



REQUEST: Site Plan Level IV Review: Public Purpose Use for a Temporary Fire Station in the Central Beach Regional Activity Center

Case Number	PLN-SITE-20020002	
Property Owner/Applicant	City of Fort Lauderdale	
Agent	Alex Scheffer, P.E., Craven Thompson & Associates	
General Location	735 North Fort Lauderdale	
Property Size	70,573 square feet / 1.62 acres	
Existing Use	Vacant Lot	
Zoning	A-1A Beachfront Area District (ABA)	
Future Land Use Designation	Central Beach Regional Activity Center	
Applicable Unified Land Development Regulations (ULDR) Sections	47-18.26, Public Purpose Use	
	Required	Proposed
Density	N/A	N/A
Building Height	200 feet max	13.3 feet
Building Length	200 feet max	70 feet x 27.3 feet
Setbacks/Yards		
Front (South)	10 feet min	57.50 feet
Side (East)	20 feet min	334.10 feet
Side (West)	10 feet min	68.10 feet
Rear (North)	20 feet min	62.41 feet
Open Space	68,660 square feet	
Landscape Area	22,746 square feet / 32.30% of site	
Parking	92 parking spaces	
Notification Requirements	ULDR Section 47-28.26, E, Public Purpose Uses ULDR Section 47-27.2, Sign Notice 15 days prior to meeting ULDR Section 47-27.4, Public Participation ULDR 47-27.5, Mail Notice	
Action Required	Recommend Approval, Approval with Conditions, or Denial to the City Commission	
Project Planner	Karlanne Grant, Urban Planner III	<i>KJ</i> <i>EP</i>

PROJECT DESCRIPTION:

The applicant, the City of Fort Lauderdale, is requesting a public purpose use approval to develop the vacant parcel of land located on the north-west corner of the intersection of North Fort Lauderdale Beach Boulevard and Vistamar Street, to accommodate a temporary fire station trailer and a surface parking lot consisting of 81 public spaces and 11 secured parking spaces dedicated for fire department staff. The Application, Site Plan, Survey and Applicant's Narrative responses to applicable criteria are provided as **Exhibit 1**.

PRIOR REVIEWS:

The application was reviewed by Development Review Committee (DRC) on March 10, 2020. The DRC Report and complete application is available on file with the Department of Sustainable Development (DSD). The application was presented before the Historic Preservation Board (HPB) for Review and Comment on July 6, 2020 (Case Number PLN-HP-COA-20020002), due to the site's proximity to the Bonnet House and requirements to conduct a Phase I Archaeological Survey of

the property prior to commencing construction. A more detailed analysis of the Phase I Archaeological Survey is located in the Archaeological Survey section contained herein.

HPB members discussed the use of the site and discussed a concern regarding noise associated with fire sirens and potential impacts on the adjacent Bonnet House property, a designated historic landmark. It was clarified that the fire truck used its siren when needed in traffic and that there will not be a siren on the building. The staff report concluded that proposed construction of the temporary fire station and surface parking lot will have a low level to no impact on the visual nature on the Bonnet House. Most concerns and questions from Board members were addressed during the meeting and the Board was accepting of the temporary fire station, but did not support the permanent use of the site as a parking lot. The HPB Staff Report and HPB Meeting Minutes, are provided as **Exhibit 2 and 3**, respectively.

REVIEW CRITERIA:

Pursuant to ULDR Section 47-18.26, Public Purpose Use, the following criteria are used to evaluate Public Purpose Use applications:

- A. Any provision to the contrary notwithstanding, publicly owned structures may be erected and lands used for public purposes, in any zoning district in the city unless prohibited by the city comprehensive plan; provided, however, no building or use permit shall be issued by the city for any such plans, locations or use without the prior approval of the City Commission as provided herein.

Acknowledged by applicant.

- B. Consideration of the approval of a use or structure for public purposes which requires relief from a zoning regulation of the city shall be initiated by filing an application for approval with the department by the property owner or the person or entity wishing to use the property for a public purpose.

Acknowledged by applicant.

- C. An application for a public use or structure shall include:
 - 1. A conceptual site plan showing the size and location of all structures on or to be located on the property, including but not limited to elevations, location of vehicular and pedestrian ingress and egress, landscaping and floor plans. If the public purpose is to utilize property as a social service residential facility, the site plan shall show how the use or structure meets the requirements of Section 47-18.32;

Not applicable. A Social Service Residential Facility (SSRF) is not proposed.

- 2. A legal description of the property;

A legal description is provided on the Survey submitted as part of Exhibit 1.

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

The site is located within the A-1-A Beachfront Area (ABA) zoning district in with the underlying land use of Central Beach Regional Activity Center. The applicant is requesting relief from Section 47-12.5 because a fire station is not a permitted use within the ABA zoning district.

- 4. 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 purpose of constructing the temporary fire station on the proposed site is to maintain emergency and fire services in the area while nearby Fire Station #13, located at 2871 East Sunrise Boulevard, will be demolished and reconstructed at its existing location.

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

The proposed location is necessary to maintain emergency and fire services for the area. This location was selected as a City-owned and controlled property in the immediate vicinity of the existing Fire Station #13.

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

The proposed location is located within close proximity to the existing Fire Station #13, which will be temporarily unavailable while reconstruction takes place, and will serve to maintain emergency and fire services for the area in the interim.

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

There are very minor economic and environmental impacts expected as a result of permitting the use of a fire station on this property. The City may generate revenue from the proposed public parking lot proposed adjacent to the temporary fire station, if a decision to meter the parking spaces is made. The proposed construction permit will consider the environment and will meet or exceed all environmental permitting requirements, including but not limited to Florida Wildlife and Conservation (FWC) for site lighting, Broward County Environmental Protection and Growth Management Department (EPGMD) for Stormwater and Sanitary Sewer, Florida Department of Environmental Protection (FDEP) for Coastal Construction Line (CCL) and Domestic Water and Irrigation requirements.

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

The use and structure will have a minor impact on neighboring properties. The site plan is designed to provide firetruck access ingress through the middle of the site at an existing median and curb cut and egress directly out to a dead-end driveway, which terminates at the Bonnet House property. No traffic impacts are expected while the fire station is in use at this location.

There will be positive impact on the neighboring properties and community as a whole, as there will be new curb and gutter with 7-foot wide sidewalks aligning the entire perimeter of the site along with street trees and landscaping.

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

The site plan was carefully laid out to provide the most effective ingress and egress to not interfere with existing traffic flow. There are no additional curb cuts proposed along State Road A-1-A or Vistamar Street, which are the primary pedestrian corridors serving the site. The existing 5-foot sidewalk will be replaced with a larger 7-foot wide sidewalk.

10. 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 on-site and off-site factors which mitigate potential impacts including the following:

- Decrease in emergency services response time to the immediate surrounding area;
- Increase in safety for the area with an increase in City presence to the immediate surrounding area;
- Improved ADA/pedestrian accessibility with new sidewalk proposed along Vistamar Street and Breakers Avenue; and,
- Improvement to the appearance of the property with the addition of street trees, fencing, turtle-friendly lighting, and landscaping.

11. 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).

The proposed location is the closest City-owned vacant property with proper dimensions and size to accommodate the proposed temporary fire station, while being within close proximity to existing Fire Station #13 east of the Sunrise Boulevard Intracoastal bridge. The station needs to be located east of the bridge for quickest response time for the barrier island. There are no feasible alternative locations for the temporary facility.

- D. The application shall be reviewed by the city department responsible for review of development permits for a determination that the application is complete and forwarded to the development review committee (DRC). After review and comments by the DRC, the application shall be forwarded to the planning and zoning board for review. The recommendation of the DRC and the planning and zoning board shall be forwarded to the City Commission.

Acknowledged by applicant.

- E. The City Commission shall hold two (2) public hearings to consider an ordinance approving a public purpose use or structure and shall provide notice of hearing utilizing the same notice requirements as for a rezoning.

Acknowledged by applicant.

- F. The City Commission may approve or approve with conditions the application for location of a public use or structure based on the following findings:
 1. There is a need for the use or structure to be located where proposed.

There is a need for the temporary fire station #13 to be located within the existing service area of the existing fire station #13 that will be demolished and reconstructed.

2. The use meets a valid municipal purpose.

The proposed temporary fire station will provide emergency services to the City.

3. The location of the use or structure is not in conflict with the city comprehensive plan.

The property has an underlying land use of Central Beach Regional Activity. A more detailed analysis of the consistency with the City's Comprehensive Plan is located in the Comprehensive Consistency section contained herein.

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

No on-site or off-site conditions exist which reduce the impact of the public use.

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.

The following on-site improvements are proposed:

- On-site drainage improvements that meet stormwater criteria from Broward County & City requirements;
- On-site landscaping to enhance the site and provide an additional buffer for the Bonnet House;
- On-site sidewalk to provide full ADA access and connectivity throughout the site; and,
- On-site turtle friendly lighting including CPTED design elements to improve safety and security around the property.

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

Alternative locations were not considered because there are no other City-owned locations available within close proximity to the existing fire station #13 to service the area.

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

The proposed site is the most feasible location because it is the only city-owned property within close proximity to the existing fire station #13 for the temporary fire station to service the area.

8. The public purpose 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 applicant has determined that this will be a determination by the City Commission.

- G. The approval of a public use or facility shall terminate when the use or facility is no longer publicly owned or used, and the property upon which the use or facility is located shall be subject to the requirements of the zoning district within which it is located.

Acknowledged by applicant. The public use of the temporary fire station #13 shall terminate when the construction of the new Fire Station #13 is completed, the fire department staff has mobilized at the new location and is fully operational.

In addition, the Adequacy criteria of ULDR Section 47-25.2 is not required as part of reviewing a public purpose use but has been evaluated to assess the demand created on the proposed temporary fire station. Water and wastewater are serviced by the City of Fort Lauderdale and a capacity letter was issued 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 no improvements to water and wastewater infrastructure are needed to service the project. The capacity letter is attached as **Exhibit 4**.

PARKING AND TRANSPORTATION:

Vehicular ingress and egress for the public parking spaces are located at the midpoint of the site along Vistamar Street. Ingress access for the fire station shares the same ingress as the public parking spaces and the egress is located at the southwest corner of the site. The site provides a total of 92 parking spaces on-site where 11 of the parking spaces are located within the fenced area of the temporary fire station structure.

In addition, the applicant has submitted a Traffic Impact Statement identifying that the fire station will generate 1 PM peak-hour trip. The applicant does not propose a use that will generate more than 1,000 daily trips, therefore a for a traffic impact study is not required for the project. The Traffic Impact Statement is provided as **Exhibit 5**.

ARCHAEOLOGICAL SURVEY

A Phase I Cultural Resource Assessment Survey was conducted by Environmental Services, Inc. (ESI). During the course of the survey, no archaeological sites, isolated artifacts, or historical structure remains were encountered. ESI concluded that the proposed project could proceed without further concern of impacts to significant cultural resources. This report is under review by the Historic Preservation Planner. The Phase I Cultural Resource Assessment Survey is provided as **Exhibit 6**.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.1 Concurrency Management, Policy 1.1.1, ensuring that adequate facilities and services are in place, and Objective 1.11, Central Beach Regional Activity Center Design Guidelines, Policy 1.11.2, enhancing landscaping, street and pedestrian amenities through the development review process within the Central Beach RAC.

The Comprehensive Plan requires that the City track development in the RAC and monitor the number of units and vehicular trips allocated to individual projects. As proposed, the project requires the allocation of 1 PM peak-hour trip. Table 1 below provides a summary of the vehicular trips allocated to date.

Table 1 – Central Beach RAC Development Vehicular Trips Tracking Summary

Total Summary - Trips	
Total Peak Hour Trips Permitted	3,220
Built and Approved Trips ⁽¹⁾	3,190
Demolition Credits ⁽²⁾	50
Number of Available Trips	80
Allocation for Temporary Fire Station #13	1
Number of Trips Available if Proposed Temporary Fire Station #13 is Approved	79

(1) Includes built projects, approved not yet built, and pending litigation.

(2) Demolition credits for properties that demolition structures after 1989 and did not receive new approvals.

PUBLIC PARTICIPATION:

The application is subject to the public participation requirements established in ULDR Section 47-27.4, which applies to projects within 300 feet of City-recognized civic associations. To meet the public participation meeting requirement, the applicant presented at the Central Beach Alliance Civic Association virtual meeting on August 6, 2020, to provide an opportunity for comments from the public. The public participation meeting summary and affidavit are provided as **Exhibit 7**.

In addition, this request is subject to mail notice and sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of three signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted signs, reflecting the meeting date of September 16, 2020, are provided as **Exhibit 8**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

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

- ULDR Section 47-18.26, Public Purpose Use

The applicant has submitted narratives outlining how the project complies with the applicable sections of the ULDR as described herein and attached as **Exhibit 2**, to assist the Board in determining if the proposal meets these criteria.

The Planning and Zoning Board shall determine if the proposed development or use meets the standards and requirements of the ULDR and criteria for Public Purpose Use, and shall forward its recommendation to the City Commission.

CONDITIONS OF APPROVAL:

Should the Planning and Zoning Board approve the request, the following conditions are proposed:

1. Coordinate with FPL to remove the unused overhead power line fronting the east side of the property along North Fort Lauderdale Beach Boulevard prior to issuance of the building permit.

EXHIBITS:

1. Application, Site Plan, Survey and Narrative Responses to Code Criteria
2. July 6, 2020, HPB Staff Report
3. July 6, 2020 HPB Meeting Minutes
4. Water/Sewer Capacity Letter
5. August 27, 2020 Traffic Impact Statement
6. Phase I Cultural Resource Assessment Survey
7. Public Participation Meeting Summary and Affidavit
8. Public Sign Notice and Affidavit