



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

#22-0711

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

FROM: Greg Chavarria, City Manager

DATE: August 16, 2022

TITLE: Public Hearing – Quasi-Judicial Ordinance Approving a Public Purpose Use
and Structure: 191,000 Square-Foot Police Facility – Fort Lauderdale Police
Headquarters – Case No. UDP-S21029 – 1300 W. Broward Boulevard –
(Commission District 2)

Recommendation

Staff recommends the City Commission consider adopting an ordinance approving a Public Purpose Use and Structure providing relief from zoning regulations for a 191,000 square-foot police facility.

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. Per the City's Unified Land Development Regulations (ULDR) Section 47-18.26, Public Purpose Uses, consideration of a use or structure for public purpose 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 companion request to rezone portions of the police headquarters property from Boulevard Business (B-1) District and Residential Mid-rise Medium High Density (RMM-25) District to Community Facility (CF) District is also scheduled on this agenda (CAM No. 22-0712).

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

The Development Review Committee (DRC) reviewed 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 Certificates 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. 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.

ULDR Section 47-18.26, Public Purpose Uses, requires that both the Planning and Zoning Board (PZB) and City Commission review a structure that is requesting relief from a zoning regulation. The PZB reviewed the application at their meeting on April 20, 2022 and recommended the City Commission approve the public purpose use (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. 47-18.26.F, Public Purpose Use

The City Commission 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.

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. The applicant is requesting relief from the 25-foot Community Facility zoning district front setback. The 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. Table 1 outlines the proposed setback of the building.

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"

The City Commission may approve or approve with conditions the application for location of a public use or structure based on the following criteria per ULDR Section 47-18.26.F:

1. There is a need for the use or structure to be located where proposed.

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 to 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.

2. The use meets a valid municipal purpose.

In March 2019, sixty-three percent of City residents voted to approve a public safety bond that allocates up to \$100 million to construct a new police headquarters. By replacing the existing Police building, the City will be able to maintain and enhance the level of service provided by our Fort Lauderdale Police Department.

3. *The location of the use or structure is not in conflict with the City Comprehensive Plan.*

The location of the use and structure is not in conflict with the City's Comprehensive Plan. The property is designated Commercial, Community Facility, and Medium Residential on the future land use map. These designations permit community facilities including government administration and police facilities. Furthermore, 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.

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

The existing 18.21-acre site of the Police Headquarters provides sufficient land area 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 property is lined with fully grown existing 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.

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

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. As a comparison, the existing Police Station Headquarters 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.

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 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.

6. *Alternative locations have been identified and reviewed or it has been determined that no feasible alternative locations are available.*

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, the location 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.

7. *The proposed site is found to be the most feasible for location of the public use or structure.*

The existing 18.21-acre site of the Police Headquarters provides sufficient land area for the new headquarters, parking garage, community center, indoor firearms range, and plaza space. The new Police 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. 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.

8. *The public purposes to be met by the location of the use or structure outweigh the application of the zoning regulation and prohibiting the location of the public use or structure.*

The public purpose to be met by the location of the new Police facility outweighs meeting the Community Facility (CF) zoning designation front setback by providing a new community center is a highly visible portion of the property. Using the existing site is a cost-effective method for keeping the Police Headquarters in proximity to Public Works Fleet Services, City Hall, the Broward County Courthouse, and the Broward County jail.

Public Participation

Public purpose applications are subject to the public participation requirements established under ULDR Section 47-24.4.A. 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. The required public participation summary, mail notification affidavit and sign affidavit are attached as Exhibit 8.

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: 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 areas, and ensure city-wide community health and safety.

Related CAMs

#22-0657

#22-0658

#22-0659

#22-0702

#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

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Exhibit 7 – April 20, 2022 PZB Meeting Minutes

Exhibit 8 – Public Participation Summary, Mail Notification Affidavit, and Sign Affidavit

Exhibit 9 – Ordinance

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