



Application Number 022-UP-89

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

## Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name <b>Broward County - Construction Management Division</b>			
Address <b>115 S. Andrews Avenue, Room A550</b>	City <b>Fort Lauderdale</b>	State <b>FL</b>	Zip <b>33301</b>
Phone <b>954-357-6419</b>	Email <b>amusarra@broward.org</b>		
Agent for Owner/Applicant/Petitioner <b>Walters-Zackria Architects</b>		Contact Person <b>Abbas Zackria</b>	
Address <b>5813 N. Andrews Way</b>	City <b>Fort Lauderdale</b>	State <b>FL</b>	Zip <b>33309</b>
Phone <b>954-522-4123</b>	Email <b>abbas@wza-architects.com</b>		
Plat/Site Plan Name <b>Broward County Public Safety Complex</b>			
Plat/Site Number <b>022-UP-89</b>	Plat Book - Page (if recorded) <b>Book 141, Page 47</b>		
Folio(s) <b>5042 05 45 0010</b>			
Location  <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <span>Corner north</span> <span>side of</span> <span>W. Broward Blvd.</span> <span>at/between/and</span> <span>NW 27 Avenue</span> <span>and/of</span> <span>NW 25 Terrace</span> </div> <div style="display: flex; justify-content: space-between; align-items: flex-start; font-size: small; margin-top: 5px;"> <span><i>north side/corner north</i></span> <span><i>street name</i></span> <span><i>street name / side/corner</i></span> <span><i>street name</i></span> </div>			

Type of Application (this form required for all applications)
Please check all that apply (use attached <b>Instructions</b> for this form).
<input type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )
<input checked="" type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )
<input type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i> )
<input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)
<input type="checkbox"/> <b>Vacation</b> ( <i>Notary Continuation Form</i> Affidavit required, fill out <i>Business Notary</i> if needed)

<b>Application Status</b>			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number 005-CM-19	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name BSO Public Safety Complex - Parking Garage Training Center		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<b>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) COMMERCE (60)	Land Use Plan Designation(s) COMMERCE (60)
Zoning District(s) CF (COMMUNITY FACILITIES)	Zoning District(s) CF (COMMUNITY FACILITIES)

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated <u>within</u> eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
<p>Are there any existing structures on the site? <span style="float: right;"><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</span></p>					
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
COMMERCE (60)	308,294 G.S.F.	ON-GOING	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		COMMERCE (60)	105,000 G.S.F.

**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

*Latoya Clarke Grant*  
Owner/Agent Signature

Oct. 15, 2020  
Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 15 day of October, 2020, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

*Latoya Clarke Grant*  
Name of Notary Typed, Printed or Stamped

*[Signature]*  
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

99 963798  
Serial Number (if applicable)

**For Office Use Only**

Application Type: Note amendment

Application Date: 10/26/2020

Acceptance Date: 11/02/2020

Fee: \$2,090

Comments Due: 11/23/2020

Report Due: 12/11/2020

CC Meeting Date: TBD

Adjacent City or Cities: Fort Lauderdale

- Plats       Surveys       Site Plans       Landscaping Plans       Lighting Plans  
 City Letter       Agreements

Other: FDOT Pre-App Letter

- Distribute To:  
 Full Review       Planning Council       School Board       Land Use & Permitting  
 Health Department       Zoning Code Services (BMSD only)       Administrative Review

Other:

Received By: *[Signature]*



ARCHITECTS

October 7, 2020

Attn.: Ms. Josie P. Sesodia, AICP  
Director,  
Broward County Environmental Protection and Growth Management Department  
Planning and Development Management Division  
1 N. University Drive, Suite 102-A  
Plantation, Florida, 33324

**Re: Narrative for Application to Amend or Revise Level of Approved Development  
Proposed Multi-story Parking Garage and Training Center Building  
at the Broward Sheriff's Office Public Safety Complex  
2601 W. Broward Boulevard  
Fort Lauderdale Florida 33301  
File #018-UP-83**

Dear Ms. Sesodia,

Following is our narrative for the Application to Amend or Revise Level of Approved Development:

Broward Sheriff's Office (BSO) desires to add a new building, comprised of a multi-story Parking Garage with a multi-story Training Center, to the existing Broward County Public Safety Complex at 2601 W. Broward Boulevard in Fort Lauderdale.

The location of the new building will be in the Northwest corner of the Complex. Currently there are surface parking lots, drive aisles, and a helipad located in this area of the site. These will be removed to make room for the new Parking Garage / Training Center building.

There are 815 existing surface-lot parking spaces. The multi-story parking garage will provide 661 parking spaces. The total on-site parking count will be 1,434 spaces.

BSO command staff have determined that the new Training Center is necessary to provide staff working at the Complex with a state-of-the-art facility to help them better serve the public. It will provide up to a total of 105,000 gross square feet of enclosed area.

The existing Plat Note language:

**“This plat is restricted to 280,900 sq. ft. of office use and 27,394 sq. ft. of industrial use (2,194 sq. ft. - proposed; 25,200 sq. ft. - existing)”.**

The proposed Plat Note language:

“This plat is restricted to 385,900 s.f. of office use and 27,394 s.f. of industrial use.”

If you have any additional questions or comments, please contact our office.  
Thank you.

Sincerely,

Alan Fertel, LEED AP  
Project Manager

