



REQUEST: Site Plan Level IV Review: Public Purpose Use Request: 48-foot high, 191,000 Square-Foot Police Facility with Relief of Front Setback Requirement, Parking Reduction Request, and Conditional Use Permit for Indoor Firearms Range.

Case Number	UDP-S21029	
Applicant	City of Fort Lauderdale	
Authorized Agent	Florentina Hutt, Keith	
Project Name	Fort Lauderdale Police Headquarters	
Property Address	1300 W. Broward Boulevard and 1201 SW 12 th Avenue	
Property Size	18.21 Acres (793,227.6 Square Feet)	
Current Zoning	Community Facility (CF), Boulevard Business (B-1) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)	
Proposed Zoning	Community Facility (CF) (Case No. UDP-Z22003)	
Existing Use	Police Headquarters and Multifamily Residential	
Proposed Use	Police Headquarters	
Future Land Use Designation	Community Facilities, Commercial and Medium-High Residential	
Setbacks	Community Facility (CF) Minimum Setbacks	Proposed Setbacks
Front (North)	25 feet	17'-7" at community center 43'-8" at main building
Side (West)	25 feet	Over 100' to property line, other existing structures on site to remain
Side (East)	25 feet	25' at parking garage 38'-7" at main building
Rear (South)	25 feet	88'-6"
Applicable ULDR Sections	Sec. 47-18.26, Public Purpose Use Sec.47-17.20.3, Parking Reduction Sec. 47-24.3, Conditional Use Sec. 47-18.18, Indoor Firearms Range Sec. 47-25.2, Adequacy Requirements Sec. 47-25.3, Neighborhood Compatibility Requirements	
Notification Requirements	Sec. 47-24.1 Public Participation Sec. 47-27.6 Sign Notice 15 days prior to meeting	
Action Required	Recommend Approval, Approval with Conditions, or Denial to the City Commission	
Project Planner	Lorraine Tappen, Principal Urban Planner	<i>LLT CP</i>

PROJECT DESCRIPTION:

The applicant proposes to construct a new three-story (48-foot high) police headquarters with a parking garage, and community center at 1300 W. Broward Boulevard and 1201 SW 12th Avenue. Per the City's Unified Land Development Regulations (ULDR) Section 47-18.26, Public Purpose Uses, consideration of a use or structure for public purposes which requires relief from a zoning regulation may be requested for review and approval by the City Commission. As part of the public purpose request, the applicant is requesting relief from the setback requirements, a parking reduction, and a conditional use permit for an indoor firearms range. A companion request for rezoning portions of the Police headquarters property from Boulevard Business (B-1) and Residential Mid-rise Medium High Density (RMM-25) District to Community Facility (CF) District (Case #UDP-Z22003) 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.

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

PRIOR REVIEWS:

The Development Review Committee (DRC) reviewed the rezoning with associated site plan application on July 13, 2021. All comments have been addressed and are available on file with the Development Services Department.

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 the multi-family residence at 1201 SW 12th Avenue, as well as a Certificate of Appropriateness for Major Alteration for construction of the three-story Police headquarters, parking garage, and community center. The Historic Preservation Board reviewed the Certificate of Appropriateness applications at their November 3, 2021 meeting and approved the three requests for a Certificate of Appropriateness. Conditions for the Certificate of Appropriateness for construction of the new Police headquarters have been included herein. Both existing buildings are considered non-contributing structures in the most recent Architectural Resource Survey of the Sailboat Bend Historic District, as they do not relate to the overall historic context. The Historic Preservation Board application and staff report are attached as **Exhibit 3**. The November 3, 2021 Historic Preservation Board meeting minutes are attached as **Exhibit 4**.

REVIEW CRITERIA:

The following criteria apply to the proposed request:

- Sec. 47-18.26, Public Purpose Use
- Sec.47-17.20.3, Parking Reduction
- Sec. 47-24.3, Conditional Use
- Sec. 47-18.18, Indoor Fire Arms Range
- Sec. 47-25.2, Adequacy Requirements
- Sec. 47-25.3, Neighborhood Compatibility Requirements

PUBLIC PURPOSE USE:

Pursuant to ULDR Section 47-18.26, Public Purpose Use, publicly-owned structures require City Commission approval and the City Commission may consider relief from a zoning regulation for public purpose uses such as the proposed police headquarters. Application for a public purpose use must address the following criteria:

1. *A description of the zoning regulation from which relief is necessary to conduct the public use or construct the public structure;*

The applicant is requesting relief from the 25-foot Community Facility zoning district front setback. The curvilinear façade of the community center proposed to be built with the new Police Department headquarters will have a 17.58-foot setback to bring the gateway feature closer to view from Broward Boulevard. The streetscape will include a 5-foot sidewalk, canopy trees, and landscaping between the community center and the right-of-way.

2. *A description of the need for the public use or structure including a description of other similar uses or structures and their locations in the city;*

The current police headquarters is located in the Sailboat Bend Historic District and was built in the 1950s when the Police Department and the City were both significantly smaller. The 85,000 square-foot building is over 60 years old, functionally obsolete, and parts of it are in a deteriorating condition. The new facility would offer 191,000 square feet of public safety

administrative space, built with current Florida Building Code standards that incorporate improved hurricane resistance. In addition, a large community center on the west side of the facility will offer space for public meetings held by the Police Department or for other community meetings. The site will also include a parking garage for police vehicles and an indoor firearms range fully enclosed within the parking garage.

Similar structures in the City include the Police Department's substation at 1291 Sistrunk Boulevard, which is located in the Regional Activity Center – West Mixed Use (NW-WMU) Zoning District adjacent to residential uses in the Residential Low Rise/Medium Density (RM-15) Zoning District. This Police substation is located in an area containing a number of historically designated properties. The Woodlawn Cemetery, Avis McSmith House, and the Old Dillard High School are all located within a half mile of the substation. A City Fire Rescue Department station is also located at 528 NW 2nd Street, which is located in the Regional Activity Center – West Mixed Use (NW-WMU) Zoning District, adjacent to residential uses in the Residential Low Rise/Medium Density (RM-15) Zoning District.

3. *A description of the reason why the proposed location is necessary in relation to the need for the use or structure;*

The new proposed Police Department headquarters will replace the existing building on the same property and is necessary to maintain and enhance police operations. The site provides space for required Police Department functions, in addition to a parking garage, community center, and plaza space. The headquarters building and the 5,262-square-foot community center are designed with a transparent curved façade that will highlight the presence of the building at a key entry corridor to the City's Downtown. Another important aspect of the design to note is that the critical secure parts of the buildings have been carefully setback from the curbs/public roads for security reasons, as well as to retain sensitivity to the scale of the proposed building in relation to the neighborhood.

4. *A description of what makes the location of the use or structure on the property desirable;*

The existing 18.21-acre site of the Police Headquarters provides sufficient land area for the for the new headquarters, parking garage, community center, indoor firearms range, and plaza space. In addition, the property is also the site of the Public Works Fleet Services Division, which provides fuel and automotive repair services for Police Department vehicles. While located in the Sailboat Bend Historic District, properties along Broward Boulevard, including the existing Police Headquarters building, were all deemed noncontributing in the most recent Architectural Resource Survey of the Sailboat Bend Historic District, as they do not relate to the overall historic context. This is also reflected in the original Sailboat Bend Historic District Study done in 1992, where the commercial properties located along Broward Boulevard were determined act as buffers to the residential properties in the historic district. The new station has been designed to maintain and improve police operations, while enhancing compatibility with the surrounding area through improvements to the site, including new facilities with a community center as well as streetscape and landscaping design.

5. *A description of the economic and environmental impact on the area as a result of permitting the use or structure;*

The new headquarters, community center, parking garage, and indoor firearms range are designed in a manner that will allow the existing police headquarters to remain operational while the new building is under construction. The new headquarters, public plaza, and parking garage will be built on the existing parking lot on the east side of the property. Once the new building is finished, the existing headquarters will be demolished and the community center can be constructed. The new buildings will be raised two feet above base flood elevation to prevent flooding and support long term resilience. A new public plaza located between the new headquarters and a visitor parking lot will include Florida-friendly landscaping. Existing canopy

trees along the perimeter of the site will be enhanced with Royal Palm Trees along Broward Boulevard.

6. *A description of the impact of the use or structure on neighboring properties;*

Building massing, as well as the incorporation of the proposed setbacks for the new headquarters considered the surrounding lower scale of the residential historic district. In comparison to the existing Police Station Headquarters located on the same site, 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 proposed garage structure is 43 feet 6 inches in height to the roof deck.

The east elevation of the main headquarters building directly faces low scale residential structures along SW 12th Avenue. The site design provides for a significant setback between the building and the property line and incorporates an added landscaping buffer, inclusive of an eight-foot high stainless steel green wall system. Refer to the Adequacy and Neighborhood Compatibility and Parking and Circulation analysis sections for additional information.

7. *A description of how the site plan addresses any negative impacts which might occur as a result of permitting the use or structure;*

Existing canopy trees along the perimeter of the property will continue to buffer the residential neighborhood to the south and east. In addition, the parking garage was designed to reduce the impact of lighting from cars in the parking garage with 3-foot, 10-inch inch solid precast concrete guardrails along the periphery of the upper floors. The applicant is requesting relief from the 25-foot front setback for the community center located just east of the entryway to better situate the community center as a gateway feature, while allowing space for a public plaza south of the community center and west of the headquarters building. Otherwise, the project incorporates large setbacks from the property line that primarily meet or exceed requirements for the Community Facility zoning district. Table 1 outlines the setbacks for the proposed structures.

Table 1- Setbacks for Proposed Buildings and Community Facility

	Community Facility (CF) Minimum Setbacks	Proposed Setbacks
Front (North)	25 feet	17'-7" at community center 43'-8" at main building
Side (West)	25 feet	Over 100' to property line, other existing structures on site to remain
Side (East)	25 feet	25' at parking garage 38'-7" at main building
Rear (South)	25 feet	88'-6"

8. *A description of off-site or on-site factors which mitigate any negative impacts which might occur as a result of permitting the public use or structure; and*

The property is lined with fully grown mature live oak trees that will remain and which create a green buffer between the new building and parking garage and the surrounding residential neighborhood. The proposed design of the headquarters building exhibits a contemporary modern design and enhanced presence on Broward Boulevard with the third-floor cantilevering over the first-floor façade along Broward Boulevard and the concrete eyebrow that follows the

curvilinear shape of the first floor's front façade. There is a deep overhang between the first and third floor, supported by a series of columns, to create a large outdoor covered patio on the second floor. The main entrance to the headquarters is on the west façade facing the public plaza. Access to the main entrance and public plaza is from the driveway leading from Broward Boulevard and sidewalks connecting Broward Boulevard and new visitor parking to the front entrance. The 5,262-square foot community center designed with a transparent curved façade is proposed adjacent to Broward Boulevard on the west side of the facility, which will be available to the Police Department and the community. Exhibits on the existing building, its architects, and the historic context within the Sailboat Bend neighborhood will be on display in the Police Headquarters lobby. Refer to the Adequacy and Neighborhood Compatibility and Parking and Circulation analysis sections for additional information.

9. *A description of the efforts to locate other sites for the use or structure and reasons why other sites are not as desirable as the site proposed (factors in considering feasibility may include land use, zoning, economic, geographic factors and size).*

A Downtown location was explored, but using the location of the current site is ideal for the new Police Headquarters. With proximity to I-95, it permits Police officers and staff easy access from neighborhood substations. The location is also in the vicinity of the Broward Sheriff's Office, and within a short distance from City Hall, the Broward Sheriff's Office Main Jail and the Broward County Courthouse.

PARKING AND CIRCULATION:

The Police headquarters building and the parking garage will have access from Broward Boulevard, SW 12th Avenue, and SW 14th Avenue. The traffic impact statement dated July 15, 2022, 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 5**.

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 also 64 specialty vehicle parking spaces and 30 motorcycle parking spaces on the ground floor of the parking garage. 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 6**.

CONDITIONAL USE PERMIT:

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 second 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 walls of 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 6**. 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 7**.

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 public purpose use and 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. According to the applicant, 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 purposed use, site plan application, and rezoning.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted eight (8) signs along the right-ways of the property and has met the requirements of this Section. The required public participation summary, mail notification affidavit and sign affidavit are attached as **Exhibit 8**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- Sec. 47-18.26, Public Purpose Use
- Sec.47-17.20.3, Parking Reduction
- Sec. 47-24.3, Conditional Use
- Sec. 47-18.18, Indoor Fire Arms Range
- Sec. 47-25.2, Adequacy Requirements
- Sec. 47-25.3, Neighborhood Compatibility Requirements

The Planning and Zoning Board shall determine that the proposed development or use meets the standards and requirements of the ULDR and criteria for a Public Purpose Use, with a parking reduction, and conditional use request for an indoor firearms range, and recommend approval, approval with conditions necessary to ensure compliance with the standards and requirements of the ULDR, or denial, to the City Commission. If approved, the following conditions apply:

CONDITIONS:

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 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 Blvd. and SW 12th Avenue right-of-way to include the 8-inch water meter within private property to facilitate City operational and maintenance access as approved by the City Engineer.

EXHIBITS:

1. Application and Applicant's Narrative Responses to Criteria
2. Site Plan Set
3. Historic Preservation Board Application and Staff Report
4. November 3, 2021 Historic Preservation Board Meeting Minutes
5. Parking Reduction Study, March 18, 2022, AECOM
6. Traffic Impact Statement, July 15, 2021, KEITH
7. Water and Sewer Capacity Letter dated September 14, 2021
8. Public Participation Affidavit, Mail Notification Affidavit, and Sign Affidavit