



REQUEST: Rezoning 1.13 Acres of Land from Boulevard Business (B-1) and from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Community Facility (CF) District

Case Number	UDP-Z22003
Applicant	City of Fort Lauderdale
Agent	Florentina Hutt, Keith
Property Address	1300 W. Broward Boulevard and 1201 SW 1 st Street
Property Size	48,846 Square Feet/1.12 Acres
Current Zoning	Boulevard Business (B-1) and Residential Multifamily Mid Rise/Medium High Density (RMM-25)
Proposed Zoning	Community Facility (CF)
Existing Use	Surface Parking and Two One-story Multifamily Residential Buildings
Proposed Use	Police Headquarters
Future Land Use Designation	Commercial and Medium-High Residential
Applicable ULDR Sections	Section 47-24.4, Rezoning Criteria
Notification Requirements	Section 47-27.5, Sign Notice 15 days prior to meeting Section 47-27.5, Mail Notice
Action Required	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny
Project Planner	Lorraine Tappen, Principal Urban Planner LLT CP

PROJECT DESCRIPTION:

The applicant, the City of Fort Lauderdale, is requesting to rezone a 48,846 square-foot parcel of land, with split zoning, from Boulevard Business (B-1) District and Residential Mid-rise Medium High Density (RMM-25) District to Community Facility (CF) District, in order to construct the City of Fort Lauderdale Police Department headquarters, parking garage, and community center, under one site with a unified zoning designation. The application and project narratives, including rezoning criteria are attached as **Exhibit 1**. The location map and sketch and legal description of the parcels proposed to be rezoned are attached as **Exhibit 2**.

BACKGROUND:

The land proposed to be rezoned is located in the Sailboat Bend Historic District. The 0.85-acre portion of the site which is currently zoned B-1 includes surface parking for the existing police station and directly abuts W. Broward Boulevard. The 0.28-acre portion of the site which is currently zoned RMM-25 was recently acquired by the City for the redevelopment of the City's Police Department headquarters and includes two, one-story multi-family residential buildings, located on the north-west corner of SW 1st Street and SW 12th Avenue. The remaining 17 acres of land containing the existing Police Department headquarters and Public Works Department Fleet Services Facility is zoned CF. The associated development site plan (Case #UDP-S21029) is also scheduled on this agenda. Associated right-of-way vacations (Case #UDP-V22003 and Case #UDP-V22004) and plat (Case #UDP-P22003) will also be reviewed by the Planning and Zoning Board at a future date.

REVIEW CRITERIA:

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. *The zoning district proposed is consistent with the City's Comprehensive Plan.*

The portions of the property to be rezoned from B-1 and RMM-25 to CF have underlying future Commercial and Medium-High Residential future land use designations,

respectively. Both future land use designations permit community facilities. In addition, Goal 4 of the Coastal Management, Community Health and Safety Element states that the City shall coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, and ensure city-wide community health and public safety. The CF zoning designation is important to meeting the intent of Goal 4.

2. *The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.*

The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. A majority of the property related to the City's Police Department and Public Works Fleet Service Facility, which lies to the west and south of the subject sites is zoned CF. The CF zoning district will require a larger 25-foot side setback which can reduce the impacts on adjacent residential uses. Located in the Sailboat Bend Historic District, the unified land development regulations (ULDR) requires alterations or new development to meet material and design guidelines per UDLR Section 47-17.7.7, Sailboat Bend Material and Design Guidelines. In addition, development applications must meet the requirements of ULDR Section 47-25.3, Neighborhood Compatibility, to ensure adequate buffering of nonresidential uses adjacent to residential uses.

3. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

The uses permitted by the CF zoning district are compatible with the character of the surrounding districts and uses. The Community Facility District is intended to provide suitable locations for institutions serving public needs, including the administrative activities of a municipal, state or federal agency, religious facilities, educational facilities and other public purpose facilities which generally benefit the community. The area is characterized by the existing municipal facilities including the Police Department headquarters and the Fleet Services Facility, located on the same property as the subject sites, which have a Community Facilities future land use and Community Facility zoning designation. Adjacent school, commercial, residential uses are located to the north and east of the subject sites on properties with the Commercial and Medium-High future land use designations and B-1 and RMM-25 zoning districts where Community Facilities are also permitted.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1. A comparison of current and proposed dimensional standards for each district is provided in Table 2.

Table 1: Comparison of Zoning District Uses

Existing B-1 District Permitted Uses	Existing RMM-25 District Permitted Uses	Proposed CF District Permitted Uses
Automotive Uses	Residential Uses	Active and Passive Park
Boats, Watercraft and Marinas	Public Purpose Facilities	Civic and Private Clubs
Commercial Recreation	Child Daycare Facilities	Child Day Care Facilities
Food and Beverage Service	Nursing Home Facilities	Courthouse
Public Purpose Facilities	Accessory Uses, Buildings, Structures	Cultural, Educational, Civic Facility
Retail Sales	Urban Agriculture	Fire Facility
Services/Office Facilities		Government Administrative Office

Existing B-1 District Permitted Uses	Existing RMM-25 District Permitted Uses	Proposed CF District Permitted Uses
Accessory Uses, Buildings and Structures		House of Worship
Urban Agriculture		Library
		Nursing Home
		Museum and Art Gallery
		Parking Facility
		Policy Facility
		Post Office
		Public Maintenance and Storage
		Senior Citizen Center
		School
		Transportation Terminal
		Food Distribution Center
		Social Service Facility
		Utilities
		Accessory Uses, Buildings, and Structures
		Urban Agriculture
Conditional Uses	Conditional Uses	Conditional Uses
Charter and Sightseeing Boat	Community Residents	Cemetery, Crematory, Columbarium, Mausoleum
Marina	Lodging	College, University
Marine Service Station	Mixed-Use Development	Detention Center, Jail
Watercraft Sales on a Waterway	House of Worship	Helistop
Golf Course	School	Hospital, Medical, Public Health Clinic
Indoor Firearms Range	Social Service Residential Facility	Indoor Firearms Range
Mixed Development	Small and Intermediate Child Daycare Facility	Marina
Social Service Residential Facility	Nursing Home	Social Service Residential Facility
Adult Gaming Center		Addiction Treatment Center
Child Day Care Facilities		Communication Tower
Helistop		Radio Broadcast Facility
Medical Cannabis Dispensing Facility		

Table 2: Comparison of Dimensional Standards

	Existing Zoning Districts		Proposed Zoning District
	B-1	RMM-25	CF
Maximum Building Height	150 feet	55 depending on residential type	60
Maximum Building Length	N/A	NA and up to 300 feet for Townhouses, Multifamily Dwelling Units, Bed and Breakfast and Hotels	300 feet (maximum)

	Existing Zoning Districts		Proposed Zoning District
	B-1	RMM-25	CF
Minimum Floor Area Ratio (FAR)	N/A	N/A	1.0
Front Setback	5 feet	25 Feet	25 Feet
Rear Setback	15 feet	15-20 Feet depending on residential use type	25 Feet
Side Setback	0 feet 10 feet when contiguous to residential property	5-20 Feet depending on residential use type	25 Feet
Minimum Lot Size	N/A	4,000-10,000 Square Feet depending on residential use type	N/A

COMPREHENSIVE PLAN CONSISTENCY:

The City's Future Land Use Map indicates the areas to be rezoned have Commercial and Medium-High Residential future land use designations. Both future land use designations permit government administration buildings including police and community facility uses. The rezoning supports Goal 4 of the Coastal Management, Community Health and Safety Element, which states that the City shall coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resiliency of coastal area, and ensure city-wide community health and public safety.

PUBLIC PARTICIPATION:

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic association within 300 feet of the property. A summary of the meeting with the Sailboat Bend Civic Association on November 17, 2021 is attached as **Exhibit 3**. Also, a mail notification requirement to property owners within 300 feet of the property, which was completed and mailed on April 7, 2022.

In addition, this request is subject to public sign notification requirements established in ULDR, Section 47-27.4. Eight signs were posted on the property fronting the four right-of-ways. The public sign notice affidavit and photographs of the signs are attached as **Exhibit 4**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination, based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines the application meets criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with criteria for the rezoning and if consented to by applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with ULDR Section 47-26.B, Appeals.

EXHIBITS:

1. Application and Applicant's Narratives
2. Location Map and Sketch and Legal Description of Parcels Proposed for Rezoning
3. Public Participation Meeting Summary
4. Public Sign Notice Photographs and Affidavit