



LETTER TO THE COMMISSION

LTC No: 26-190

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *CC*
DATE: June 11, 2026 *6.11.26*
SUBJECT: **A-5 Sanitary Sewer Lift Station Update**

The purpose of this Letter to the Commission (LTC) is to provide the City Commission with an update on the A-5 Sanitary Sewer Lift Station (Lift Station).

At the March 19, 2026 City Commission Conference Meeting, City staff presented on the proposed A-5 Lift Station, a project that proposes to split the existing A-7 sanitary sewer basin into two (2) basins. The new second basin is needed as the A-7 basin has reached capacity based on actual sewage flow to the Lift Station and the flow allocated to proposed new developments with an approved development permit. The addition of the A-5 Lift Station will support future development within the Downtown area. City staff presented on the A-5 Lift Station including the need for the Lift Station, the area to be serviced by the new Lift Station, and potential locations to build the new Lift Station. Potential sites included the City Hall parking garage, the former site of City Hall, the One Stop Shop property, and the site of the City's Community Court program.

In advance of City staff's presentation to the City Commission, the Fort Lauderdale Downtown Development Authority (DDA) sent a letter to the City Commission expressing concern over the proposed One Stop Shop site. Based on the presentation and feedback from the DDA, the City Commission directed City staff to meet with representatives of the DDA Board to discuss alternative locations for the proposed Lift Station (Attachment 1).

City staff met with representatives of the DDA Board on April 27, 2026, to discuss potential locations and associated impacts related to the proposed infrastructure improvements. During the meeting, the DDA proposed utilizing the right-of-way along NW 2 Street, located on the north side of the Broward County Transit Central Terminal and west of NW 1 Avenue.

City staff evaluated the DDA proposal in conjunction with the City's consultant, Chen Moore and Associates, and the DDA representative working with Keith and Associates. Based on the analysis, City staff identified the following concerns:

- The proposal will encroach into the Downtown Mobility Hub Project that was funded by the Federal Transit Administration through the Broward Metropolitan Planning Organization. Pursuant to the grant agreement, these improvements are required to remain in place for a period of twenty (20) years from the date of project completion. Conflicts exist with existing utilities including a sixty-six inch (66") drainage culvert, overhead electrical infrastructure, streetlights, fiber optic facilities, and a utility connection box.
- Design challenges to meet the Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.
- Elevation required to meet Federal Emergency Management Agency base flood heights.

Following City staff sharing the analysis with the DDA, as an alternative location, the DDA proposed the development site located at 330 N Andrews Avenue. This site had been previously pursued by the City and a Memorandum of Understanding (MOU) was considered to site the Lift Station within the future development. As part of the MOU, the developer requested a waiver of impact fees associated with the easement in the total amount of \$4,432,426, consisting of \$2,736,226 in Water and Sewer Impact Fees and \$1,696,200 in City Park Impact Fees. The City cannot waive impact fees and would need to identify funding to pay them on behalf of the developer which was thought to be cost prohibitive.

On May 26, 2026, City staff met with representatives of the DDA Board to review the findings of the feasibility analysis for the alternative lift station locations proposed by the DDA. Based on the results of the investigation, the proposed site was determined to be infeasible due to the significant utility conflicts, design constraints, and associated costs identified during the evaluation process.

As a secondary alternative, City staff has begun to contemplate the potential for a land exchange with the owner of the property located at 130 NW 1 Avenue, the site formerly utilized by the City for overflow parking. The City owns a triangular parcel of property at the southeast corner of NW 1 Ave and NW 2 Street, consisting of approximately 4,677 square feet. The City-owned parcel is adjacent to a larger site consisting of multiple parcels with a single owner that is bounded by NW 1 Avenue, NW 2 Street, NW 1 Street, and N Andrews Avenue (Attachment 2). While the City-owned parcel is large enough for a Lift Station, its triangular shape is not suitable for the layout. City staff believes that there may be an opportunity to exchange the City-owned parcel for a portion of the adjacent property that will accommodate the A-5 Lift Station. If the adjacent property owner is agreeable, and the City Commission is inclined, the City would seek to exchange this land for an equivalent-sized rectangular parcel that would better accommodate the construction and long-term operation of the proposed Lift Station.

Tangentially, City staff has recently been informed that the lease agreement for the One Stop Food Mart convenience store (Community Court), located at 18 NW 1 Avenue, has been extended through 2030. Given the accelerated schedule required for the design and construction of the proposed Lift Station, the extended lease term may preclude the timely availability of the property for project implementation. As a result, the Community Court site is no longer considered a readily viable location for the proposed Lift Station, and City Staff will continue evaluating alternative sites that can accommodate the project schedule and operational requirements.

City staff continue to coordinate with representatives of the DDA Board and has initiated exploratory discussions with the property owner to evaluate the feasibility of a land exchange. Any proposed terms resulting from these discussions would be presented to the City Commission for future consideration.

For further information, please contact Brad Kaine, Public Works Director, at (954) 828-5806 or via email at BKaine@fortlauderdale.gov.

Attachment:

1. March 18, 2026, DDA Letter
2. City Owned Property NW 1 Avenue Fort Lauderdale

c: Shari L. McCartney, City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors



Fort Lauderdale Downtown Development Authority
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Phone (954) 463-6574 | **Email** dda@ddaftl.org | **Web** www.ddaftl.org

March 18, 2026

Fort Lauderdale Mayor Dean J. Trantalis and Members of the City Commission
City of Fort Lauderdale, Florida

SENT VIA EMAIL

Subject: A-5 Sanitary Sewer Lift Station Presentation

On behalf of the Fort Lauderdale Downtown Development Authority Board of Directors, I would like to provide our input on the potential siting of the proposed A-5 sanitary sewer lift station.

We recognize the urgent need to implement a new sewer basin and lift station to accommodate planned development in the area, including the future City Hall building. Of the four options provided to you, it appears the One Stop Shop site is presented as the preferred location.

Recently members of the City Commission have expressed a desire for the DDA to lead planning efforts to redevelop the One Stop Shop site as a new urban park. If that is the consensus of the Commission, we believe it would be premature for you to choose the One Stop Shop site for the new pump station until we have had an opportunity to conduct community engagement and initiate preliminary conceptual planning for the site and park.

In addition, we believe that there may be more options to locate the new lift station on other sites that are not included in the staff presentation. DDA Board members are uniquely positioned to suggest additional alternative options in coordination with private property owners.

Therefore, we respectfully request that you do not choose one of the four options identified in the staff presentation but rather allow time for representatives of the DDA Board to meet with City staff to discuss alternative options.

Sincerely,

Stephanie J. Toothaker
Chair, Fort Lauderdale Downtown Development Authority

cc: Rickelle Willilams, City Manager
DDA Board of Directors
DDA General Counsel
DDA President & CEO

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