add the Planned Development District Overlay; and (iii) a conditional use approval for the residential portion of the Proposed Development; and

WHEREAS, Section 32-174(d)(4) of the City of Hallandale Beach Zoning and Land Development Code authorizes the City to enter into binding development agreements for the development of real property with persons having a legal or equitable interest in such property; and

WHEREAS, City and Developer desire to enter into this Agreement to provide for the terms and conditions upon which the Property can be developed in accordance with the Site Plan.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. **Recitations**. The recitations set forth above are true and correct are incorporated herein by this reference.

2. **Permitted Uses.** The Property may be developed with those uses permitted in the Central City Business zoning district as of the date of this Agreement, together with residential use as a conditional use, as follows:

<u>Residential:</u>	118 multifamily dwelling units
<u>Hotel:</u>	170 keys (maximum)
<u>Retail:</u>	5,638 square feet
<u>Office:</u>	91,032 square feet
<u>Bank:</u>	12,208 square feet
<u>Gym/Spa/Fitness Center/Auxiliary Areas:</u>	25,604 square feet

Developer acknowledges and agrees that in order to develop residential use on the Property, an allocation of flexibility units will be made to the Property by the City Commission in accordance with the City of Hallandale Beach and Broward County Comprehensive Plan, and that Developer will process a recertification of the City Plan as may be required by law following the allocation of flexibility units contemplated herein.

3. **Parking and Dimensional Requirements.** The development of the Property with the Permitted Uses shall be in accordance with the parking requirements, setbacks, heights, landscaping and other site development standards set forth in the Site Plan attached as Exhibit "B," which reflects waivers of the following standards:

- (a) Waiver of the loading space requirement;
- (b) Waiver of the parking design requirements to allow for the mechanical parking system; and
- (c) Waiver of hotel parking spaces requirements.

4. **Special Conditions.** The Developer, its successors and assigns, shall comply with the conditions of major development approval which are set forth in Exhibit "C" hereto. It is further understood and agreed that failure to fulfill any provision of this Agreement, the Site Plan, or the conditions of approval, may result in non-issuance of certificates of occupancy, certificate of completion, or other regulatory approvals with respect to the Proposed Development, as applicable pursuant to Exhibit "C," until such time as all conditions of the specific building permit or this Agreement are complied with, and that the City shall not be liable for any direct, indirect and/or consequential damages claimed for such non-issuance.

5. **Payment of Future Exactions.** With regards to the conditions set forth in Exhibit "C," the City represents that it may enact impact fee ordinance(s) or other regulatory or assessment programs to fund infrastructure improvements associated with new development,

including, but not limited to: traffic, transit, utility, recreation improvements (the "Future Exactions"). Should the City enact regulation(s) or approve programs imposing Future Exactions within 3 years of Developer obtaining a certificate of occupancy for the Proposed Development, Developer shall pay such Future Exactions as may be established pursuant to such regulation(s) or programs. However, the City will reduce the required Future Exactions for the Proposed Development in an amount equal to that spent by the Developer for the reasonable costs of the infrastructure improvements set forth in Exhibit "C" which mitigate the same infrastructure impacts as mitigated by the Future Exactions. If the Developer spends more than the amount established by the Future Exactions, there shall be no credit beyond the reduction in the Future Exactions described above. Developer further acknowledges and agrees that, with respect to the payment of Future Exactions, it has no vested rights and the City shall not be estopped from assessing and collecting same, as provided herein

6. **Controlling Documents.** The Site Plan is hereby incorporated herein by reference. There shall be strict adherence to this Agreement and the Site Plan, subject to minor modification by the City Manager in his discretion, as same may be amended from time-to-time in accordance with the procedures set forth in the City's Zoning and Land Development Code or this Agreement. In the event that the Site Plan or any portion thereof is found to be in conflict with this Agreement, this Agreement shall control.

7. **Building Permits and Certificates of Occupancy.** The City agrees to issue to the Developer, upon application and approval, all required building permits, approvals or other required permits and Certificates of Occupancy for the construction, use and occupancy of the Proposed Development, subject to Developer's compliance with all applicable codes, ordinances, regulations, the Site Plan and this Agreement.

8. **Fees.** Approvals are also based upon payment of the City's usual and customary fees and charges for such applications, permits or services, in effect at the time of issuance of the permit or approval, and any financial contribution identified as part of this agreement.

9. **Release or Modification.** Any amendment to this Agreement shall not be approved unless all parties subject to this Agreement agree to the amendment and such amendment is incorporated into the Agreement. All amendments not requiring City Commission approval shall be subject to the final approval by the City Manager on behalf of the City.

10. **Binding Effect.** This Agreement shall be recorded in the Public Records of Broward County, Florida, and the provisions of this Agreement shall be binding upon the parties hereto and their respective successors and assigns as a covenant running with and binding upon the Property.

11. **Breach of Agreement.** In the event that the Developer has materially breached the Agreement, the Developer shall commence to cure the breach within thirty (30) days of notice by the City. If the Developer is unable or unwilling to cure the breach and abide

by the Agreement, the City shall exercise its right to take appropriate legal action for the purpose of curing the breach and enforcing this agreement.

12. **Hold Harmless.** Developer agrees to and shall hold the City, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury including death and claims for property damage which may arise from the direct or indirect operations of the Developer or those of the Developer's contractor, subcontractor, agent, employee, or other person acting on his behalf which relate to the project. Developer agrees to and shall defend the City and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Developer's activities in connection with the project.

13. **Monitoring Official.** The City of Hallandale Beach City Manager or his designee is appointed as the City's monitoring official of this Agreement. The City's representatives shall monitor the activities specified in such a manner to ensure that all requirements of this Agreement are met.

14. **Force Majeure.** In the event that Developer is delayed or hindered in or prevented from the performance required hereunder by reason of strikes, lockouts, labor troubles, failure of power, riots, insurrection, war, acts of God, or other reason of like nature not the fault of the party delayed in performing work or doing acts (hereinafter, "**Permitted Delay**" or "**Permitted Delays**"), Developer shall be excused for the period of time equivalent to the delay caused by such Permitted Delay. Notwithstanding the foregoing, any extension of time for a Permitted Delay shall be conditioned upon Developer seeking an extension of time delivering written notice of such Permitted Delay to the City within ten (10) days of the event causing the Permitted Delay, and the maximum period of time which Developer may delay any act or performance of work due to a Permitted Delay shall be one hundred eighty (180) days.

15. **Notices.** Any notice, demand or other communication required or permitted under the terms of this Agreement shall be in writing, made by telegram, telex or electronic transmitter, Federal Express, Express Mail or other similar overnight delivery services or certified or registered mail, return receipt requested, and shall be deemed to be received by the addressee one (1) business day after sending, if sent by telegram, telex or electronic transmitter; one (1) business day after sending, if sent by Federal Express, Express Mail or other similar overnight delivery service and three (3) business days after mailing, if sent by certified or registered mail. Notices shall be addressed as provided below:

If to the City:

City of Hallandale Beach
Attn: City Attorney
400 South Federal Highway
Hallandale Beach, FL 33009
(954) 457-1325 – phone
(954) 457-1342 – fax

With counterpart to: City of Hallandale Beach
Attn: City Manager
400 South Federal Highway
Hallandale Beach, FL 33009
(954) 457-1325 – phone
(954) 457-1342 – fax

With counterpart to: City of Hallandale Beach
Attn: Development Services
400 South Federal Highway
Hallandale Beach, FL 33009
(954) 457-1375 – phone
(954) 457-1488 – fax

If to Developer: V-Strategic Group, LLC
Attn: Juan Carlos Ventura
848 Brickell Avenue, Suite 1210
Miami, FL 33131
(786) 425-2002 – phone
(786) 425-2001 – fax

With counterpart to: Greenberg Traurig, P.A.
Attn: Debbie M. Orshefsky, Esq.
401 E. Las Olas Boulevard, Suite 2000
Fort Lauderdale, FL 33301
(954) 768-8234 – phone
(954) 765-1477 – fax

16. **Severability**. Invalidation of any provision of this Agreement shall not affect any other provision of this Agreement, which shall remain in full force and effect.

17. **Effective Date**. This Agreement shall become effective upon execution by all parties.

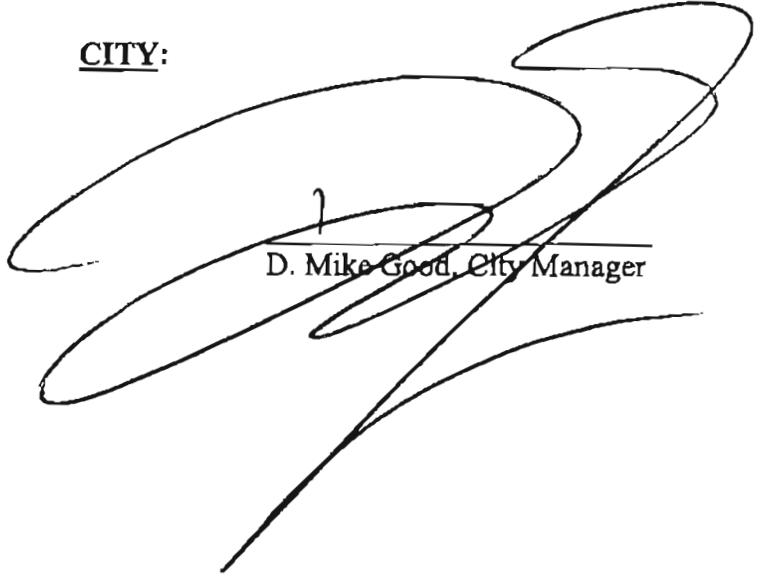
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by the proper officers the day and year above written.

CITY:

ATTEST:



City Clerk



D. Mike Good, City Manager

ENDORSED AS TO FORM
AND LEGALITY FOR THE
USE AND RELIANCE OF THE
CITY OF HALLANDALE ONLY



City Attorney

EXHIBIT "A"

Parcel "D", of THREE ISLANDS 2ND SECTION, according to the Plat thereof, recorded in Plat Book 77, at Page 37, of the Public Records of Broward County, Florida.

EXHIBIT "C"

Conditions

1. In the event the traffic improvements listed below are not otherwise constructed, under construction or planned and/or programmed by another entity at the time Developer obtains its first building permit for the Proposed Development, Developer shall, prior to the issuance of a certificate of occupancy for the Proposed Development, provide the following traffic improvements:

- (a) Fund and install a BellSouth Telco phone drop and activate a BellSouth circuit array at the traffic signal controller at Three Islands Boulevard @ Sea Walk Pointe.
- (b) Fund and install a separate fiber-optic signal interconnect link along the project frontage, including a connection between the Hallandale Beach Boulevard @ Three Islands signal controller and the Three Islands Boulevard @ Sea Walk Pointe signal controller.
- (c) Provide a full video-detection system upgrade (including cameras, video controller and support equipment) at the following three (3) intersections:
 - (i) Three Islands @ Sea Walk Pointe
 - (ii) Hallandale Beach Blvd. @ Three Islands Blvd.
 - (iii) Hallandale Beach Boulevard @ A1A

Included in the above would be the replacement of signal controllers to the current Broward County Traffic Engineering Division ("BCTED") standard (if necessary).

(d) Provide count-down pedestrian signals at the intersection of Hallandale Beach Boulevard @ Three Islands Boulevard or at another location specified by the City.

(e) Monitor conditions twice annually for two years after issuance of C.O. for signal modifications at the Three Islands @ Sea Walk Pointe traffic signal to incorporate the northern project driveway into the signal operation of this intersection (if warranted). Developer will fund monitoring studies and bond for approximately \$70,000 to install additional mast-arms and signal equipment to implement modifications (if warranted and approved by BCTED).

Construction of the above traffic control improvements shall be in conformance with the most current BCTED and Florida Department of Transportation standards and specifications, and such construction shall be subject to the approval and permitting requirements of these same two agencies, as applicable.

2. The City is the owner of the following described real property:

Parcel "E," of THREE ISLANDS 2ND SECTION, according to the Plat thereof, recorded in Plat Book 77, at Page 37, of the Public Records of Broward County, Florida ("City Property").

The City will allow the Developer to construct a temporary trailer to serve as Developer's sales center upon the City Property (the "Sales Center") substantially in accordance with the plans attached hereto as Exhibit "C-1." Prior to the Commencement Date described below, the Developer shall contribute \$100,000 to the City to be used by the City to construct and install improvements on the City Property including but not limited to parking lot, landscaping, drainage, lighting and an aluminum picket fence along perimeter of the City Property. Further, within 30 days of the date of this Agreement the City will execute a lease, or other appropriate instrument agreed to by the City and Developer (the "Commencement Date"), to allow the Developer to operate the Sales Center from the date the construction of the Sales Center is commenced to the earlier of: (i) the date on which all of the space offered for sale in the Proposed Development has been sold and Developer is ready to close the Sales Center or (ii) August 30, 2008 (both deadlines hereinafter referred to as the "Termination Date"). Within thirty (30) days of the Termination Date, the Developer will remove the Sales Center from the City Property. The Developer and the City shall coordinate their respective activities on the City Property so as to not impede the Developer's operation of the Sales Center and any necessary City activity during the term of the Lease, including but not limited to accessibility for construction of Marina improvements.

3. Simultaneously with construction of the Proposed Development, the Developer will cause a lift station to be installed on the City Property substantially in accordance with the specifications attached hereto as Exhibit "C-2." The lift station will be used by the Proposed Development and the fire station and marina improvements to be constructed on the City Property. Once the lift station is installed, the Developer will convey the lift station to the City at no cost to the City. Although the City will be responsible for maintaining and operating the lift station, the Developer will pay an annual fee to the City to contribute to the costs of maintaining and operating the lift station in accordance with the formula set forth in Exhibit "C-3" attached hereto. Such fee shall be adjusted annually based on the City's cost of maintaining the lift station.

4. In connection with the Developer's construction efforts on the City Property, but no later than prior to the issuance of a certificate of occupancy for the Proposed Development, the Developer shall relocate any existing palms in the median along Three Islands Boulevard adjacent to the Property to a location approved by the City and incorporate into the redesigned median on Three Islands Boulevard. 7 Medjool palms with a minimum 20 foot overall height at time of planting.

5. In lieu of providing the required number of trees within the Proposed Development, as required pursuant to § 32-175(f)(5) of the City Code, the Developer is constructing "urban plazas" in and around the Proposed Development as set forth on the Site Plan. However, to assure that the requisite number of trees are provided within the City, 9 of the trees otherwise required in connection with the Proposed Development will be provided by Developer on the City Property which will enhance the municipal recreational marina facility to

EXHIBIT " C-1"

THE EUROPEAN CLUB SALES CENTER – Descriptive

PREMIER CUSTOM BUILDINGS



The **EUROPEAN CLUB** Sales Center, will be a modular, temporary structure, prefabricated and assembled on site by one of the premier Sales trailers manufacturers.

It will be a simple volume, in **size: 70' X 40' X 14' tall**, finished on the exterior in painted smooth stucco, and surrounded on two sides by a 12' wide Ipe wood deck (a brazilian waterproof wood – mahogany color).

It will have an interior height of 10' floor to ceiling, and will contain a large open space for the display of the model kitchen, bathroom and a "living room" for the exhibit of a model and site views and plans. The main open space, will have on two sides subdivided spaces for sales offices (4) , functional bathroom and conference area.

The exterior and interiors of the Sales Center will reflect the modern and clean design lines and materials of the **EUROPEAN CLUB**, will convey the same spirit of high quality and lifestyle as of the Project . It will be well lit, with permanent security, and surrounded by a well designed and maintained landscape and signage.

A complete set of construction documents , details and signage will be submitted prior to construction, for the Board Approval.

EXHIBIT C-1

page

12 th 37

be located thereon and will be installed prior to the issuance of a certificate of occupancy for the Proposed Development. Further, all required trees shall be a minimum of 15 feet in overall height and have a minimum 3-inch caliper.

6. Upon approval, and prior to the issuance of a building permit for the Proposed Development, Developer shall make the following contributions to the City to mitigate the impacts of the Proposed Development upon City services and facilities:

- (a) \$275,000 for improvements to the Three Islands Fire Station;
- (b) \$418,279.40 as its connection charge and reservation fee for sewer plant capacity at the Hollywood Treatment Plant pursuant to the terms of the City's Large Use Agreement with the City of Hollywood, as it may be amended from time to time (the "Large Use Agreement") ; provided, however, in the event the applicable version of the Large Use Agreement requires that the connection charge/reservation fee for the Proposed Development is more than the current estimated GPD cost (which was the basis for the contribution provided herein), Developer shall pay any such increased cost as other similarly situated users may be so required;
- (c) \$25,000 to the City's Historical Preservation Trust Fund;
- (d) \$20,000 to the City's bus shelter program to fund the City's replacement of the existing bus shelter at Hallandale Beach Boulevard;
- (e) \$250,000 to the City's Affordable Housing Trust Fund;
- (f) \$25,000 to the City's Transportation Fund for the Mini-Bus Program;
- (g) \$50,000 to the City's "Weed and Seed" crime prevention program which shall be paid within thirty (30) days of approval by the City Commission of the Major Development application; and
- (h) \$50,000 to the Three Islands Safe Neighborhood Improvement District to be used by the District to improve and enhance the Guardhouse located at Three Islands Boulevard.

7. In connection with construction of the Proposed Development, the Developer will provide an opportunity for local City of Hallandale Beach contractors or subcontractors to participate in this construction effort.

8. Roof-mounted mechanical equipment shall be screened from view, engineered and screened to reduce noise from the equipment. (Shall not exceed the decibel permitted per Code.)

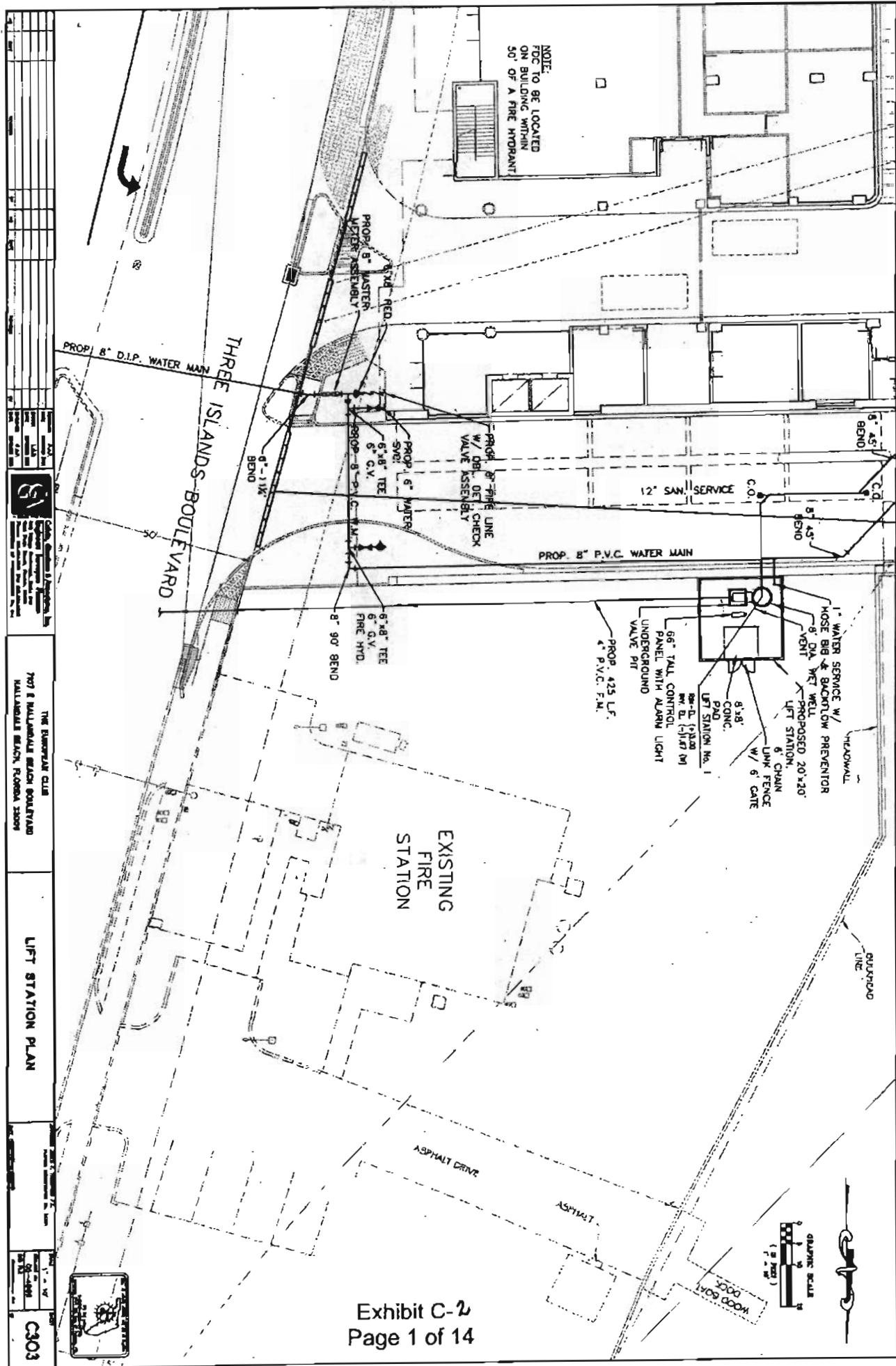
9. The Developer shall submit a hydraulic analysis of water system and sewer system showing adequate provision of fire and domestic use demand or shall be required to perform the necessary improvement to upgrade the existing systems to the satisfaction of the City Engineer prior to the issuance of the Certificate of Occupancy for the Building.

10. The City has requested and the Developer has agreed to work with the City to have Developer build 5 homes at the Developer's expense, on behalf of the City, on City owned land being provided by the City at no cost to the Developer. Each of the five homes will be 3 bedrooms, 2 bath single story 2 car garage homes with a minimum floor area of 1500 square feet air conditioned floor area, designed such that Developer's total construction cost does not exceed \$200,000 per home. Within 90 days of the date of this Agreement, City and Developer will enter into an appropriate agreement to implement their mutual goal of constructing these homes. Construction of the 5 homes shall be completed within 1 year of City's providing Developer with sufficient land, platted to permit construction of 5 homes pursuant to the applicable City zoning requirements. The Developer shall deliver the completed homes free and clear of all encumbrances and deliver each house by appropriate instrument to the City at no cost to the City. The City shall be responsible for the sales of these homes and disposition of any proceeds derived from such sales.

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EXHIBIT "A"

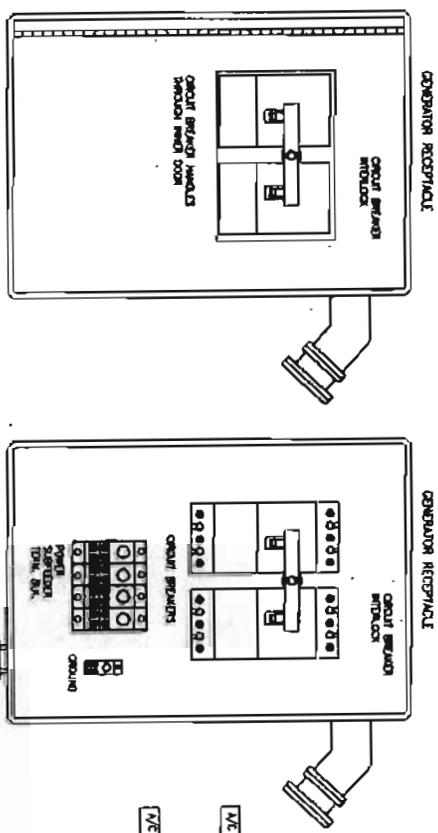
Parcel "D", of THREE ISLANDS 2ND SECTION, according to the Plat thereof, recorded in Plat Book 77, at Page 37, of the Public Records of Broward County, Florida.



<p> THE UNIVERSITY CLUB 7701 E. WALKER BLVD. BOULDER HALLMARKS BLDG. FLOOR 2009 </p>	<p> LIFT STATION PLAN </p>	<p> C303 </p>
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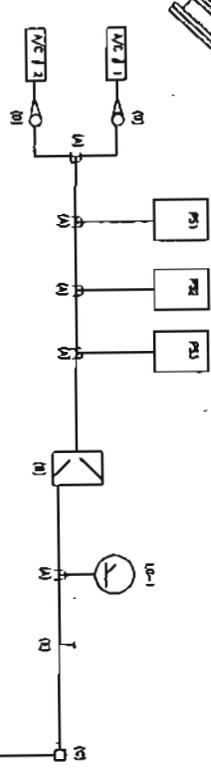
Exhibit C-2
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NOTE:
 ENCLOSURE SIZE: 20" x 20" AND 20" x 15"

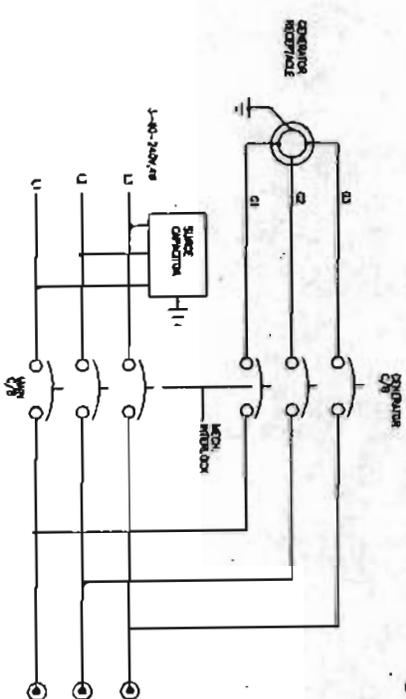
SLICE CAPACITOR



LEGEND:
 () MULTIBLOCK TIE
 () MULTIBLOCK TIE
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IN SERVICE BY OWNER

BUBBLER PIPING
 NTS

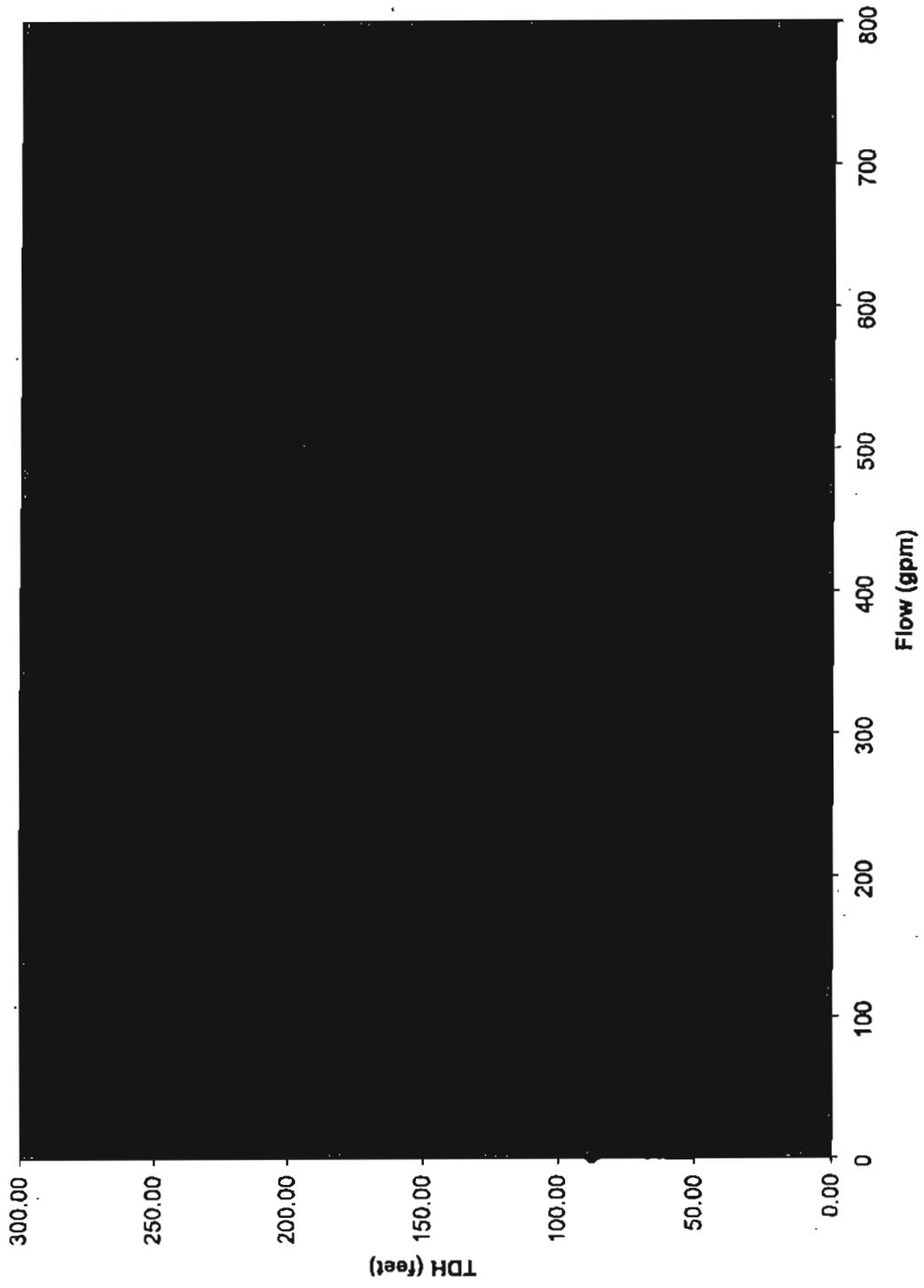


EMERGENCY TRANSFER SWITCH PANEL
 NTS

22 1 22

	THE BROADWAY CLUB 7807 E HALLMARK BLVD BOULDER HALLMARK BLVD, FLORIDA 32008	LIFT STATION ELECTRICAL DETAILS	C306
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Data Curve for Lift Station



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BUOYANCY

Buoyancy Calculations for Wet Wells

Ground Elevation	5 ft	
Slab Elevation (meas. @ top of slab)	-8.083333 ft	
High Water Elev. (Basin TOB elev)	5 ft	
Safety factor	1.2 (omitting skin friction)	
Weight of pumps etc.	0 lbs	
Inside Dia. of wetwell	8 ft	
Wetwell wall thickness	0.667 ft	8 in
Density of H2O	62.4 lbs/ft3	

Buoyant Force = 86,555 lbs (pi*d²/4*depth*62.4)

Buoyant Force* SF = 103,866 lbs

CGA. Project No. 05-4889		
Bottom slab lip	1.000 ft	12 in
Bottom slab diameter	11.333 ft	
Bottom slab thickness	0.667 ft	8 in
Top slab lip	0.667 ft	8 in
Top slab thickness	1.000 ft	12 in
Density of concrete	150 lbs/ft3	
Density of soil	110 lbs/ft3	
Density of wetwell material =	150 lbs/ft3	

Top slab weight = 11,604 lbs

(minus 4x3 hatch opening)

Bottom slab weight = 10,088 lbs

Wetwell wall weight = 35,622 lbs

Soil weight = 46,720 lbs

Total Weight = 104,034 lbs

Result	OK
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CYCLES

PUMP CYCLE TIMES

Pump Set Points

Inv. Elev.	0.5
Alarm ON	0
Lag ON	-0.5
Lead ON	-1.5
Pumps OFF	-4.5
Top of Pump	-5

CGA. Project No. 05-4889

Pump Dimension	37 inches
Bottom Wet Well	-8.08

Wetwell Storage

Diameter	8 FT
Volume	$V = (3.14) * (D^2/4) * 7.48 * (\text{Lead On Elev} - \text{Pump Off Elev})$ 1127.386 GAL

Check Cycle Times

Qavg	72.456 GPM	
Qpeak	289.823	
Qpump (Qp)	515 GPM	(3.5 fps min.)
Based on Flygt CP3152.101 HT pump curve, design point = 515 gpm @ 94'		
T min	$4V/Qp$	8.75639 (>5min)
T avg run	$V/Qp - Qavg$	2.54751 (>2min)
Tavg cycle	$(V/Qp - Qavg) + V/Qavg$	18.1072 (<30min)
Tpeak run	$V/Qp - Qpeak$	5.00666
Tpeak cycle	$(V/Qp - Qpeak) + V/Qpeak$	8.89657

054889 Lift Station 11-08-2005

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FITTINGS

TABULATE HEADLOSSES

Static Lift or Head

Destination El. 2 Exist. Grade Elev 5.00

Pump Off El. -4.5

Static Lift = Destination-Pump Off El. 6.5

Static Head at Connection = 80.85 Assumed Pressure

(Existing pressure @ FM Connection)

Total Static Losses= 87.35

Dynamic Losses
CGA. Project No. 05-4889

FM SEGMENT A

4" Station Pipe			
Force Main Length=		30	FT
Station Fittings	No.	k	k Value
90 Bends (6")	2	0.48	0.96
45 Bends (6")	1	0.26	0.26
Gate Valve (6")	2	0.13	0.26
Check Valve (6")	1	1.6	1.6
Enlargement (6x8)	1	0.19	0.19
Tee Run	1	0.3	0.3
Tee Branch	0	0.96	0
Entrance	0	0.5	0
Subtotal			3.57

FM SEGMENT B

4" FM from LS to Existing FM			
Force Main Length=		430	FT
Force Main Fittings	No.	k	k Value
90 Bends	1	0.48	0.48
45 Bends	1	0.26	0.26
22-1/2 Bends	1	0.13	0.13
Sudden Exit	0	1	0
Enlargement (10X8)	0	0.18	0
Gate Valve	1	0.13	0.13
Tee Run	0	0.3	0
Tee Branch	1	0.96	0.96
Subtotal			1.96

FM SEGMENT C

None			
Force Main Length=		0	FT
Force Main Fittings	No.	k	k Value

054889 Lift Station 11-08-2005

FITTINGS

90 Bends	0	0.48	0
45 Bends	0	0.26	0
22-1/2 Bends	0	0.13	0
11-1/2 bends	0	0.06	0
Sudden Exit	0	1	0
Reducer (8"x6")	0	0.22	0
Check Valve	0	1.4	0
Gate Valve	0	0.11	0
Tee Run	0	0.28	0
Tee Branch	0	0.84	0
		Subtotal	0

FM SEGMENT D

None			
Force Main Length-		0	FT
Force Main Fittings	No.	k	k Value
90 Bends	0	0.48	0
45 Bends	0	0.26	0
22-1/2 Bends	0	0.13	0
Sudden Exit	0	1	0
Check Valve	0	1.5	0
Gate Valve	0	0.12	0
Tee Run	0	0.28	0
Tee Branch	0	0.9	0
		Subtotal	0

054889 Lift Station 11-08-2005

LIFT STATION CALCULATIONS

for

THE EUROPEAN CLUB

CGA. Project No. 05-4889



Calvin, Giordano & Associates, Inc.
Engineers • Surveyors • Planners

1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954 921 7781 Fax: 954 921 8807

James F. Thompson, P.E.
FLORIDA REGISTRATION No.

Exhibit C-2

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FLWS

LIFT STATION DESIGN

Flow Calculations

	<u>Area (Sq.F)</u>	<u>Sq.F / Person</u>	<u>No. Persons</u>	<u>gpd / person</u>	<u>total gpd</u>	<u>gpm</u>
Office	92710	100	927	15	13906.50	9.66
Resturant	4320	15	288	60	17280.00	12.00
Kitchen	1600	100	16	60	960.00	0.67
Lounge / Banquet	6600	15	440	20	8800.00	6.11
Locker Rooms	1290	-	200	15	3000.00	2.08
Laundry Rooms	1410	100	14	10	141.00	0.10
Pool Deck / Terrace	29300	30	977	10	9766.67	6.78
Gym / Spa	27100	50	542	15	8130.00	5.65
Lobby	3965	-	696	7	4872.00	3.38
Residents:			<u>No. Rooms</u>	<u>gpd / room</u>		
CGA. Project No. 05-4889			74	150	11100.00	7.71
2 Bdrm			24	200	4800.00	3.33
2 Bdrm + Den			36	250	9000.00	6.25
3 Bdrm			29	300	8700.00	6.04
Janitor Rm			17	100	1700.00	1.18
Service Room			5	100	500.00	0.35
			<u>No. Beds</u>	<u>gpd / bed</u>		
Fire Station			4	100	400.00	0.28
			<u>No. Boat Slips</u>	<u>gpd / baot slip</u>		
Marina			32	40	1280.00	0.89
				Total Average Dally Flow	72.46	
				Peaking Factor	4.0	
				Calculated Peak Flow	289.82	
Anticipated Monthly Maintenance Cost =	\$ 2,400.00			Design Peak Flow (100 gpm min.)	289.82	
Percentage of Total Flow due the European Club	98.39%		Proated Share of the Anticipated Monthly Maint. Cos			
			\$ 2,361.36			
Percentage of Total Flow due to the Fire Station	0.38%		\$ 9.20			
Percentage of the Total Flow due to the Marina	1.23%		\$ 29.44			