



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-0281

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: May 6, 2025

TITLE: Public Hearing – Quasi-Judicial Ordinance Approving a Public Purpose Use
and Structure – 845 NW 3rd Avenue – City of Fort Lauderdale – Progresso
Village Stormwater Pump Station – Case No. UDP-S24042 – **(Commission
District 2)**

Recommendation

Staff recommends the City Commission consider an ordinance approving a Public Purpose Use and structure for a stormwater pump station and associated facilities within a Residential Multifamily Mid Rise/Medium High Density (RMM-25) zoning district on a vacant, City of Fort Lauderdale-owned property located at 845 NW 3rd Avenue.

The applicant, the City of Fort Lauderdale, proposes constructing a stormwater pump station and associated electrical building with emergency generator on a vacant property located at 845 NW 3rd Avenue. Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-18.26, Public Purpose Uses, publicly owned structures may be erected and lands used for public purposes within any zoning district and may be granted relief from zoning regulations with approval of the City Commission. The proposed pump station is part of stormwater infrastructure improvements to reduce street flooding and stormwater runoff in the Progresso Village neighborhood. The dimensions of the stormwater pump station are approximately eighteen feet by fifty-one feet and will collect stormwater runoff by gravity from the Progresso Village neighborhood, to be conveyed via stormwater force main to a proposed outfall at the North Fork of the New River. The property where the proposed pump station will be constructed is 10,126 square feet.

This application requests relief from the ULDR to allow a stormwater pump station as a use in the Residential Multifamily Mid Rise/Medium High Density (RMM-25) zoning district, to reduce the corner yard setback from the required 25 feet to 8 feet 3 inches, to reduce the landscape area requirement along all property lines adjacent to residential property from 10 feet to 3 feet, and to reduce the minimum lot width requirement from 100 feet to 75 feet.

A location map is attached as Exhibit 1. The application, project narratives, and plan set

are provided as Exhibit 2. The application was reviewed by the Development Review Committee (DRC) on July 24, 2024. All DRC comments have been addressed and are available on file with the Development Services Department (DSD). DRC comments and the applicant's responses are attached as Exhibit 3.

The Planning and Zoning Board (PZB) reviewed the application on February 19, 2025, and recommended approval by a vote of 7-0, subject to conditions. The February 19, 2025, PZB Staff Report, which contains a detailed analysis of the project, is attached as Exhibit 4. The February 19, 2025, PZB Meeting Minutes are attached as Exhibit 5.

Public Purpose Use Requirements

Pursuant to ULDR Section 47-18.26, Public Purpose Use, publicly owned structures may be erected, and lands used for public purposes, in any zoning district in the City unless prohibited by the City's Comprehensive Plan; provided, however, no building or use permit shall be issued by the City for any such plans, locations or use without the prior approval by the City Commission.

An application for Public Purpose Use must contain a concept site plan, a description of the zoning regulation(s) from which relief is sought, the need for the public use or structure including a description of similar uses or structures and their locations in the City, why the proposed location is necessary and desirable, and a description of how impacts to the surrounding neighborhood will be mitigated.

Public Purpose Use Request for 845 NW 3rd Avenue

The future land use designation of 845 NW 3rd Avenue is Northwest Regional Activity Center which permits utilities such as stormwater pump stations, however, utilities is not a permitted use in the RMM-25 zoning district. Approval of this application will address the permitted use issue as well as relief from development standards that constrain the development of the pump station. Relief is needed to provide space for maintenance purposes, space for force main pipes, and to allow for low-maintenance landscape materials. The requests for relief are summarized in Table 1.

Table 1 – Public Purpose Request

ULDR Section	Development Standard	Required (RMM-25)	Proposed
47-5.19	Use	Not Permitted	Public Utility (Stormwater Pump Station)
47-5.36	Lot Width	100 Feet	75 Feet
47-5.36	Corner Yard Setback	25 Feet	8 Feet, 3 inches
47-19.5.C.1	Landscape Requirement	Varied planting type	Continuous cocoplum shrubs
47-21.10	Irrigation	Sufficient irrigation	No irrigation is planned
47-25.3.A.d.i	Landscape Buffer	10 Feet	3 Feet

Pursuant to ULDR, Section 47-18.26.F, the City Commission may approve or approve with conditions the application for public purpose use or structure based on the following criteria:

1. There is a need for the use or structure to be located where proposed.

There is a need for the stormwater pump station at the proposed location because the Progresso Village neighborhood experiences flooding during heavy rain events and the pump station facility is needed as part of the stormwater system. The proposed site is in a lower elevation than the remainder of the neighborhood which will allow stormwater to flow by gravity to the pump station. From this property, the stormwater will be pumped through a force main to the New River outfall.

2. The use meets a valid municipal purpose.

The City-owned and operated pump station meets a valid municipal purpose improving stormwater service, reducing flooding in the Progresso Village neighborhood.

3. The location of the use or structure is not in conflict with the city comprehensive plan.

The location of the use is not in conflict with the City's Comprehensive Plan. The Northwest Regional Activity Center future land use designation of the property permits utilities such as the proposed stormwater pump station.

4. Off-site or on-site conditions exist which reduce any impact of permitting the public use or structure.

There are no off-site or on-site conditions that reduce any impact of permitting the public use structure. The neighborhood is comprised of single-family homes, with some duplex and a few multifamily homes. The design is intended to blend with surrounding development.

5. On-site improvements have been incorporated into the site plan which minimize any adverse impact as a result of permitting the public use or structure.

On-site improvements have been incorporated into the site plan, which minimize any adverse impact as a result of permitting the public use or structure. These improvements include Florida native landscaping, stormwater drains, replacement of existing sidewalks, and aesthetic architectural features.

6. Alternative locations have been identified and reviewed or it has been determined that no feasible alternative locations are available.

Alternative locations were evaluated during the preliminary design and the proposed site is the only feasible alternative that is available and located in a central low point to reduce flooding.

7. The proposed site is found to be the most feasible for location of the public use or structure.

The proposed site is found to be the most feasible location for the public use structure. Hydraulic modeling of rain events was used to identify areas that require the most stormwater improvements to relieve flooding. The pump station site will be located at a lower elevation in the Progresso neighborhood that requires a pump station to reduce flooding.

8. The public purposes to be met by the location of the use or structure outweigh the application of the zoning regulation and prohibiting the location of the public use or structure.

The public purpose met by the location of the use of the public stormwater pump station outweighs the application of the zoning regulation. The stormwater improvements will benefit the Progresso Village neighborhood, making the area more resilient and sustainable while reducing the negative impacts of stormwater flood events. The pump station is part of the City's efforts to provide proactive stormwater infrastructure that is critically needed.

NEIGHBORHOOD COMPATIBILITY

The neighborhood compatibility criteria of ULDR Section 47-25.3 includes performance standards requiring all developments to be “compatible with and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.”

The proposed stormwater pumpstation site is in a residential neighborhood with existing residential uses surrounding the subject site. The proposed stormwater pump station has been designed to appear as a residential structure that blends with adjacent developments. The building was designed with a Spanish colonial style architecture, which includes faux doors and windows, decorative brackets below the fascia, residential-style light fixtures and a terracotta pitched roof. The pumpstation will resemble the newly approved pump station located nearby in the Dorsey Riverbend neighborhood. In addition, decorative stairs and railings were added in front of the electrical building. A proposed 6-foot vinyl fence will run along the perimeter of the property to provide a buffer and reduce noise to the adjacent residential properties. City employees will access the site for maintenance purposes from NW 3rd Avenue.

Business Impact Estimate

This ordinance will be enacted to implement a development permit and is therefore not subject to the requirements of Section 166.041(4), Florida Statutes.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a 2025 *Commission Priority*, advancing the Infrastructure and Resilience initiative.

This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, specifically advancing:

- The Infrastructure and Resilience focus Area, Goal 5: Be a sustainable and resilient community.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We are Ready.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Infrastructure Focus Area
- Sanitary Sewer, Water, and Stormwater Element
- Goal 6: Ensure that adequate stormwater management is provided.
- Conservation Element
- Goal 1: Protect and monitor water resources to improve water quality and quantity.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Project Narratives, and Plan Set

Exhibit 3 – DRC Case Comment Report with Applicant's Responses

Exhibit 4 – February 19, 2025, PZB Staff Report

Exhibit 5 – February 19, 2025, Draft PZB Meeting Minutes

Exhibit 6 – Business Impact Estimate

Exhibit 7 – Ordinance

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