



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

#26-0267

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

FROM: Rickelle Williams, City Manager

DATE: March 19, 2026

TITLE: A-5 Sanitary Sewer Lift Station Presentation – Public Works Department
(Commission Districts 2 and 4)

City staff will present on the proposed A-5 Sanitary Sewer Lift Station, a project that splits the existing A-7 sanitary sewer basin into two (2) basins. The second basin is needed as the A-7 basin has reached capacity based on actual flow and the allocated flow of approved developments. The addition of the A-5 Sanitary Sewer Lift Station will support future development within the Downtown area. Funding for the project was allocated through a budget amendment on March 5, 2024 (CAM #24-0036) in the Community Investment Plan (CIP). Funding was awarded for the design of the A-5 Sanitary Sewer Lift Station on January 7, 2025 (CAM #24-0861).

The proposed A-5 Sanitary Sewer Lift Station has been identified and discussed as a critical infrastructure need for several years due to capacity limitations at the existing A-7 Sanitary Sewer Lift Station within the A-7 sanitary sewer basin. These limitations have affected proposed development within the service area. The need for additional sanitary sewer lift stations, particularly in densely developed areas such as Downtown Fort Lauderdale, is common and driven by operational constraints. Specifically, sanitary sewer lift station motors are subject to limitations on daily run time to avoid overuse and potential mechanical failure that could render a station inoperable. The established City standard is an average run time of approximately ten (10) hours per day.

The City is unable to issue a development permit when a proposed development would cause a sanitary sewer lift station basin to exceed the standard without a programmed CIP project to address the deficiency. In recent years, several projects in this area have either been at-risk of not being permitted or required project modifications due to sanitary sewer capacity constraints.

To address similar issues in Downtown Fort Lauderdale, new sanitary sewer lift stations have been constructed in recent years at Peter Feldman Park and adjacent to Society Las Olas on SW 2 Street. In addition, a new sanitary sewer lift station is planned south of the New River near SW 5 Street. While sanitary sewer lift stations are standard wastewater infrastructure, identifying suitable locations in Downtown Fort Lauderdale can be challenging due to the limited availability of appropriately located City-owned property.

The A-5 Sanitary Sewer Lift Station is currently included in the City's CIP with an allocated budget of \$11.5 million, based on construction on a City-owned site. The preliminary design work has been completed; however, final design cannot proceed until a site is selected. City staff explored various site locations.

300–330 N Andrews Avenue

The City previously attempted to negotiate an easement on private property with the DNA project developer (BH3 Management) for a proposed development at 300–330 N Andrews Avenue. The negotiations concluded in late Summer 2025 after the developer requested that the City waive the project's capital expansion fees (approximately \$2.8 million) and park impact fees (approximately \$1.7 million), totaling approximately \$4.5 million. The City is unable to waive the fees but could identify an alternative City funding source to reimburse the applicable City accounts.

In addition, project staging considerations presented challenges at this location. The City would have required construction of the wet well and underground components prior to commencement of the building construction. While discussions included the possibility of the developer constructing the sanitary sewer lift station, City staff had concerns regarding reliance on the developer's construction schedule, particularly given that other nearby developments, including City Hall, would require the sanitary sewer lift station to be operational to obtain certificates of occupancy.

Additional Location Considerations

City staff evaluated other potential locations including the City Hall site (100 N Andrews Avenue), the City Hall Parking Garage, the One Stop Shop site, and the current Community Court property (18 NW 1 Avenue). The anticipated footprint of the sanitary sewer lift station is approximately 2,500 square feet with additional space needed for enhanced landscaping and screening.

Regardless of location, the sanitary sewer lift station would be designed and sited to minimize visual impacts and interference with future development. With the City Hall project advancing through developer negotiations and the restart of the One Stop Shop redevelopment process, staff included the downtown sanitary sewer lift station as part of the January 13, 2026 Fiscal Year (FY) 2027 Commission Prioritization Workshop agenda. The site selection and design will consider operational access for maintenance and servicing, visual aesthetics, and surrounding landscape treatments. If the sanitary sewer lift station is incorporated within a structure, a larger footprint and additional vertical clearance would likely be required to accommodate maintenance activities.

City staff remain committed to identifying an appropriate site that balances the City's infrastructure needs, fiscal considerations, and quality-of-life objectives.

Resource Impact

The fiscal impact will depend on the selected site for the proposed A-5 Sanitary Sewer Lift Station.

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Infrastructure and Resiliency initiative.

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

- The Infrastructure Focus Area, Goal 3: 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
- The Sanitary Sewer, Water & Stormwater Element
- Goal 3: Develop and maintain an adequate water supply, treatment and distribution system, which meets existing and projected needs of the service area in an efficient, economical, and environmentally sensitive manner.

Attachment

Exhibit 1 – Presentation

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