



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

CASE NUMBER	UDP-S22084	
APPLICANT	City of Fort Lauderdale	
AGENT	Jorge Camacho, HDR Engineering, Inc.	
ADDRESS	515 NW 15 th Avenue	
PROPERTY SIZE	0.12 Acres (5,650 Square Feet)	
ZONING	Residential Single Family/Low Medium Density (RS-8) District	
LAND USE	Northwest Regional Activity Center	
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman	
NEIGHBORHOOD ASSOCIATION	Historic Dorsey-Riverbend Civic Association, Inc.	
	REQUIRED	PROPOSED
DENSITY	8 Units/Acre	N/A
LOT SIZE	6,000 Square Feet Min.	5,650 Square Feet
BUILDING HEIGHT	35 Feet Max.	19 Feet, 5 Inches
STRUCTURE LENGTH	None	20 Feet
LOT WIDTH	Min. 50 Feet	50 Feet
FLOOR AREA	1,000 Square Feet	N/A
LANDSCAPE AREA	35%	40%
PARKING	0 Spaces	0 Spaces
	REQUIRED	PROPOSED
SETBACKS/YARDS		
Front (E)	25 Feet	25 Feet
Side (N)	5 Feet, up to 22 Feet in height	5 Feet
Side (S)	5 Feet, up to 22 Feet in height	5 Feet
Rear (W)	15 Feet, 25 Feet when abutting a waterway	15 Feet
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	May 19, 2024
ACTION REQUIRED	Recommend Approval, Approval with Conditions, or Denial to the City Commission	
PROJECT PLANNER	Michael P. Ferrera, Urban Planner II MPF CF	

PROJECT DESCRIPTION:

The applicant proposes to construct a stormwater pump station, electrical building and emergency generator located at 515 NW 15th 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 for review and approval by the City Commission. As part of the public purpose request, the applicant is requesting relief from the ULDR to allow a stormwater pump station in the Residential Single Family/Low Medium Density (RS-8) zoning district, reduce the landscape strip requirement along all property lines which are adjacent

to residential property from 10 feet to 2 feet and 6 inches and a reduction of the minimum lot size requirement from 6,000 square feet to 5,650 square feet.

The City is improving stormwater infrastructure to reduce street flooding and stormwater runoff in the area. The location where the stormwater pump station will be housed is approximately eighteen feet by fifty-one feet and will collect stormwater runoff by gravity from the Dorsey-Riverbend neighborhood as well as the Durrs neighborhood, to be conveyed via stormwater force main to a proposed outfall at the north Fork of the New River. The site where the proposed pump station is to be constructed is 5,650 square feet in size.

The application and 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 February 14, 2023. 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 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 certain information including but not limited to a concept site plan, a description of the zoning regulation(s) from which relief is necessary, the need for the public use or structure including a description of other similar uses or structures and their locations in the City, why the proposed location is necessary and desirable, economic and environmental impact, and description on mitigation of impacts to the surrounding neighborhood.

An application that included a site plan, landscape plans, floor plans, and building elevations was submitted to the City on December 30, 2022, depicting the project. The applicant's request for the exemption on permitting the use is due to the land use permitting public utility uses and serves as a needed service to the neighborhood. The exemption to the landscape buffer requirement is due to Florida Power and Light (FPL) requiring a 10-foot easement on the southern portion of the property. The request for a reduction in minimum lot size allows for the much-needed upgrade to infrastructure in a neighborhood that experiences flooding during rain events. The public purpose request includes the following:

Table 1 – Public Purpose Request

ULDR Section	Development Standard	Required (RS-8)	Proposed
47-5.11	Use	Not Permitted	Public Utility (Stormwater Pump Station)
47-25.3.A.d.i	Landscape Buffer	10 Feet	2 Feet, 6 Inches
47-5.31	Minimum Lot Size	6,000 Square Feet	5,650 Square 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 Dorsey Riverbend Neighborhood experiences flooding during heavy rain events. The proposed site is in a low point of the neighborhood which allows stormwater to flow by gravity to the pump station where it then needs to be pumped via force main to the North Fork New River outfall.

2. *The use meets a valid municipal purpose.*

The proposed use meets a valid municipal purpose since it will be a public works owned pump station that will reduce flooding in the Dorsey Riverbend 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 comprehensive plan. The proposed pump station is part of the effort to provide resilient and sustainable stormwater management plan to the neighborhood. In addition, it is necessary because the low elevations make the neighborhood vulnerable to flooding during storm events. Gravity storm sewer system is not sufficient to manage the flooding. The neighborhood is primarily residential therefore the space for a stormwater pump station is limited. The proposed site is currently vacant and owned by the City of Fort Lauderdale which would facilitate the construction of the 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.

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 to 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, 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 that needs stormwater pump station 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 for location of the public use structure. Hydraulic modeling of rain events was evaluated to identify areas that require the most

stormwater improvements to relieve flooding. The pump station site is in a low point of the neighborhood that requires a pump station to pump the stormwater to the North Fork New River outfall.

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 to be met by the location of the use of the public stormwater pump station outweighs the application of the zoning regulation. The stormwater improvements would benefit the Dorsey Riverbend 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 Dorsey 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 homes surrounding the subject site. Although the project is a stormwater pumpstation, it has been designed to appear as a residential house that blends with the adjacent residential neighborhood. The building was designed with a Spanish colonial architecture, which includes faux doors and windows, decorative brackets below the fascia, residential-style light fixtures and a terracotta pitched roof. In addition, decorative stairs and railings were added in front of the electrical building.

The site is midblock and can be accessed via NW 15th 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 homes.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed public purpose use and site plan aligns with the City's Goals, Objectives and Policies, specifically Sanitary Sewer, Water, & Stormwater Element, Goal 6, Objective 6.1: Ensure That Adequate Stormwater Management is Provided, 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 & 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 December 18, 2023, to offer the Historic Dorsey-Riverbend Civic Association, Inc. the opportunity to learn about the proposed public purposed use. A summary of the meeting with the Historic Dorsey-Riverbend Civic Association, Inc. is attached as **Exhibit 4**.

In addition, there is a mail notification requirement to property owners and city-recognized civic associations within 300 feet of the property prior to the Planning and Zoning meeting, which was completed and mailed on March 5, 2024.

Moreover, this request is subject to sign notification requirements established in ULDR, Section 47-27.4. One (1) sign was posted on the property fronting the street. The public sign notice photographs and affidavit are attached as **Exhibit 5**.

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. February 14, 2023, DRC Case Comment Report
4. Public Participation Meeting Summary and Affidavit
5. Public Sign Notice Photographs and Affidavit