



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES  
CITY HALL COMMISSION CHAMBERS  
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301  
WEDNESDAY, APRIL 20, 2022 – 6:00 P.M.**

<b>Board Members</b>	<b>June 2021 – May 2022</b>		
	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Jacquelyn Scott, Chair	P	11	0
Brad Cohen, Vice Chair (arr. 6:45)	P	8	3
John Barranco	P	10	1
Mary Fertig	P	11	0
Steve Ganon	P	11	0
Shari McCartney	P	10	1
William Rotella	A	9	2
Jay Shechtman	P	9	2
Michael Weymouth	P	8	3

It was noted that a quorum was present at the meeting.

**Staff**

Ella Parker, Urban Design and Planning Manager  
D'Wayne Spence, Assistant City Attorney  
Shari Wallen, Assistant City Attorney  
Karlanne Grant, Urban Design and Planning  
Tyler Laforme, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
Adam Schnell, Urban Design and Planning  
Lorraine Tappen, Urban Design and Planning  
Leslie Harmon, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

**Motion** made by Mr. Weymouth, and seconded by Mr. Cohen, to return the City Hall Chambers to pre-pandemic conditions and layout. In a voice vote, the **motion** passed unanimously.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Scott called the meeting to order at 6:00 p.m. Roll was called and the Pledge of Allegiance was recited. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

~~development team has met with the Sailboat Bend Neighborhood Association three times, and have also made a presentation to the City's Historic Preservation Board (HPB), which recommended approval of the project.~~

~~There being no further questions from the Board at this time, Chair Scott opened the public hearing.~~

~~Marc Dickerman, private citizen, stated that he is a resident of the Sailboat Bend neighborhood. He was not in favor of modifying the boundaries of this Historic District in order to exclude the Police Department, characterizing this behavior as "a slippery slope" that could lead other property owners to seek exclusion as well. He added, however, that he was supportive of forthcoming Agenda Items 6 and 7 and looked forward to construction of the new Police Department.~~

~~As there were no other individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.~~

~~**Motion** made by Ms. Fertig, seconded by Mr. Shechtman, to approve. In a roll call vote, the **motion** passed 8-0.~~

**7. CASE: UDP-S21029**

**REQUEST:** \*\* Site Plan Level IV Review; Public Purpose Use for 191,000 Square-Foot Police Facility with Relief of Front Setback Requirement, Parking Reduction, and Conditional Use for Indoor Firearms Range

**APPLICANT:** City of Fort Lauderdale

**AGENT:** Florentina Hutt, Keith

**PROJECT NAME:** Fort Lauderdale Police Headquarters

**GENERAL LOCATION:** 1300 W. Broward Boulevard and 1201 SW 1<sup>st</sup> Street

**ABBREVIATED LEGAL DESCRIPTION:** Valentine's Subdivision B-29 D Lots 7 Through 9 Blocks 117 and 118 and Waverly Place Subdivision Lots 1-28 Block 125

**ZONING DISTRICT:** Community Facility (CF), Boulevard Business (B-1), and Residential Multifamily Mid Rise/Medium High Density (RMM-25)

**PROPOSED ZONING:** Community Facility (CF)

**LAND USE:** Community Facilities, Commercial, and Residential Medium-High

**COMMISSION DISTRICT:** 2 – Steve Glassman

**NEIGHBORHOOD ASSOCIATION:** Sailboat Bend Civic Association

**CASE PLANNER:** Lorraine Tappen

Disclosures were made at this time.

Evan Segal, representing the Applicant, advised that he is the architect of record for the City as well as the Police Department in this case. The existing facility will be

maintained throughout construction of the new project, which created an issue regarding how to fit the proposed Community Center onto the site. There are three elements for which the City is requesting public purpose relief from zoning regulations, including a 17 ft. 10 in. front yard setback.

The City will comply with landscape requirements between Broward Boulevard and the subject building, as well as sidewalk requirements. Mr. Segal emphasized that the request only affects the proposed Community Center: the rest of the building is set back 43 ft. from the property line, exceeding the required 25 ft. Because the headquarters building is adjacent to residential uses on 12<sup>th</sup> Avenue, the first floor is set back 37 ft. from the property line, and the second and third levels of the building are stepped back further. The project's parking garage also complies with the 25 ft. setback requirement on the south side.

The City is also requesting a parking reduction. Current Code requires one space for every 250 gross sq. ft. of space, which would total 750 cars. The City asks that this be reduced to 577 cars. An analysis of the current and future uses of the Police Department indicates that this will be sufficient for the facility.

The City also plans to include a shooting range for the Police Department on the second floor of the parking garage's south side. This facility complies with all zoning regulations. This facility will mitigate sound for neighbors to the property and will include appropriate ventilation systems.

Mr. Weymouth asked if the parking analysis considers the number of Police Officers who take their vehicles home and return to headquarters for briefings. Mr. Segal confirmed this, estimating that 60 ground floor parking spaces in the garage accommodate this use.

Mr. Weymouth also asked if the Police Department has been approached regarding the possibility of locating its call center within the new facility. Mr. Segal replied that this has not been discussed.

Chair Scott asked if there is any room in the building to which the call center could be relocated in the future. Mr. Segal advised that there is a space on the third floor where future growth could be accommodated, although he reiterated that use as a call center has not been considered. He was not aware of the dimensional requirements of a call center.

There being no further questions from the Board at this time, Chair Scott opened the public hearing.

Lieutenant Adam Solomon of the Fort Lauderdale Police Department advised that he has been involved with this project since its inception, and thanked the Board for their consideration of the proposal.

As there were no other individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Weymouth, seconded by Vice Chair Cohen, to approve.

Attorney Wallen requested clarification of whether or not Mr. Weymouth's **motion** would include the conditions listed in the Staff Report. Mr. Weymouth confirmed that this was the case.

In a roll call vote, the **motion** passed 8-0.

**8. ~~CASE: UDP T22002~~**

~~**REQUEST:** \* Amending Section 47-14.10 List of Permitted, Conditional and Accessory Uses General Aviation Airport (GAA) District and Section 47-14.11, List of Permitted, Conditional and Accessory Uses Airport Industrial Park (AIP) District~~

~~**APPLICANT:** City of Fort Lauderdale~~

~~**GENERAL LOCATION:** General Aviation Airport and Airport Industrial Park Districts~~

~~**COMMISSION DISTRICT:** 1 — Heather Moraitis~~

~~**CASE PLANNER:** Karlanne Grant~~

~~Karlanne Grant, representing Urban Design and Planning, advised that the proposed Text Amendment would amend the ULDR to include the permitted and conditional uses within the General Aviation Airport and Airport Industrial Park zoning districts. The amendment would add a provision to allow for the Airport Advisory Board to recommend that the Planning and Zoning Board approve proposed uses not specifically listed in the use tables, subject to meeting the intent of the zoning district.~~

~~This request has been brought forth after frequent requests over the years to add uses to the above zoning districts which do not have adverse impacts but do not specifically align with the categories and use tables within those districts.~~

~~**Motion** made by Ms. Fertig, seconded by Mr. Weymouth, to approve.~~

~~There being no questions from the Board at this time, Chair Scott opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.~~

~~Attorney Wallen requested clarification that the **motion** was intended to include the conditions in the Staff Report. Ms. Fertig stated that the Staff Report is included in her **motion**.~~

~~In a roll call vote, the **motion** passed 8-0.~~

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~Motion made by Mr. Weymouth, and seconded by Mr. Cohen, to return the City Hall Chambers to pre-pandemic conditions and layout. In a voice vote, the motion passed unanimously.~~

~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

~~Mr. Weymouth requested that when the Board receives a package of the size of tonight's backup materials, it be provided to them somewhat earlier so the members will have sufficient time to review the Agenda. Ms. Parker advised that these materials could be provided electronically if that is the members' wish. The documents could be provided on a reusable thumb drive or via links that could be forwarded to the members.~~

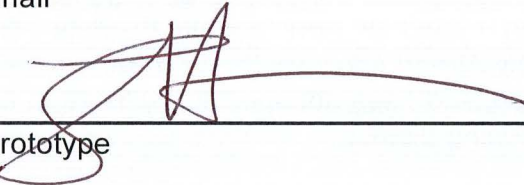
~~There being no further business to come before the Board at this time, the meeting was adjourned at 11:00 p.m.~~

~~Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.~~



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Chair



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Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]