



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

#22-0702

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

FROM: Greg Chavarria, City Manager

DATE: August 16, 2022

TITLE: Quasi-Judicial Resolution Approving a Site Plan Level IV Development Permit with a Conditional Use Approval for An Indoor Firearms Range and Parking Reduction Request for a 48-Foot High, 191,000 Square-Foot - Fort Lauderdale Police Headquarters Building with a Parking Garage and Community Center – Case No. UDP-S21029 – 1300 W. Broward Boulevard – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider adopting a resolution authorizing the issuance of a Site Plan Level IV development permit for a 191,000 square-foot police facility, parking reduction request, and conditional use permit for an indoor firearms range.

Background

The City of Fort Lauderdale proposes to construct a new three-story (48-foot high) police headquarters building with a parking garage, and community center at 1300 W. Broward Boulevard including a request for a parking reduction, and a conditional use permit for an indoor firearms range. The application is a companion request to the public purpose use and structure application approved by the City Commission on July 5, 2022 (second reading of the ordinance is scheduled on the August 16, 2022 City Commission Agenda). There is also a separate right-of-way application (Case No. UDP-V22003), an alley vacation (Case No. UDP-V22004), a plat application (Case No. UDP-P22003), a rezoning (Case No. UDP-Z22003) and a utility easement vacation (Case No. UDP-EV22005) related to the proposed project on the August 16, 2022 City Commission agenda.

The application and applicant's narrative responses to Adequacy and Neighborhood Compatibility criteria are attached as Exhibit 1. The site plan set is attached as Exhibit 2.

The Development Review Committee (DRC) reviewed the site plan application on July 13, 2021. All comments have been addressed and are attached as Exhibit 3. The Police headquarters property is located in the Sailboat Bend Historic District. The applicant submitted three requests for Certificate of Appropriateness which included demolition requests for the existing police headquarters at 1300 W. Broward Boulevard and two multi-family buildings at 1201 SW 12th Avenue, as well as a Certificate of Appropriateness for construction of the three-story police headquarters, parking garage, and community

center. The Historic Preservation Board reviewed the applications at their November 3, 2021 meeting and approved the three requests for a Certificate of Appropriateness. Historic Preservation Board conditions for the Certificates of Appropriateness have been included herein. Existing buildings are considered non-contributing structures pursuant to the most recent Architectural Resource Survey of the Sailboat Bend Historic District, as they do not relate to the overall historic context of the district. The Historic Preservation Board staff report is attached as Exhibit 4. The November 3, 2021, Historic Preservation Board meeting minutes are attached as Exhibit 5.

The PZB reviewed the application at their meeting on April 20, 2022, and recommended the City Commission approve the site plan (8-0). The PZB staff report and minutes are attached as Exhibit 6 and Exhibit 7, respectively.

Review Criteria:

The City Commission shall consider the application and make a determination based on the following criteria:

- Sec.47-20.3, Parking Reduction
- Sec. 47-18.18, Indoor Fire Arms Range
- Sec. 47-25.2, Adequacy Requirements
- Sec. 47-25.3, Neighborhood Compatibility Requirements

The City Commission shall determine that the proposed development or use meets the standards and requirements of the ULDR and criteria for a site plan level IV development with a parking reduction, and conditional use request for an indoor firearms range, and approve, approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR, or deny the request.

Parking and Circulation:

The Police headquarters building, and the parking garage will have access from Broward Boulevard, SW 12th Avenue, and SW 14 Avenue. The traffic impact statement dated July 15, 2021, prepared by consultant, KEITH, indicates the proposed development is expected to generate 590 net new daily trips, 34 net new A.M. peak hour trips, and 45 net new P.M. peak hour trips. The threshold for a traffic study per the City's guidelines is 1,000 daily trips. Hence, this development only requires a traffic statement which is attached as Exhibit 8.

The proposed secured parking garage can accommodate 358 vehicles with an additional 30 visitor surface parking spaces and 28 secured surface parking spaces for other jurisdictional police officers and confiscated vehicles. There are 161 existing surface parking spaces on the northwest portion of the site that will be maintained for future parking.

Pursuant to ULDR Section 47-20.3.A.5.b, Parking Reduction Criteria, a parking reduction may be granted if it is determined that the use, site, structure or any combination of the same evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses. The

applicant is requesting a parking reduction of 183 spaces. A total of 760 parking spaces are required for the proposed use as shown in Table 1.

Table 1 – Parking Analysis

Use	Parking Ratio	Required
Government Administration (courts, police)	1 space per 250 gross square feet	760 spaces
Total Required		760 spaces
Total Provided		577 spaces

The applicant is proposing to provide 577 parking spaces, a 24% reduction. A parking reduction analysis dated March 18, 2022, was performed by consultant, AECOM, which determined that the 577 parking spaces proposed for the police administration use is sufficient to satisfy the projected peak parking demand. The applicant’s parking analysis has been approved by the City’s Transportation and Mobility Department. The parking reduction study which documents and supports the parking reduction is attached as Exhibit 9.

Conditional Use:

Pursuant to ULDR Section 47-8.10, List of Permitted and Conditional Uses, Community Facility (CF) Zoning District, an indoor firearms range must be reviewed as a conditional use. The applicant is proposing an indoor firearms range integrated into the parking garage based on the following criteria:

1. *Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Section 47-25.3;*

Refer to Adequacy and Neighborhood Compatibility section contained herein.

2. *Access, traffic generation and road capacities; Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.*

Refer to Parking and Circulation section contained herein.

3. *The applicant must show, and it must be found by the reviewing body that the following have been met:*

- a. *The location of the use or structure is not in conflict with the City’s Comprehensive Plan;*

The location of the use conforms to the City's Comprehensive Plan. The future land use designations, Community Facilities, Commercial, and Medium-High

Residential, all permit community facilities. 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, further the resiliency of coastal area, and ensure city-wide community health and public safety.

- b. *Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;*

The indoor firearms range will be located in a completely enclosed air-conditioned space on the third floor of the parking garage. The range will be approximately 180 feet from the closest residential building.

- c. *On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;*

The firing range will be constructed of eight-inch thick concrete walls with acoustical panels on the interior to absorb sound. No noise from the indoor firearms range will be audible outside the range or parking garage.

- d. *The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;*

There are no other indoor firearms ranges within this Community Facility zoning district, and as part of a police facility, the indoor firearms range is compatible with the zoning district.

- e. *There are no adverse impacts of the use which affect the health, safety and welfare of adjacent properties.*

The proposed development does not adversely impact the health, safety and welfare of adjacent properties.

Indoor Firearms Range:

ULDR Section 47-18.18 requires any indoor firearms range to comply with the conditions and restrictions outlined below and will be reviewed and approved by the City's police department.

1. *It shall be located in a completely enclosed building.*

The firearms range will be located in the southwest corner of the parking garage, approximately 180 feet from the nearest residential building, in a completely enclosed area.

2. *It shall be adequately soundproof so that no noise from such range shall emanate outside the building in which it is located.*

The firing range will be constructed of eight-inch-thick concrete walls with acoustical panels on the interior to absorb sound. No noise from the indoor firearms range will be audible outside the range or parking garage.

3. *It shall be adequately air conditioned.*

The firearms range will be air conditioned.

4. *Its construction shall comply with all local, state and federal safety specifications required for indoor ranges prior to the issuance of a certificate of occupancy by the city's building department.*

The construction of the indoor firearms range will comply with all City, state, and federal safety specifications required for indoor ranges.

5. *At all times it shall have in attendance at least one (1) employee, trained in the use of firearms, who shall be responsible for seeing that the operation of the range and firearms used therein are in accordance with accepted safety practices.*

The ranges will be supervised by Police Department officers trained in the use of firearms.

6. *No weapon or firearm shall be permitted upon range premises or discharged upon the range which weapon or firearm does not comply with the Florida Weapons Law, F.S. Chapter 790, and the Federal Gun Control Act of 1968. Noncompliance with this section shall be grounds for revocation of the permit for such range.*

Weapons or firearms used in the firearms range will comply with the Florida Weapons Law and the Federal Gun Control Act.

Adequacy and Neighborhood Compatibility:

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. A traffic impact statement dated July 15, 2021, prepared by KEITH indicates the proposed development will have minimal impact on the adjacent roadway network. The traffic impact statement is attached as Exhibit 8. Water and wastewater are serviced by the City of Fort Lauderdale and a capacity letter was issued on September 1, 2021, by the City's Public Works Department, which identified the plant facilities, pump station and associated infrastructure servicing this project and the project's impact on capacity. The letter indicates that there is sufficient capacity for both water and wastewater to service the project. The City's water and sewer capacity letter is attached as Exhibit 10.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar

adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.”

Building massing, as well as the incorporation of the setbacks outlined herein for the proposed new headquarters were designed with consideration of the surrounding lower scale of the residential historic district. While the maximum height in the Community Facility (CF) zoning district is 60 feet, the existing structure is 42 feet, 7 inches in height to the roof deck, and the proposed new headquarters is 48 feet in height to the roof deck. The garage structure is 43 feet, 6 inches in height to the roof deck. The east elevation of the main headquarters building directly faces one and three-story residential structures within the historic district along SW 12th Avenue that are zoned RMM-25 and Residential Multifamily Low Rise/Medium High Density District (RML-25). The maximum height for structures in the RMM-25 and RML-25 zoning districts is 35 feet. Additional redevelopment in the RMM-25 and RML-25 districts could be built to the maximum 35 feet. The site design provides for a significant setback between the building and the property line and incorporates added landscaping as well as an 8-foot-high stainless steel green wall system with planting material. Existing canopy trees along the perimeter of the property will continue to buffer the residential neighborhood to the south and east. An eight-foot picket fence will be installed along the southeast corner and southern property line.

Neighborhood compatibility criteria include limiting illumination from nonresidential uses to no more than one foot-candle on any abutting residential property. The photometric plan shows that residential properties across the street from the headquarters building and the parking garage on SW 12th Street and Middle Street would receive less one foot-candle of light.

Comprehensive Plan Consistency:

The proposed site plan aligns with the City’s Goals, Objectives and Policies, specifically Future Land Use Element, Goal 2, Objective 2.1: Neighborhood Compatibility, which states, “protect existing and future residential neighborhoods from impacts created by more intense adjacent uses.” The site plan which includes the community center and enhanced landscaping and public space along Broward Boulevard meets Objective UD 2.1 of the Urban Design Element, promoting community identity through building and streetscape enhancement, with the focus on primary entrances and gateways to the City. The redeveloped Police Department headquarters fulfills 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:

Site plan level IV applications are subject to the public participation requirements established under ULDR Section 47-24.1.F.14. A public participation meeting was held on November 17, 2021, to offer the Sailboat Bend Civic Association the opportunity to

learn about the proposed public purpose use, site plan application, and rezoning. The required public participation summary, mail notification affidavit and sign affidavit are attached as Exhibit 11.

Conditions of Approval

Should the City Commission approve the development, the following conditions apply:

1. Per the Historic Preservation Board conditions of approval, all glass must be clear with an option of Low-e coating for greater energy efficiency, a separate Certificate of Appropriateness application will be required for any new signs on the property, and prior to the submittal of a building permit, applicant shall submit additional details showing the proposed rooftop mechanical screening provides adequate coverage with no visibility of mechanical equipment.
2. Prior to the submittal of a building permit, the applicant shall execute a Parking Reduction Order, and record the order in Broward County Public Records.
3. Prior to master permit approval, right-of-way vacation ordinance for the existing alley and segment of SW 1st Street in conflict with proposed site plan approval shall be approved by City Commission and be in full force and effect.
4. Prior to issuance of final certificate of occupancy, applicant shall record a public pedestrian sidewalk access easement along the south side of West Broward Boulevard (State Road 842), to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way as approved by the Florida Department of Transportation.
5. Prior to issuance of final certificate of occupancy, applicant shall record a public pedestrian sidewalk access easement along the west side of SW 12th Avenue, to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way.
6. Prior to issuance of final certificate of occupancy, applicant shall dedicate a 10-foot-wide utility easement to encompass the segment of 8-inch water main extension from W. Broward Boulevard and SW 12th Avenue right-of-way to include the 8-inch water meter within the property to facilitate City operational and maintenance access as approved by the City Engineer.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Community Response and Safety initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- Public Safety
- Goal 6: Build a Safe and Well-Prepared Community.
- Objective: Prevent and Solve Crime in All Neighborhoods

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 Public Safety Focus Area
- The Coastal Management, Community Health and Safety Element
- Goal 4: 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.

Related CAMs

#22-0657
 #22-0658
 #22-0659
 #22-0711
 #22-0712
 #22-0774

Attachments

Exhibit 1 – Application and Applicant’s Narrative Responses to Criteria
 Exhibit 2 – Site Plan Set
 Exhibit 3 – July 13, 2021 DRC Comments
 Exhibit 4 – March 7, 2022 Historic Preservation Board Staff Report
 Exhibit 5 – March 7, 2022 Historic Preservation Board Meeting Minutes
 Exhibit 6 – April 20, 2022 PZB Staff Report
 Exhibit 7 – April 20, 2022 PZB Meeting Minutes
 Exhibit 8 – Traffic Impact Statement, July 15, 2021, KEITH
 Exhibit 9 – Parking Reduction Study, March 18, 2022, AECOM
 Exhibit 10 - Water and Sewer Capacity Letter, September 14, 2021
 Exhibit 11 – Public Participation Summary, Mail Notification Affidavit, and Sign Affidavit
 Exhibit 12 – Resolution Approving
 Exhibit 13 – Resolution Denying

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