



REQUEST: Plat Review: City of Fort Lauderdale Police Headquarters Plat

Case Number	UDP-P22003	
Applicant	City of Fort Lauderdale	
Agent	Florentina Hutt, KEITH	
Plat Name	Fort Lauderdale Police Station Plat	
General Location	1300 W. Broward Boulevard and 1201 SW 1 st Street	
Legal Description	Blocks 117, 118, Lots 1 Through 14, and a Portion of Lots 15 Through 28, Block 125, Waverly Place and a Portion of Lots 7 Through 9 W.C. Valentines Survey	
Property Size	18.21 Acres (793,227.6 Square Feet)	
Zoning	Community Facility (CF), Boulevard Business (B-1), Residential Single Family and Duplex/Medium Density (RD-15)	
Existing Use	Police Headquarters and Multifamily Residential	
Future Land Use	Community Facility, Commercial, and Medium-High Residential	
Applicable ULDR Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Recommend Approval or Denial of the Plat to the City Commission	
Project Planner	Lorraine Tappen, Principal Urban Planner	LLT CP

PROJECT DESCRIPTION:

The applicant proposes to plat 793,277.6 square feet (18.21 acres) of land located at 1300 W. Broward Boulevard and 1201 SW 1st Avenue. The parcel includes the existing Police headquarters and a multifamily residential property acquired by the City. The applicant is platting the site to construct a new Police headquarters building and parking garage (Case Number UDP-S21029). The proposed plat includes the following plat note restriction: "This plat is restricted to 490,000 square feet of government complex." The location map of the subject property is attached as **Exhibit 1**. The plat and application are provided as **Exhibit 2**. The applicant's narrative responses to criteria are attached as **Exhibit 3**.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on April 26, 2022. All comments have been addressed and are attached as **Exhibit 4**. On May 18, 2022, the Planning and Zoning Board (PZB) deferred the item until June 15, 2022.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of rights-of-way, blocks and lots. The proposed plat will allow the development of 490,000 square feet of government complex. Criteria specific to the proposed development plan will be applied at the time of site plan review. If approved as submitted pending City Commission approval of the rezoning reviewed by the Planning and Zoning Board on April 20, 2022 (Case Number UDP-Z22003) all uses permitted in the Community Facility (CF) zoning district pursuant to ULDR Section 47-8.10, could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

The applicant is not proposing new roadways or a new street network as part of this plat application, but rather platting to redevelop the parcel to include the property acquired by the City at 1201 SW 1st Street and constructing associated site and right-of-way improvements.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 3 Objective FLU 3.1 which requires the plat to comply with the Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying Community Facilities, Commercial, and Medium-High Residential land use allows for the development the 490,000 square feet of government uses.

PUBLIC NOTICE

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant installed one sign on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted sign are included as part of **Exhibit 5**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and the Department and shall hear public comment on the application. The Planning and Zoning Board shall then determine whether the proposed plat meets the provisions of Section 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.

EXHIBITS:

1. Location Map
2. Plat and Application
3. Applicant's Narrative Responses to Criteria
4. DRC Comments, April 26, 2022
5. Sign Affidavit and Photograph of Sign Posting