



REQUEST: Site Plan Level IV Review: Public Purpose Use for Stormwater Pump Station, Mechanical/Electrical Building and Emergency Generator

CASE NUMBER	UDP-S24042	
APPLICANT	City of Fort Lauderdale	
AGENT	Guillermo Rivera, HDR Engineering, Inc.	
ADDRESS	845 NW 3 rd Avenue	
PROPERTY SIZE	0.23 Acres (10,126 Square Feet)	
ZONING	Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District	
LAND USE	Northwest Regional Activity Center	
COMMISSION DISTRICT	2 – Steven Glassman	
NEIGHBORHOOD ASSOCIATION	Progreso Village Civic Association	
	REQUIRED	PROPOSED
DENSITY	8 Units/Acre	N/A
LOT SIZE	10,000 Square Feet Minimum	10,126 Square Feet
BUILDING HEIGHT	35 Feet Maximum	15 Feet 6 inches
STRUCTURE LENGTH	200 Feet Maximum	20 Feet
LOT WIDTH	100 Feet Minimum	75 Feet*
FLOOR AREA	None	237 Square Feet
LANDSCAPE AREA	35%	40%
PARKING	0 Spaces	0 Spaces
SETBACKS/YARDS	REQUIRED	PROPOSED
Front (E)	25 Feet	82 Feet, 6 inches
Corner Side (N)	25 Feet	8 Feet, 3 inches*
Side (S)	20 Feet	24 Feet, 7 inches
Rear (W)	20 Feet	27 Feet, 6 inches
APPLICABLE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) SECTIONS	Sec. 47-18.26, Public Purpose Use Sec. 47-25.2, Adequacy Requirements Sec. 47-25.3, Neighborhood Compatibility Requirements	
NOTIFICATION REQUIREMENTS	Sec. 47-24.1 Public Participation Sec. 47-27.4 Mail Notice Sec. 47-27.6 Sign Notice 15 days prior to meeting	
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE	EXTENSION DATE
	February 19, 2024	Waived
ACTION REQUIRED	Recommend Approval, Approval with Conditions, or Denial to the City Commission	
PROJECT PLANNER	Yvonne Redding, Urban Planner III	YMR CP

*Public Purpose Relief Request

PROJECT DESCRIPTION:

The City of Fort Lauderdale proposes to construct a stormwater pump station, electrical building and emergency generator at 845 NW 3rd Avenue. Per the City's Unified Land Development Regulations (ULDR) Section 47-18.26, Public Purpose Uses, consideration of a use or structure for public purposes which requires relief from a zoning regulation may be requested subject to criteria and review and approval by the City Commission. As part of the public purpose request, the applicant is requesting relief to allow the stormwater pump station use to be located within the Residential Multifamily Mid Rise/ Medium High Density (RMM-25) zoning district. In addition, the

applicant requests to deviate from the required minimum lot width, a reduced corner yard setback along NW 8th Street, to eliminate the irrigation requirements, and to reduce the landscape bufferyard along the south property line.

The City is improving stormwater infrastructure in the area to reduce street flooding and stormwater runoff. The proposed pump station will collect stormwater runoff by gravity from the Progresso Village neighborhood to be conveyed via stormwater force main to a proposed outfall at the New River.

The application and applicant's narrative responses to criteria are attached as Exhibit 1. The site plan set is attached as Exhibit 2.

PRIOR REVIEWS:

The project was reviewed by the Development Review Committee (DRC) on July 24, 2024. All comments have been addressed, and the DRC Case Comment Report is attached as Exhibit 3.

REVIEW CRITERIA:

The following criteria apply to the proposed request:

Sec. 47-18.26, Public Purpose Use
Sec. 47-25.2, Adequacy Requirements
Sec. 47-25.3, Neighborhood Compatibility Requirements

PUBLIC PURPOSE USE:

Pursuant to ULDR Section 47-18.26, Public Purpose Uses, 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.

The proposed stormwater pump station is part of the effort to provide a resilient and sustainable stormwater management plan to the Progresso neighborhood, which due to its lower elevation is more prone to flooding during storm events. The proposed site is currently vacant and owned by the City of Fort Lauderdale.

The property's future land use designation is Northwest Regional Activity Center which permits utilities such as stormwater pump stations, however, utilities are not permitted use in the RMM-25 zoning district. The applicant is also seeking to reduce the corner yard setback from the required 25 feet to 8 feet, 3 inches in order to provide adequate distance between the buildings for maintenance purposes. Due to the space required to install and maintain the force main pipes, the applicant is requesting to reduce the 10-foot landscape requirement to instead provide a 3-foot landscape buffer along the south property line. In addition, the ULDR requires a variety of plants to be planted along the fence and the applicant has requested to plant cocoplum shrubs in order to reduce maintenance costs and not provide irrigation. Table 1 below summarizes the requests for relief from the zoning regulations. The applicant's deviation requests are summarized in Table 1.

Table 1 – Public Purpose Deviation Requests

ULDR Section	Development Standard	Required (RMM-25)	Proposed
47-5.19	<i>Use</i>	Not Permitted	Public Utility (Stormwater Pump Station)
47-5.36	<i>Lot Width</i>	100 Feet	75 Feet
47-5-36	<i>Corner Yard Setback</i>	25 Feet	8 Feet, 3 inches
47-19.5.C.1	<i>Landscape Requirement</i>	Varied planting type	Continuous cocoplum shrubs
47-21.10	<i>Irrigation</i>	Sufficient irrigation	No irrigation is planned
47-25.3.d.i	<i>Landscape Buffer</i>	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. 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's 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 made up primarily of single family homes, with some duplex and a few multifamily homes.

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.

ADEQUACY AND NEIGHBORHOOD COMPATIBILITY:

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. A traffic impact statement is not needed as the stormwater pump will not generate any additional vehicular traffic. In addition, a water and wastewater capacity letter is also not needed as no wastewater will be generated onsite and no sanitary sewer proposed. The project is to construct a pump station that will serve the Progresso Village neighborhood.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include 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 house that blends with the adjacent residential neighborhood. 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 site is located on the corner and will be accessed via NW 3rd Avenue. There is a proposed 6-foot vinyl fence that will run along the perimeter of the property, which will provide additional buffer and reduce noise to the adjacent residential properties. In addition, decorative stairs and railings were added in front of the electrical building. The proposed structure will resemble the newly approved pump station located in the Dorsey Riverbend neighborhood.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed public purpose use and site plan aligns with the City's Goals, Objectives and Policies, specifically Sanitary Sewer, Water, and Stormwater Element Objective 6.1, which states, "develop and implement the city's Watershed Asset Management Program (WAMP) and Capital Improvement Projects to ensure that Level of Service criteria are met. The site plan meets Objective SWS 6.1 of the Sanitary Sewer, Water and Stormwater Element by ensuring adequate stormwater management is provided.

The City's Future Land Use Map indicates that the proposed use is located in the Northwest Regional Activity Center land use designation. The land use allows for residential, community facilities, retail and restaurant uses, industrial uses, recreation and open space, and public utilities such as pump stations. The proposed stormwater pump station use is consistent with the land use.

PUBLIC PARTICIPATION:

Site Plan Level IV applications are subject to the public participation requirements established under ULDR Section 47-24.1.F.14. According to the applicant, a public participation meeting was held on January 21, 2025, to offer the Progresso Village neighborhood the opportunity to learn about the proposed public purposed use. A summary of the meeting with the Progresso Village neighborhood association, is attached as Exhibit 4.

Moreover, this request is subject to sign notification requirements established in ULDR, Section 47-27.4. Two (2) signs were posted on the property fronting both streets.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- Sec. 47-18.26, Public Purpose Use
- Sec. 47-25.2, Adequacy Requirements
- Sec. 47-25.3, Neighborhood Compatibility Requirements

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level IV review for a Public Purpose Use, the Planning and Zoning Board shall recommend approval, approval with conditions or denial, to the City Commission. If approved, the following conditions apply:

EXHIBITS:

1. Application and Applicant's Narrative Responses to Criteria
2. Site Plan Set
3. July 24, 2024, DRC Case Comment Report
4. Public Participation Meeting Summary and Affidavit