



# REZONING APPLICATION

Rev: 2 | Revision Date: 8/8/2019 | I.D. Number: DSD.UDP.RZ

## PLANNING & ZONING BOARD (PZB)

**DEADLINE:** Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. **REZONING \$2,200.00**

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

REZONING APPLICATION			
<b>OWNERSHIP INFORMATION</b>			
<b>Property Owner's Name</b>	For purpose of identification City of Fort Lauderdale/NER is the APPLICANT		
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.		
Address, City, State, Zip	1300 W Broward Blvd, Fort Lauderdale, FL 33312		
Phone Number / E-mail Address	/		
<b>Proof of Ownership</b>	<b>Agent Authorization Form</b>		
<b>Applicant / Agent's Name</b>	If AGENT is to represent Florentina Hutt, AICP, J- KEITH consent is required		
<b>Applicant / Agent's Signature</b>			
Address, City, State, Zip	301 E Atlantic Blvd Pompano Beach, FL 33060		
Phone Number / E-mail Address	954.788.3400	/	FHutt@keithteam.com
<b>LOCATION INFORMATION</b>			
<b>Project Name</b>	Fort Lauderdale Police Headquarters	<b>Project Address</b>	1300 W Broward Blvd
<b>Legal Description</b>	VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD, & LOT 9 N 850 LESS RD &		
<b>Tax ID Folio Numbers</b> <i>(For all parcels in development)</i>	504209010070, 504209092510		
<b>Future Land Use Designation</b>	Community Facilities, Commercial	<b>Current Use of Property</b>	Police Department
<b>REQUIREMENT COMPARISON</b>		<b>EXISTING DISTRICT</b>	<b>PROPOSED DISTRICT</b>
<b>Zoning District</b>	B-1, RMM-25		CF
<b>Minimum Lot Size</b>			
<b>Lot Density</b>			
<b>Lot Width</b>			
<b>Building Height (Feet / Levels)</b>			

APPLICANT AFFIDAVIT		STAFF INTAKE REVIEW	
<i>I acknowledge that the Required Documentation and Technical Specifications of the application are met:</i>		<i>For Staff use only:</i>	
<b>PRINT NAME:</b>	Florentina Hutt	<b>INTAKE BY:</b>	
<b>SIGNATURE:</b>		<b>REVIEWED BY:</b>	
<b>DATE:</b>	04/01/2022	<b>CASE NUMBER:</b>	
		<b>DATE:</b>	

ID Number: DSD.UDP.RZ  
 Revision Date: 10/01/2020  
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Uncontrolled in hard copy unless otherwise marked



CASE: UDP-Z22003  
 Exhibit 2  
 Page 1 of 3



April 3, 2022

Mr. Anthony Fajardo, Director  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

**RE: Rezoning Application  
Fort Lauderdale Police Headquarters**

Dear Mr. Fajardo,

On behalf of the City of Fort Lauderdale (Owner), KEITH and AECOM teams are pleased to submit this application for a rezoning of the property located at the SW intersection of W Broward Boulevard and SW 12<sup>th</sup> Avenue within the City of Fort Lauderdale. The property is zoned Community Facility (CF), Boulevard Business (B-1) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25) with an underlying future land use of Community Facilities, Commercial and Medium-High Residential. The proposed project will be developed as headquarters for the Fort Lauderdale Police Department. The portion of the property that is zoned B-1 and RMM-25 will undergo a rezoning process to CF, to allow for a cohesive development of the entire site for public purpose use.

**As per Section 47-25, of the City's Unified Land Development Regulations (ULDR), 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 property is currently zoned Community Facility (CF), Boulevard Business (B-1) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25) with an underlying future land use of Community Facilities, Commercial and Medium-High Residential. The portion of the property to be zoned from B-1 and RMM-25 to CF has an underlying future land use of Commercial and Medium-High Residential which allow for community facility uses, such as police stations, designed to serve the residential areas. Thus, the proposed rezoning meets the intent of the land use designation.

In addition, the proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Urban Design Element, Goal 2, Objective UD 2.1 promoting community identity through building and streetscape enhancement, with the focus on primary entrances and gateways to the City. The proposed development is located on Broward Blvd, which is a gateway to City of Fort Lauderdale. The improvements to Fort Lauderdale Police Headquarters include aesthetic and functional considerations in the design to support and enhance the visual quality, livability and character of the City.

[www.KEITHteam.com](http://www.KEITHteam.com)

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

Most of the site is already zoned CF and the rezoning from B-1 and RMM -25 to CF will create a unified zoning district to allow for redevelopment of the existing Police Headquarter at this location. In addition, the development in the surrounding areas is characterized by commercial uses along Broward Boulevard and residential uses in the Sailboat Bend neighborhood. The changes anticipated by the proposed rezoning will have a positive impact by allowing a community facility development which will serve the neighborhood.

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 CF zoning district abuts B-1 zoning district along Broward Boulevard, and RMM-25, RML-25, PUD and P to the east, south and west. Business and residential zoning districts are compatible with community facility zoning district, as public purpose uses allowed in CF are meant to serve commercial and residential neighborhoods.

Thank you for your review of this application. Please feel free to contact (954) 788-3400 if you require additional information or have questions regarding this application. We look forward to working with you on this exciting project.

Respectfully Submitted,



Florentina Hutt, AICP  
Senior Planner



*Engineering Inspired Design.*