



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0921

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: November 17, 2020

TITLE: Public Hearing - Quasi-Judicial Ordinance Approving a Public Purpose Use
for a Temporary Fire Station and a Surface Parking Lot in the Central Beach
Regional Activity Center - 735 North Fort Lauderdale Beach Boulevard -
Case No. PLN-SITE-20020002 - (**Commission District 2**)

Recommendation

Staff recommends the City Commission consider an ordinance approving a public purpose use for a temporary fire station and a surface parking lot in the Central Beach Regional Activity Center located at 735 North Fort Lauderdale Beach Boulevard.

Background

The applicant, the City of Fort Lauderdale, is requesting a public purpose use approval to develop the vacant parcel of land located on the Northwest 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 proposed location is the closest City-owned vacant property to the existing Fire Station #13, located at 2781 East Sunrise Boulevard. The proposed location has the proper dimensions and size to accommodate the proposed temporary fire station, while being located east of the Sunrise Boulevard Intracoastal bridge, for enhancing response time for the barrier island. There are no other feasible alternative locations for a temporary facility. The application, site plan, survey, and applicant's narrative responses to applicable criteria are provided as Exhibit 1.

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, a requirement to conduct a Phase I Archaeological Survey of the property will be needed, prior to commencing construction, due to the site being located in an archaeologically significant zone. The July 6, 2020 HPB Staff Report and Meeting Minutes, which were provided as exhibits for the Planning and Zoning Board (PZB), are provided as Exhibit 2 and 3, respectively.

A Phase I Cultural Resource Assessment Survey was conducted by Environment Services, Inc (ESI), previously provided as an exhibit to PZB, is provided as Exhibit 4. The City's archaeology consultant, Coastal Archaeology & History Research, Inc., along with the Historic Preservation Planner reviewed the Phase I Cultural Resource Assessment Survey and found it to be inconclusive due to the limited number of tests conducted and limited access to portions of the site. Monitoring of all ground disturbing work is required in accordance with the recommendation provided by Coastal Archaeology & History Research, Inc. At time of permitting, a Letter of Agreement from a professional archaeologist will be required to be submitted to the Historic Preservation Planner. Upon completion of the ground disturbing work, a final monitoring report must be submitted. The letter provided by Coastal Archaeology & History Research, Inc is provided as Exhibit 5.

On September 16, 2020, the PZB reviewed the application and recommended approval by a vote of 9-0, subject to staff conditions. Please refer to the September 16, 2020, PZB Staff Report attached as Exhibit 6, to review staff conditions, as well as detailed analysis of the application and public purpose use criteria. In addition, exhibits presented to the PZB are also attached and include the following:

- Water and Wastewater Capacity Letter (Exhibit 7)
- August 27, 2020, Traffic Impact Statement (Exhibit 8)
- Public Participation Meeting Summary (Exhibit 9)
- PZB Public Sign Notice and Affidavit (Exhibit 10)

Additionally, the September 16, 2020 PZB Draft meeting minutes are attached as Exhibit 11.

Pursuant to the City's Unified Land Development (ULDR) Code, Section 47-18.26, Public Purpose Uses, the City Commission shall consider the application, the record, and recommendations forwarded by the staff. According to cited Code, the PZB and shall hear public comment on the public purpose use application and determine if the public purpose use meets the criteria of the ULDR. To review the proposed ordinance, please refer to Exhibit 12.

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: Provide quick and exceptional fire, medical, and emergency response

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community.

Attachments

Exhibit 1 – Application, Site Plan, Survey, and Applicant's Narrative Responses
Exhibit 2 – July 6, 2020 HPB Staff Report
Exhibit 3 – July 6, 2020 HPB Meeting Minutes
Exhibit 4 – Phase I Cultural Resource Assessment Survey Report
Exhibit 5 – September 8, 2020 Coastal Archaeology & History Research Letter
Exhibit 6 – September 16, 2020 PZB Staff Report
Exhibit 7 – Water and Wastewater Capacity Letter
Exhibit 8 – August 27, 2020 Traffic Impact Statement
Exhibit 9 – Public Participation Meeting Summary
Exhibit 10 – PZB Public Sign Notice and Affidavit
Exhibit 11 – September 16, 2020 PZB Draft Meeting Minutes
Exhibit 12 – Ordinance

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