



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

**#22-0444**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** July 5, 2022

**TITLE:** First Reading – Quasi-Judicial Ordinance Approving a Rezoning from  
Boulevard Business (B-1) and from Residential Multifamily Mid  
Rise/Medium High Density (RMM-25) District to Community Facility (CF)  
District – Case No. UDP-Z22003 – 1300 W. Broward Boulevard and 1201  
SW 1st Street – (**Commission District 2**)

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**Recommendation**

Staff recommends the City Commission consider an ordinance 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 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.

**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 are zoned CF. The associated development site plan (CAM No. 22-0445) is also scheduled on this agenda.

The application and applicant's narratives are attached as Exhibit 1. The location map and sketch and legal description of parcels proposed to be rezoned are attached as Exhibit 2. The Planning and Zoning Board (PZB) reviewed the application on April 20, 2022 and recommended approval by a vote of 8-0. The PZB meeting minutes and staff report are attached as Exhibit 3 and Exhibit 4, respectively.

The City Commission shall consider the application, the record and recommendations forwarded by the Department and Planning and Zoning Board and public comments on the application to determine whether the application meets the criteria for a rezoning.

## **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**

<b><i>Existing B-1 District Permitted Uses</i></b>	<b><i>Existing RMM-25 District Permitted</i></b>	<b><i>Proposed CF District Permitted Uses</i></b>
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
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

<b>Existing B-1 District Permitted Uses</b>	<b>Existing RMM-25 District Permitted</b>	<b>Proposed CF District Permitted Uses</b>
		Accessory Uses, Buildings, and Structures
		Urban Agriculture
<b>Conditional Uses</b>	<b>Conditional Uses</b>	<b>Conditional Uses</b>
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**

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

	Existing Zoning Districts		Proposed Zoning District
	B-1	RMM-25	CF
		Multifamily Dwelling Units, Bed and Breakfast and Hotels	
<b>Minimum Floor Area Ratio (FAR)</b>	N/A	N/A	1.0
<b>Front Setback</b>	5 feet	25 Feet	25 Feet
<b>Rear Setback</b>	15 feet	15-20 Feet depending on residential use type	25 Feet
<b>Side Setback</b>	0 feet 10 feet when contiguous to residential property	5-20 Feet depending on residential use type	25 Feet
<b>Minimum Lot Size</b>	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.

**Resource Impact**

There is no fiscal impact associated with this action.

**Strategic Connections**

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

- The Public Safety Focus Area
- 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 CAM**

#22-0445

### **Attachments**

Exhibit 1 – Application and Applicant’s Narratives

Exhibit 2 – Location Map and Sketch and Legal Description of Parcels Proposed for Rezoning

Exhibit 3 – April 20, 2022 PZB Staff Report

Exhibit 4 – April 20, 2022 PZB Meeting Minutes

Exhibit 5 – Ordinance

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