



## Legislation Details (With Text)

**File #:** R-2024-077    **Version:** 1    **Name:** 23-DP-03 / Police Headquarters  
**Type:** Resolution    **Status:** Passed  
**File created:** 1/30/2024    **In control:** Planning Division  
**On agenda:** 3/6/2024    **Final action:** 3/6/2024  
**Title:** A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving A Request For A Special Exception And The Design And Site Plan For A 98,899-Square Foot Public Facility (Police Headquarters) Development Located At 401 South Park Road, Hollywood, Florida. (23-DPS-03)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution Police Headquarters 23-DPS-03.pdf, 2. EXHIBIT A.pdf, 3. EXHIBIT B.pdf, 4. Attachment A\_PDB\_Staff Report\_2023\_1114.pdf, 5. Attachment A\_Application\_Part 1.pdf, 6. Attachment A\_Application\_Part 2.pdf, 7. Attachment A\_Application\_Part 3.pdf, 8. Attachment A\_Application\_Part 4.pdf, 9. Attachment A\_Application\_Part 5.pdf, 10. Attachment A\_Application\_Part 6.pdf, 11. Attachment A\_Application\_Part 7.pdf, 12. Attachment A\_Application\_Part 8.pdf, 13. Attachment A\_Application\_Part 9.pdf, 14. Attachment A\_Community Outreach.pdf, 15. Attachment A\_Land Use and Zoning Map pdf.pdf, 16. Attachment B\_O-2023-18.pdf

Date	Ver.	Action By	Action	Result
3/6/2024	1	Regular City Commission Meeting		
3/6/2024	1	Regular City Commission Meeting		

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving A Request For A Special Exception And The Design And Site Plan For A 98,899-Square Foot Public Facility (Police Headquarters) Development Located At 401 South Park Road, Hollywood, Florida. (23-DPS-03)

*Infrastructure & Facilities*

Staff Recommends: Approval of the attached Resolution.

**Explanation:**

In March of 2019 voters approved the General Obligation Bond which included funding for a new Police Headquarters. The proposed development is located on lands zoned for Government Use within the Parks and Open Space Land Use designation within the City's Comprehensive Plan and designated Recreation and Open Space on the BrowardNEXT County Land Use Plan.

To enable this development, the City amended the Comprehensive Plan to align with the

BrowardNEXT Plan in enabling civic uses within lands designated open space and recreation. The City Commission adopted this amendment on September 20, 2023 (O-2023-18) and it was subsequently transmitted to the State for review. Upon the State's confirmation of the transmittal with no advisory comments, the text amendment was recertified by the Broward County Planning Council on January 25, 2024.

The purpose of the Government Use ("GU") zoning district is to accommodate lands owned, leased, or operated by a governmental agency. The GU zone has fewer zoning controls regarding height, setback, and densities than traditional districts. Notably, the primary zoning control for the GU zone requires any building or use to receive a Special Exception when adjacent to single-family, RM-9, RM-18, or RM-25 zoning districts.

The proposed 3-story Police Headquarters facility is 98,899 square feet in size and is 57 feet in height with the supporting communication tower at 264 feet in height. The proposal includes a 4-level parking garage, which is subject to an alternate agreement that may reduce the scope of the garage to 3 levels, if required. The garage consists of 366 parking spaces located to the south (interior) of the site. The public entrance is located along South Park Road at the intersection of a newly proposed service road. The proposed development has three vehicular access points: (1) from South Park Road, (2) the newly proposed service roadway, and (3) an emergency access from Entrada Drive.

The item was heard by the Planning and Development Board ("PDB") meeting, acting as the Local Planning Agency, on November 14, 2023, where the Board recommended approval for the Special Exception, Design, and Site Plan applications. As this proposal is located within a GU zone, final approval lies with the City Commission.

After PDB meeting, the site plan underwent minor revisions with respect to the east garage elevation, waste management, and modifications to the right-of-way and sidewalks depicted on the plan as a result of the County's platting comments. The changes are reflected in Exhibit B of the Resolution.

Attachment II: November 14, 2023, Planning and Development Board Staff Report and Backup.

Attachment III: Ordinance O-2023-18

Fiscal Impact:

Approval of this Resolution will not fiscally impact the City.

Recommended for inclusion on the agenda by:

Anand Balam, Planning Manager

Andria Wingett, Director, Development Services

Raelin Storey, Assistant City Manager