CITY OF
FORT LAUDERDALE

HISTORIC PRESERVATION BOARD MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue, Fort Lauderdale, FL 33301
Monday, March 7, 2022
5:00 PM

AGENDA

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

II.a Approval of February 7, 2022, Historic Preservation Board Minutes

February HPB Draft Minutes

III. PUBLIC SIGN-IN / SWEARING-IN / DISCLOSURES

IV. AGENDA ITEMS:

IV.a Certificate of Appropriateness for Demolition and New Construction
CASE: UDP-HP21028
REQUESTS: Demolition of the Existing Police Department Headquarters Building located at 1300 W. Broward Boulevard; Demolition of (2) Multi-Family Residential Structures located at 1201 SW 12th Avenue; New Construction of Police Department Headquarters.
APPLICANT: City of Fort Lauderdale
AGENT: Elisabeth A. Bernitt, AECOM
ADDRESS: 1300-1350 W Broward Boulevard and 1201-1205 SW 1st Street 1-8
LEGAL DESCRIPTION: 1300-1350 W Broward Boulevard: VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD,& LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LOTS 5 TO 28 BLK 125 & THAT POR OF VAC SW 1 ST & SW 2 ST BETWEEN SAID BLKS IN OF SUB WAVERLY PLACE OF 2-19 D 1201-1205 SW 1st Street 1-8: WAVERLY PLACE 2-19 D LOT 1 THRU 4 & S1/2 OF VAC ALLEY ABUTTING SAID

LOTS BLK 125
ZONING DISTRICT: CF, B-1, RMM-25
COMMISSION DISTRICT: 2 - Steven Glassman

UDP-HP21028 Staff Report
Certificate of Appropriateness Application, Narrative, and Photos
Demolition Rider, Narrative, and Photos
Cultural Resource Assessment Survey Report
Property Survey
Architectural Plans
Material Specifications

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

VI.a Telling the Story of the Sailboat Bend Historic District

VI.b Amendment to 2022 Historic Preservation Board Meeting Schedule

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PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 at a minimum of 2 days prior to the meeting and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

AGENDA ITEM NO. II.a

HISTORIC PRESERVATION BOARD AGENDA ITEM REPORT

DATE: March 7, 2022

CASE:

REQUEST(S):

APPLICANT/ OWNER:

AGENT:

ADDRESS:

HISTORIC LANDMARK /
HISTORIC DISTRICT:

GENERAL LOCATION:

LEGAL DESCRIPTION:

ZONING DISTRICT:

COMMISSION DISTRICT:

BACKUP:

February HPB Draft Minutes

CITY OF FORT LAUDERDALE

DRAFT

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
City Commission Chambers
City Hall
100 N Andrews Avenue, Fort Lauderdale, FL 33301
Monday, February 7, 2022 - 5:00 P.M.

		Cumulative Attendance 6/2021 through 5/2022	
Board Members	**Attendance**	**Present**	**Absent**
Jason Blank, Chair	A	4	2
Arthur Marcus, Vice Chair	P	8	1
Richard Bray	P	1	0
Donald Karney	P	9	0
Barbara Lynes	P	6	3
David Parker	P	9	0
Richard Rosa (at 5:04 p.m.)	P	8	1
Tim Schiavone	P	9	0

City Staff
Shari Wallen, Assistant City Attorney
Trisha Logan, Historic Preservation Planner
Vasilya Allakhverdieva, Planning Assistant
Jamie Opperlee, Recording Secretary, Prototype Inc.

Communication to the City Commission
None.

Index		**Owner/Applicant**	**Page**
1.	UDP-HP22003	1008 W Las Olas Blvd, John McDonald	2
2.	UDP-HP21042	329 SW 2nd Street, Martin L. Zisholtz	4
3.	UDP-HP22001	824 SE 2nd Street, Towers at Las Olas, LLC	7
		Communication to the City Commission	11
		For the Good of the City	12

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:01 p.m.

II. Determination of Quorum/Approval of Minutes

a. Approval of Minutes: January 3, 2022

Motion made by Mr. Karney, seconded by Mr. Schiavone:
To approve the minutes of the January 3, 2022, meeting as presented.
In a voice vote, the motion **passed 6-0**.

III. Public Sign-in/Swearing-In

All members of the public wishing to address the Board on any item were sworn in.

Mr. Rosa arrived at 5:04 p.m.

Board members disclosed communications and site visits for each agenda item.

IV. Agenda Items:

1. Index

REQUEST: **Certificate of Appropriateness for Major Alteration**

- Replacement of Existing Tile Roof with Asphalt Shingle Roof
-

Case Number	UDP-HP22003	**FMSF#**	
Owner	John McDonald		
Applicant	John McDonald		
Address	1008 W Las Olas Blvd		
General Location	Approximately 150 feet west of the intersection of SW 10th Ave and W Las Olas Blvd		
Legal Description	WAVERLY PLACE 2-19 D LOT 6 BLK 107		
Existing Use	Single Family Residential		
Proposed Use	Single Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	*47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-17.7.B.3*		
Landmark/Historic District	Sailboat Bend Historic District		
Authored By	Trisha Logan, AICP, Historic Preservation Planner/ Vasilya Allakhverdieva, Planning Assistant		

Ms. Logan summarized the staff report and concluded with:

Summary Conclusion:
Staff finds that the application for a Certificate Of Appropriateness (COA) for Major Alterations under case number UDP-HP22003 located at 1008 SW Las Olas Blvd does not meet the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, does not meet the criteria in the Secretary of the

Interior's Standards for Rehabilitation, and meets the criteria for consideration of materials as listed under 47-17.7.B. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

John McDonald presented as property owner. He stated this would be the third roof he would be putting on, as the current roof is leaking. He stated the tile would cost approximately double and that there were multiple properties in the neighborhood with shingle roofs. He noted he thought he was not covered under historic designation because the home was built in 1951.

Mr. Marcus opened the item to public comment; however, no one was present speak.

Mr. Schiavone clarified that shingles met the criteria in Sailboat Bend but not the other code requirements. He stated he had contacted a roofer for additional information and shared his personal experience waiting for tile for his own roof. He asserted the cost would double if the applicant was required to use tile, and stated he believed the Board should approve the application.

Ms. Lynes disagreed, stating it was a historic structure and had historic materials. She asserted she was sorry it cost double, but the integrity of the structure should be maintained.

Mr. Parker stated even though they would like to have it remain tile for the appearance, as long as the asphalt was acceptable and the applicant had done his due diligence regarding the materials, he did not believe the Board should stop the change.

Mr. Rosa stated he agreed with Mr. Schiavone's points.

Mr. Bray asked if alternative materials had been explored. Mr. McDonald discussed his experience with tin roofs and stated he would prefer asphalt for ease of replacement.

Mr. Marcus asked for clarity on the assertion in the staff report that the asphalt tiles would alter the appearance of the property, and why other homes in the neighborhood have asphalt roofs. Ms. Logan explained not all structures were built with the same materials or in the same way. She provided additional detail on the material's historic uses and the documentation of the original material used, as well as the process for weighing the criteria.

Mr. Marcus asked if many homes had been approved for this type of roofing in recent years. Ms. Logan responded that applications are looked at case-by-case, so the Board may have had previous determinations for alternate roofing materials.

Mr. Marcus stated he agreed with Ms. Lynes in the concern that changing the roofing material would alter the historic look of the property.

Ms. Lynes asked whether there was a guarantee on the roof at its previous replacement. Mr. McDonald stated that he had received a guarantee when it was replaced 20 years ago, but it was expired and leaking.

Ms. Lynes asserted these types of exceptions are problematic, as it is the responsibility of the Board to maintain the integrity of the structures in Sailboat Bend. She stated it should be replaced with a tile roof.

Mr. Bray stated the intent was to preserve the architecture and structure of existing properties, and asserted he was concerned and would like to see alternatives.

Mr. Rosa asked whether the property was designated as historically contributing or non-contributing. Ms. Logan stated it was contributing. She explained the properties identified as most significant in the original study of the Sailboat Bend Historic District and the survey completed last May which identified the properties in the district as contributing and non-contributing. She noted the survey process spanned a number of years, included public outreach and meetings, and was approved by the City Commission.

Discussion continued regarding maintaining the historic character of the neighborhood and the materials appropriate.

Attorney Wallen read the resolution:
A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Certificate of Appropriateness for a Major Alteration to replace the existing flat tile roof with asphalt shingle roof for the property located at 1008 SW Las Olas Blvd, Fort Lauderdale, Florida, in the Sailboat Bend Historic District, case number UDP-HP22003.
[The entire text of the resolution is attached to these minutes for the public record.]

Motion made by Mr. Schiavone, seconded by Mr. Karney:
To approve the application for a Certificate of Appropriateness for Major Alteration under case number UDP-HP22003 located at **1008 SW Las Olas Blvd** based on the findings of fact as discussed including that the material is an acceptable material in Sailboat Bend, and subject to the condition included in the staff report that this application is subject to the approval by Building, Zoning, and all ULDR requirements.
In a voice vote, the motion **passed 4-3**. Ms. Lynes, Mr. Bray, and Mr. Marcus voted no.

2. Index

REQUEST: **Certificate of Appropriateness for Major Alterations and New Construction**

- Replacement of Existing Windows and One French Door, and Replacement of Existing Awnings and Installation of New Awnings at Second Floor. After-the-Fact Work Including Installation of Three Storage Containers; Installation of Generator; Black Chain Link Fencing to Enclose Outdoor Dining Area; Conversion of Parking Lot to Outdoor Dining Area; Installation of Gravel and Pavers; and Installation of Wooden Posts with Shade Sails in Outdoor Dining Area.

Case Number	UDP-HP21042	**FMSF#**	
Applicant/Owner	Martin L Zisholtz		
Agent	**Arthur Bengochea, Architect**		
Address	329 SW 2nd Street		
General Location	Northeast corner of SW 2nd Street and SW 4th Avenue		

Legal Description	FT LAUDERDALE B-40 D LOTS 11 LESS N 18,LOT 12 LESS ST TOGETHER WITH THAT PT OF W1/2 OF VAC'D ALLEY LYING E OF & ADJACENT TO SAID PROP BLK 17
Existing Use	Restaurant
Proposed Use	Restaurant
Zoning	H-1
Applicable ULDR Sections	*47-16.5; 47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-24.11.D.3.c.iil*
Landmark/Historic District	Himmarshee (H-1) Historic District
Authored By	Trisha Logan, AICP, Historic Preservation Planner

Ms. Logan summarized the staff report and concluded with:

Staff finds that the application for a COA for Major Alterations and New Construction under case number UDP-HP21042 located at 329 SW 2nd Street partially meets the criteria as outlined in ULDR Section 47-17.10; partially meets the criteria as outlined in ULDR Section 47-24.11.D.3.c.i; meets the criteria as outlined in ULDR Section 47-24.11.D.3.c.ii; and does not meet the criteria as outlined in ULDR Section 47-24.11.D.3.c.iii.

The Historic Preservation Board must determine if the proposed setbacks enhance and promote the peculiar characteristics and aesthetic qualities of the site, its use and the purpose of the historic district.

The following conditions are provided for consideration by the HPB if the application is to be approved:

1. All windows must have clear glass and all muntins must have a raised profile.
2. Shipping containers must have exterior finishes similar to the existing building and neighborhood.
3. This Certificate of Appropriateness does not include the approval of a temporary bathroom currently located on the site.
4. Application is subject to the approval of Zoning, Building, and all ULDR requirements, including landscaping.

Mr. Marcus asked for clarification on the setbacks. Ms. Logan explained the setback was not delineated in the Code and was up to Board discretion.

Stephen Tilbrook, attorney for the applicant, presented the case and introduced Rodney Ely, tenant and operator of O-B House. He stated the restaurant had used the site for the past 10 years and explained the improvements designed to provide a safe and secure environment to continue operation in the COVID-19 environment. He reviewed the Code violations received and the temporary use of containers for storage.

Mr. Ely discussed his business and the historic property, as well as the changes required to meet pandemic protocols. He showed photos of the work done to create outdoor dining and takeout on the site while providing for the safety of staff.

Ms. Lynes inquired regarding the storage containers. Mr. Ely explained the use for the storage containers to manage materials for the takeout business while staying ahead of supply chain

issues. He briefly reviewed the request to reposition the existing containers and add an additional container.

Mr. Parker asked about the spacing of the containers. Mr. Ely provided additional detail.

Mr. Rosa stated this was a unique application, noting the need was apparent. He commended the applicants on the design of the garden and stated they had made every effort to make it visually appealing. He stated he was in favor of the application and asked counsel whether there was ability to condition changes on COVID-19.

Mr. Bray added that what had been done with the property was an example for the community. He stated he did not have any concerns with the awnings or windows, and noted he was comfortable with the setbacks, but the container was a problem. He pointed to the Shippey House as an example and said while he did not like it or think it was appropriate, it was already being done. He stated he would prefer the application of an exterior to blend it in more with the existing building. Continuing, Mr. Bray noted the fencing was not appropriate for the neighborhood and stated he would like to see something else done.

Mr. Ely commented on the choice of fencing and discussed the landscaping and maintaining breezes in the courtyard. He noted the daily issue of cleaning up each morning after the previous evening's activities in the neighborhood.

Mr. Schiavone stated he admires what the property looks like now compared to the past and recognized the challenges presented to restaurants by COVID-19. He noted he did not see the need to blend the containers with the historic property. He discussed the issues with security and stated he was sure the fence was needed.

Mr. Marcus stated he understood the need for the containers, but from the perspective of historic preservation, a few things about it troubled him. He expressed concern with setting a precedent for shipping containers in the neighborhood and noted there was no timeline for it being temporary. Continuing, Mr. Marcus stated he did not like the color and thought it could be more welcoming. He commented on the fence and landscaping. Mr. Ely provided additional photos to illustrate the height and shielding of the fence.

Ms. Lynes asked whether the restaurant would go back to using the inside if the pandemic were to end. Mr. Ely stated he did not have answers for what would happen in the next year or two.

Ms. Lynes stated she did not have an issue with the containers if they are temporary and noted she had visited the restaurant several times. She asked whether the application could be approved on that condition.

Attorney Wallen stated the Certificate of Appropriateness (COA) for Major Alterations would be permanent and explained there was no COVID-19 exception in the Code.

Mr. Rosa asked whether having the shipping containers stuccoed would meet the design criteria. Ms. Logan responded that the primary concerns are with the shipping containers and the fence in front. She stated it would meet the criteria more appropriately if the material was matched or more compatible with the surroundings.

Mr. Rosa stated that he believed what was done had made the best use in light of the situation.

Mr. Marcus asserted he still had issues with the containers being permanent, and noted if they were approved they should be made to be more attractive.

Mr. Schiavone stated the effort was shown, and he believed the applicant would keep the containers until they were not needed any longer.

Mr. Marcus opened the item to public comment; however, no one was present speak.

Attorney Wallen read the resolution:
A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Certificate of Appropriateness for a Major Alteration for replacement of existing windows and one French door, and approving a Certificate of Appropriateness for New Construction for replacement of existing awnings and installation of new awnings on the second floor, as well as after-the-fact work including installation of the storage containers, installation of generator, black chain link fencing to enclose outdoor dining area, conversion of parking lot to outdoor dining area, installation of gravel and pavers, and installation of wooden posts with shade sails in outdoor dining area for the property located at 329 SW 2nd Street, Fort Lauderdale, Florida, in the Sailboat Bend Historic District, case number UDP-HP21042.
[The entire text of the resolution is attached to these minutes for the public record.]

Motion made by Mr. Rosa, seconded by Mr. Karney:
To approve the application for a Certificate of Appropriateness for Major Alteration and New Construction under case number UDP-HP21042 located at **329 SW 2nd Street** based on the findings of fact outlined in the staff memorandum with the storage containers in the same position as the application and subject to staff conditions 1, 3, and 4 only, as follows:

1. All windows must have clear glass and all muntins must have a raised profile.
2. ~~Shipping containers must have exterior finishes similar to the existing building and neighborhood.~~
3. This Certificate of Appropriateness does not include the approval of a temporary bathroom currently located on the site.
4. Application is subject to the approval of Zoning, Building, and all ULDR requirements, including landscaping.

In a voice vote, the motion **passed 7-0.**

3. Index

REQUEST: **Certificate of Appropriateness for Demolition, Major Alteration, and New Construction**

- Complete Demolition of Three-Story Historic Landmark; Amendment to Previously Approved Certification of Appropriateness; Reconstruction of Three-Story Historic Landmark

Case Number	UDP-HP22001	**FMSF#**	BD01504
Owner	Towers at Las Olas LLC		
Applicant	Andrew J. Schein, Esq., Lochrie & Chakas, P.A.		
Address	824 SE 2nd Street		

General Location	Southwest corner of the intersection of SE 2nd Street and SE 9th Avenue
Legal Description	BEVERLY HEIGHTS 1-30 B LOT 1 TO 4 BLK 8
Existing Use	Vacant Multi-Family Residence
Proposed Use	Multi-Family Residential
Zoning	PDD
Applicable ULDR Sections	*47-24.11.D.3.c.i; 47-24.11.D.3.c.ii*
Landmark/Historic District	Towers Apartments
Authored By	Trisha Logan, Historic Preservation Planner

Ms. Logan summarized the staff report and concluded with:

Summary Conclusion:
In accordance with the ULDR, staff finds that the application for a **COA for Demolition** under case number UDP-HP22001 located at 824 SE 2nd Street meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. A digital record of the laser scan measurements shall be submitted to the Historic Preservation Board Liaison prior to building permit application.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In accordance with the ULDR, staff finds that the application for a **COA for Major Alterations** to amend the previously issued COA (HPB Case No. PLN-HP-COA-20010001) under case number UDP-HP22001 located at 824 SE 2nd Street meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.3.c.iii of the ULDR.

The following conditions for the COA for Major Alterations to amend the previously issued COA under HPB Case No. of the historic landmark are provided for consideration by the HPB if the application is to be approved:

1. All conditions of the previously approved Certificate of Appropriateness (PLN-HP-COA-20010001) shall remain in effect except those conditions 4, 5, and 8.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In accordance with the ULDR, staff finds that the application for a **COA for New Construction** for the reconstruction of the historic landmark, Towers Apartments, under case number UDP-HP22001 located at 824 SE 2nd Street meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.3.c.iii of the ULDR.

The following conditions for the COA for New Construction for the reconstruction of the historic landmark are provided for consideration by the HPB if the application is to be approved:

1. All glass shall be clear with the option of Low-e.

2. Applicant must coordinate with staff to provide additional information on the proposed plaques including the name of the landmark, original date of construction and architect, and the date of reconstruction. Materials used to fabricate the plaque should be high quality materials that will not deteriorate such as cast iron with raised letters.
3. Applicant must provide a more detailed roof plan to show locations of all mechanical equipment and provide adequate screening with zero visibility prior to submitting a building permit application for reconstruction.
4. Applicant should explore the option of including the faux balconies in the reconstruction of the building with minimal conjecture and if there can be an accurate representation.
5. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Mr. Marcus asked for clarification regarding the note in the staff report that the structural engineer said it was impossible to rebuild per the Florida Building Code and asked for Ms. Logan to share her opinion. Ms. Logan responded that she believed the project was at the point where all options had been exhausted. She noted elements which had changed from the original proposal.

Mr. Marcus stepped away from the dais at 6:42 p.m.

Robert Lochrie, attorney for the applicant, provided a brief history of the project. He introduced the team present to answer questions.

Mr. Schiavone asked about photos to be displayed in the lobby. Ms. Lochrie confirmed a display would be created. He noted the applicant agreed with all staff conditions but had questions regarding whether the faux balconies could be done without conjecture. He discussed the timeline of the balconies and stated they were purely decorative.

Mr. Marcus returned to the dais at 6:44 p.m.

Mr. Marcus opened the item to public comment.

Jacqueline Scott commented on how difficult the process had been for the owners and stated she was proud of the efforts to restore the project.

Mr. Marcus closed the item to public comment.

Mr. Bray compared the project to other properties which had severe issues and were able to restore, such as Notre Dame. He asked if there was an additional study that could be done by an independent source, because all of the reports are indicated as being from the owner.

Mr. Lochrie stated that response was understandable and explained the applicant had gotten four opinions, some of which were selected by City staff. He noted there had been an exhaustive review.

Mr. Bray asked whether the façade could be maintained like they had done with the restoration of the Coca-Cola Bottling Plant.

Doug Snyder, President of Falkanger Snyder Martineau and Yates (FSMY) Architects and Planners, architect on the project, stated personally and professionally he would rather see the project go

through as originally proposed. He discussed the structural issues of the site and explained the issues and challenges unique to the structure.

Mr. Parker expressed concern regarding the space accommodating the parking as presented. Mr. Lochrie explained the parking was included in what was previously approved.

Mr. Marcus stated the owners had bought a historic property which had been sitting and noted he had walked through it with previous owners and seen structural deterioration. He commended the current owners for their willingness to demolish and reconstruct and recognized that this is an unusual situation. Continuing, Mr. Marcus stated he appreciated the comments on the balconies and thought they should make every effort to make them appear as they do in the photographs to add historic character to the building. He noted the windows and windowsills as important details to recognize in the reconstruction.

Mr. Lochrie stated the windows referenced were jalousie windows, so could not be replaced. He explained the intent was to go for something that looked more like the older photos. He stated they intended to work with staff on the issue. Ms. Logan added that the jalousie windows were unlikely to be original.

Mr. Marcus asked for clarification on the PDD District mentioned in the staff report. Mr. Lochrie explained that after going through the historic preservation process, the plans were for a building that would not meet Code in several ways. He stated there had been several issues which required rezoning.

Mr. Marcus stated he believed it would be a welcome addition to the neighborhood.

Mr. Bray asserted part of the history of the building was its evolution over time. He stated the jalousie windows could still be relevant if that were the case. He referenced the screened-in porches in the plans and asked why they were not being included. Ms. Logan responded that part of the process of reconstruction is to determine the date the project is going back to, and in this case, it is being considered as the earliest date and the original appearance.

Mr. Marcus opened the item to public comment.

Joy Zeidman stated she resides next to the property and asked the timeframe of the project and stated she was in favor.

Mr. Lochrie explained there was not a specific timeframe at this time, but it would move forward as soon as possible.

Mr. Marcus closed the item to public comment.

Attorney Wallen read the resolution:
A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Certificate of Appropriateness for demolition to demolish an existing Historic Landmark; amending a previously approved Certificate of Appropriateness Case Number PLN-HP-COA-20010001, to perform major alterations; and approving a Certificate of Appropriateness for New Construction to reconstruct an existing Historic Landmark for the property located at 824 SE 2nd Street, Fort

Lauderdale, Florida, in the Planned Development ("PDD") Zoning District; Case Number UDP-HP22001.

Motion made by Mr. Rosa, seconded by Mr. Schiavone:
Certificate of Appropriateness for Demolition
To approve with conditions the resolution for a Certificate of Appropriateness for Demolition under case number UDP-HP22002 located at 824 SE 2nd Street based on facts and findings as outlined in the staff memorandum and subject to the conditions as outlined in the staff report as follows:

1. A digital record of the laser scan measurements shall be submitted to the Historic Preservation Board Liaison prior to building permit application.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Certificate of Appropriateness for Major Alterations
To approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations for an amendment to the previously issued COA (HPB Case No. PLN-HP-COA-20010001) under case number UDP-HP22002 located at 824 SE 2nd Street based on facts and findings as outlined in the staff memorandum and subject to the conditions as outlined in the staff report as follows:

1. All conditions of the previously approved Certificate of Appropriateness (PLN-HP-COA-20010001) remain in effect except 4, 5, and 8.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Certificate of Appropriateness for New Construction
To approve with conditions the resolution for a Certificate of Appropriateness for New Construction under case number UDP-HP22002 located at 824 SE 2nd Street based on facts and findings as outlined in the staff memorandum and subject to the conditions as outlined in the staff report as follows:

1. All glass shall be clear with the option of Low-e.
2. Applicant must coordinate with staff to provide additional information on the proposed plaques including the name of the landmark, original date of construction and architect, and the date of reconstruction. Materials used to fabricate the plaque should be high quality materials that will not deteriorate such as cast iron with raised letters.
3. Applicant must provide a more detailed roof plan to show locations of all mechanical equipment and provide adequate screening with zero visibility prior to submitting a building permit application for reconstruction.
4. Applicant should explore the option of including the faux balconies in the reconstruction of the building with minimal conjecture and if there can be an accurate representation.
5. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In a voice vote, the motion **passed 7-0**.

V. Communication to the City Commission

Index

Mr. Marcus asked for an update on Communication to the City Commission regarding the Fort Lauderdale Federal Courthouse which was discussed at the January meeting.

Ms. Logan explained the item had gone before the City Commission the previous week, and they had asked staff to reach out regarding an initial conversation regarding designation.

VI. Good of the City Index

Mr. Marcus asked for an update regarding Pier 66.

Attorney Wallen stated they are not yet ready to come before the Historic Preservation Board and noted the deadline had not yet passed. She noted the contract can be amended if the City agrees. Discussion ensued briefly regarding the project.

a. Strategic Historic Preservation Plan Update

Ms. Logan explained a grant had been provided this year for a Strategic Historic Preservation Plan, and staff was in the final stages of the associated contract process with a consultant to do that work, including public outreach. She noted a survey will be done shortly to begin to obtain community feedback.

b. Amendment to 2022 Historic Preservation Board Meeting Schedule

Ms. Logan explained a conflict with the October Board meeting. Discussion ensued regarding the potential dates.

Motion made by Mr. Schiavone, seconded by Ms. Lynes:
To move the October 2022 meeting to October 17, 2022.
In a voice vote, the motion **passed 7-0.**

Ms. Logan shared that the Rivermont Archaeological Site, which was designated historic locally by the City Commission in February 2021, was recently heard by the State National Register Review Board and they made a positive recommendation to the National Park Service for it to be listed on the National Register of Historic Places. She stated it will now go on to the National Park Service for their consideration and an update should be available in the next three or four months.

Mr. Schiavone asked whether the public outreach survey as part of the strategic planning process would have funding questions. Ms. Logan responded briefly.

Mr. Bray inquired regarding the idea of the Board writing a letter to the City Commission regarding funding to do more to preserve historic sites in Fort Lauderdale. Ms. Logan discussed grants she had applied for and received.

Discussion ensued regarding developing a walking tour, narrative, or finding some other way to tell the story of Sailboat Bend.

Attorney Wallen explained if the Board wanted Ms. Logan to research additional grants, they should send a Communication to the Commission to ask that the City Commission direct her to do so. Discussion continued regarding the public purpose of specific grants, and it was determined the discussion should be continued at the next meeting.

Motion made by Mr. Bray, seconded by Ms. Lynes:

To place an item on the March agenda to discuss a narrative for telling the story of the Sailboat Bend Historic District.
In a voice vote, the motion **passed 7-0.**

Adjournment
There being no further business to come before the Board, the meeting was adjourned at 7:36 p.m.

Attest: Chairman:

_____ _____
Prototype Inc. Recording Secretary Jason B. Blank, Chair

The City of Fort Lauderdale maintains a website for the Historic Preservation Board Meeting Agendas and Results:

http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

HISTORIC PRESERVATION BOARD AGENDA ITEM REPORT

DATE:	March 7, 2022
CASE:	UDP-HP21028
REQUEST(S):	
APPLICANT/ OWNER:	City of Fort Lauderdale
AGENT:	Elisabeth A. Bernitt, AECOM
ADDRESS:	1300-1350 W Broward Boulevard and 1201-1205 SW 1st Street 1-8
HISTORIC LANDMARK / HISTORIC DISTRICT:	Sailboat Bend Historic District
GENERAL LOCATION:	A city block on the southern side of the West Broward Blvd, surrounded by streets Southwest 14th Avenue to the West, Southwest 12th Avenue to the East, and Southwest 2nd Court to the South
LEGAL DESCRIPTION:	1300-1350 W Broward Boulevard: VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD,& LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LOTS 5 TO 28 BLK 125 & THAT POR OF VAC SW 1 ST & SW 2 ST BETWEEN SAID BLKS IN OF SUB WAVERLY PLACE OF 2-19 D 1201-1205 SW 1st Street 1-8: WAVERLY PLACE 2-19 D LOT 1 THRU 4 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 125
ZONING DISTRICT:	CF, B-1, RMM-25
COMMISSION DISTRICT:	2 - Steven Glassman
BACKUP:	

UDP-HP21028 Staff Report

Certificate of Appropriateness Application, Narrative, and Photos

Demolition Rider, Narrative, and Photos

Cultural Resource Assessment Survey Report

Property Survey

Architectural Plans

Material Specifications

REQUESTS:

Certificate of Appropriateness for Demolition
- Complete Demolition of Three-Story Police Department Headquarters

Certificate of Appropriateness for Demolition
- Complete Demolition of (2) One-Story Multi-Family Residential Structures

Certificate of Appropriateness for Major Alteration
- New Construction of Three-Story Police Department Headquarters

Case Number	UDP-HP21028	**FMSF#**	
Owner	City of Fort Lauderdale		
Applicant	Elisabeth A. Bernitt, AECOM		
Address	1300 -1350 W. Broward Boulevard and 1201 – 1205 SW 1st Street 1-8		
General Location	A city block on the southern side of the West Broward Boulevard, surrounded by streets Southwest 14th Avenue to the West, Southwest 12th Avenue to the East, and Southwest 2nd Court to the South		
Legal Description	1300 -1350 W. Broward Boulevard VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD,& LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LOTS 5 TO 28 BLK 125 & THAT POR OF VAC SW 1 ST & SW 2 ST BETWEEN SAID BLKS IN OF SUB WAVERLY PLACE OF 2-19 D 1201-1205 SW 1st Street 1-8 WAVERLY PLACE 2-19 D LOT 1 THRU 4 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 125		
Existing Use	Government – Police Station/Multi-Family Residential		
Proposed Use	Government – Police Station		
Zoning	CF/B-1/RMM-25		
Applicable ULDR Sections	*47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17*		
Landmark/Historic District	Sailboat Bend Historic District		
Authored By	Trisha Logan, AICP, Historic Preservation Planner		

Property Background:

The development project proposed at 1300 W. Broward Boulevard is located in the Sailboat Bend Historic District and includes two parcels. One parcel is located at the address of 1300 W. Broward Boulevard where there is the Police Department Headquarters. The other parcel is located at the address of 1201 SW 1st Street that contains two one-story multi-family residential structures.



Location Map



Existing Police Department Headquarters

Previous and Future Reviews

The development project proposed at 1300 W. Broward Boulevard went before the Development Review Committee under DRC Case Number UDP-S21029 on July 13, 2021, for a Public Purpose Use request and the construction of the new Police Department Headquarters. Following the HPB meeting, this application will be scheduled for the Planning and Zoning Board and ultimately the City Commission.

Project Summary

Included in this application are three requests for Certificates of Appropriateness which include two demolition requests and one for new construction. Execution of the proposed project would occur in four phases.

Demolition

1300 – 1350 W. Broward Boulevard

Proposed for demolition is the existing Police Department Headquarters located at 1300 W. Broward Boulevard. This structure was originally constructed in 1959 and is a Non-Contributing Property to the Sailboat Bend Historic District. Attached to this staff report is an Architectural Integrity Assessment prepared by staff as part of the Sailboat Bend Historic District Architectural Resource Survey Update completed in 2020. This Architectural Integrity Assessment identified the property as ineligible for individual designation and as non-contributing to the surrounding historic district. Additionally, the applicant has provided a Cultural Resource Assessment Survey (CRAS) of the Police Department Headquarters that was prepared by AECOM that agrees with the staff analysis.

1201 -1205 SW 1st Street 1-8

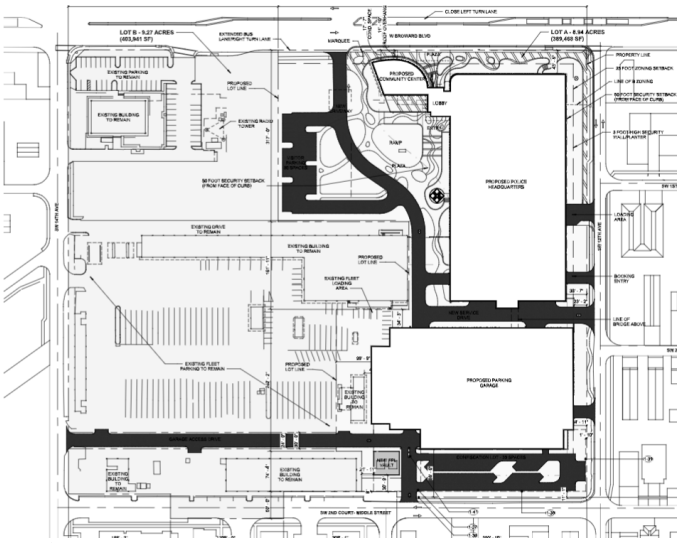
Proposed for demolition are two one-story multi-family structures located at 1201 SW 1st Street. These structures were constructed in 1973 and the parcel is a Non-Contributing Property to the Sailboat Bend Historic District.



Location of Structures Proposed for Demolition

New Construction

Located to the east of the existing police department headquarters structure is the proposed new three-story police department headquarters with an overall height of 48 feet to the top of the roof. Exterior wall materials include sandblasted architectural precast concrete panels, smooth stucco, scored stucco, and decorative aluminum slats. The single-story primary entrance is oriented towards West Broward Boulevard which creates a division between the main portion of the structure that contains the headquarters and a community center. Along West Broward Boulevard there is also driveway entrance that leads to a visitor parking area as well as to a new garage that is to be set at the south side of the parcel.



Site Plan

In considering a new construction project within a Historic District it is important to make sure that the historic structures remain the central focus of the district. It is also discouraged to create any sense of false historicism with the new design. According to the narrative submitted by the applicant, the new design is reminiscent of the existing police department headquarters by the incorporation of some of its design features such as the linear bands of windows that wrap around the façade, and the massing created through large geometric forms. Although this was the intent, the proposed new design does not create a false sense of history through the incorporation of these features and reads as a contemporary building.

Creating a design that is compatible with the surrounding architecture is necessary in a successful design; however, the decorative and architectural elements that are displayed as part of the new construction project should be harmonious in their own right. The design should also take into consideration the Historic Design Guidelines, which states, "the specific styles and types of compatible new construction or additions will vary at each site depending on its specific context. Recognizing that what might be appropriate at one property is not appropriate at another, no specific design "solutions" for new construction or additions are mandated."

Significance of the Sailboat Bend Historic District is rooted in its association with early community planning and development. The updated Architectural Resource Survey revealed that during the periods of significance, the area was comprised primarily of residential properties (either single-family or multi-family) as well as select civic and commercial properties that provided service to the residents of the neighborhood or the immediately surrounding community. The commercial properties along Broward Boulevard 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 in 1992, where the commercial properties located along Broward Boulevard were identified by the consultant as a buffer to the residential properties in the historic district.

The proposed new design exhibits a contemporary modern design through the incorporation of the deep overhang between the first and third floor supported by a series of columns to create what appears to be a large outdoor covered patio along the second floor, the concrete eyebrow that follows the curvilinear shape of the first floor's front façade, and a series of windows wrapping around each elevation that are divided by aluminum slats placed at irregular intervals.



Rendering of Proposed Police Department Headquarters

Several materials proposed for incorporation on the exterior façade do not meet the Sailboat Bend Historic District's Material and Design Guidelines and the HPB will have to make a determination if these materials are suitable alternatives. These materials include the architectural precast concrete panels, the steel overhead door which exceed the allowable width of 9 feet, and the decorative aluminums slats. It should be noted that the 9-foot width limitation of overhead doors is meant to address residential development and will not meet the operational needs of the police department.

The project incorporates large setbacks from the property line that primarily meet or exceed requirements for all sides:

Setback Location	Proposed	Minimum
North Setback (Primary Frontage):	17'-7" at community center 43'-8" at main building	25 feet
West Setback (Side):	Over 100' to property line, other existing structures on site to remain	25 feet
East Setback (Side):	24'-11" at parking garage 38'-7" at main building	25 feet
South Setback (Rear Setback):	88'-6"	25 feet

Massing as well as the incorporation of the setbacks outlined above for the proposed new headquarters appear to have considered the surrounding lower scale of the residential historic district; however, the proposed new structure will be larger in scale than its immediate surroundings. In comparison to the existing Police Station Headquarters located on the same site, the existing structure 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 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 within the historic district along SW 12th Avenue. The site design provides for a significant setback between the building and the property line and incorporates added landscaping as well as an 8-foot high stainless steel green wall system with bougainvillea.

Along this eastern façade there are multiple driveway entrances including a loading area; a booking entry; a service drive; an entrance into the parking garage; and an entrance into a parking lot. At the loading area entrance of the proposed police headquarters, there is an 8-foot-high masonry security wall and security gate that pushes outward towards the pedestrian sidewalk. This area is intended to act as a secure zone in front of the roll up doors to access the loading dock for deliveries and trash pickup. This area would allow for a delivery truck to sit in a secure zone as it is loading and unloading while the roll up doors are open.

At the southern end of the property, a 8-foot high metal picket security fence and gate is shown on the site plan. This fencing is not located in front of a primary façade.

Criteria for Certificate of Appropriateness

Pursuant to ULDR, Section 47-24.11.D.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the Historic Preservation Board (HPB) shall use the following general criteria:

ULDR, Section 47-24.11.D.3.c.i	Staff Response
b) The relationship between such work and other structures on the landmark site or other property in the historic district; and	The applicant proposes to construct a new three-story Police Station Headquarters that utilizes some materials and features found within the historic district. Within the Sailboat Bend Historic District there are a number of styles represented which can inform a compatible new construction project; however, within the proposed new design there are limited design features that are complementary to the surrounding structures and its immediate context on the residential streets in which it is located. Measures were taken including the incorporation of large setbacks, landscaping, and division of the massing that assists in bridging the proposed Police Department Headquarters with its immediate surroundings. As a parcel that is located on Broward Boulevard, it should be noted that the commercial properties along Broward Boulevard 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 in 1992, where the commercial properties located along Broward Boulevard were identified by the consultant as a buffer to the residential properties in the historic district. **Application partially meets this criterion**

Other criteria listed within this ULDR section that are not listed here are not applicable to this project.

Certificate of Appropriateness for Demolition

ULDR, Section 47-24.11.D.4.	Staff Response
i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or	N/A
ii. The property or building no longer has significance as a historic architectural or archeological landmark; or	All structures proposed for demolition within this application are non-contributing in the Sailboat Bend Historic District. **Application meets criterion.**
iii. The demolition or redevelopment project is of major benefit to a historic district.	N/A

Certificate of Appropriateness for New Construction

Pursuant to ULDR, Section 47-24.11.D.3.c.iii, additional guidelines; new construction. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the HPB shall also consider the following additional guidelines. Where new construction is required to be visually related to or compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located.

ULDR, Section 47-24.11.D.3.c.iii	Staff Response
a) The height of the proposed building shall be visually compatible with adjacent buildings; and	Massing as well as the incorporation of the setbacks outlined above for the proposed new headquarters appear to have considered the surrounding lower scale of the residential historic district; however, the proposed new structure will be larger in scale than its immediate surroundings. In comparison to the existing Police Station Headquarters located on the same site, the existing structure is 42 feet 7 inches in height to the roof deck and the proposed main structure is 48 feet in height to the roof deck. The garage structure is 43 feet 6 inches in height to the roof deck. **Application partially meets this criterion.**
b) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.	Although the proposed new structure will be larger in scale than its immediate surroundings, measures including large setbacks, landscaping, and division of the massing assists bridging the proposed Police Department Headquarters with its immediate surroundings. **Application partially meets this criterion.**
c) The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related; and	Although the window and door openings within the proposed new structure will be larger in scale than its immediate surroundings, measures were taken including large setbacks, landscaping, and division of the massing assists bridging the proposed Police Department Headquarters with its immediate surroundings. **Application partially meets this criterion.**

d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related; and	The east elevation of the main headquarters building directly faces low scale residential structures within the historic district along SW 12th Avenue. The site design provides for a significant setback between the building and the property line and incorporates added landscaping as well as an 8-foot high stainless steel green wall system with bougainvillea. Along this eastern façade there are multiple driveway entrances including a loading area; a booking entry; a service drive; an entrance into the parking garage; and an entrance into a parking lot. **Application partially meets this criterion.**
e) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related; and	Along Broward Boulevard there are a variety of setbacks incorporated into the commercial structures and there is not one consistent pattern present. **Application meets this criterion.**
f) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related; and	Several materials proposed for incorporation on the exterior façade do not meet the Sailboat Bend Historic District's Material and Design Guidelines. These materials include the architectural precast concrete panels, the steel overhead door which exceed the allowable width of 9 feet, the 8-foot high metal picket security fence, and the decorative aluminums slats. The HPB will have to make a determination if these materials are suitable alternatives. **Application partially meets this criterion.**
g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related; and	The roof of the new Police Department Headquarters is flat which is compatible with the other structures along Broward Boulevard; however, the residential structures that are to the east and south of the proposed development contain a variety of roof types. **Application meets this criterion.**
h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the building to the buildings and places to which it is visually related.	The proposed new Police Department Headquarters creates cohesive walls along the street frontage; however due to the large scale of the main building the visual relationship between the structure and its immediate surrounding is not entirely compatible. Although the new structure is larger in scale, the combination of the setbacks, landscaping, and division of massing all assist in providing visual compatibility with its surroundings. **Application partially meets this criterion.**
i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.	Massing as well as the incorporation of the setbacks outlined above for the proposed new headquarters appear to have considered the surrounding lower scale of the residential historic district; however, the proposed new structure will be larger in scale than its immediate surroundings. **Application does not meet this criterion.**

j) A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.	The proposed new Police Department Headquarters building which has a horizontal directional character fronts three different streets, each with a different directional character. Broward Boulevard contains a mixture of directional character, SW 12th Avenue contains structures that are primarily horizontal in character, and SW 2nd Court also contains primarily structures that are nondirectional in character. With a variety of vertical character, horizontal character or nondirectional character, found within the immediate vicinity the directional character is not a significant feature to consider for compatibility. **Application meets this criterion.**

Sailboat Bend Historic District material and design guidelines

In addition, pursuant to ULDR, Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a COA for new construction, alterations, relocation, and demolition.

ULDR Section 47-17.7.B	Staff Response
2. Exterior building walls. a. Materials and finish. i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.	**Exterior building walls.** a. Materials and finish. i. Stucco: textured; formed
3. Windows and doors. a. Materials. i. Glass (clear, stained, leaded, beveled and non-reflective tinted). b. Configurations. i. Doors: garage nine (9) feet maximum width. ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; limed only to gable ends. c. Operations. i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers. d. General. i. Wood shutters sized to match openings (preferably operable).	**Windows and doors.** a. Materials. i. Glass: clear with low-e v. Steel and aluminum b. Configurations. i. Doors: Entry Doors: Hollow metal doors and storefront doors Garage Doors: Steel overhead doors ii. Windows: Glazed curtainwall construction
4. Roofs and gutters. a. Roof--materials. viii. Built up roof behind parapets.	**Roofs and gutters.** a. Roof--materials. viii. Built up roof behind parapets.
5. Garden walls and fences. a. Materials and style. iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link.	**Garden walls and fences.** iv. Metal: Eight feet high metal picket security fence

Summary Conclusion:

COA for Demolition – 1300 - 1350 W. Broward

Staff finds that the application for a **COA for Demolition** under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. The demolition of the structure shall not negatively impact the adjacent historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

COA for Demolition – 1201 - 1205 SW 1st Street 1-8

Staff finds that the application for a **COA for Demolition** under case number UDP-HP21028 located at 1201 - 1205 SW 1st Street 1-8 meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. The demolition of the structure shall not negatively impact properties within the historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

COA for New Construction

Staff finds that the application for a **COA for New Construction** under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard and 1201 - 1205 SW 1st Street 1-8 partially meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, partially meets the criteria as outlined in Sections 47-24.11.D.3.c.iii. of the ULDR, and partially meets the criteria as outlined in Sections 47-47-17 of the ULDR.

The following conditions for the COA for New Construction are provided for consideration by the HPB if the application is to be approved:

1. All glass must be clear with an option of Low-e.
2. Signs are not included in this approval and a separate Certificate of Appropriateness application would be required for any new signs on the property.
3. Additional details showing that proposed rooftop mechanical screening provides adequate coverage with zero visibility of mechanical equipment must be provided at the time of building permitting.
4. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Board Actions

Certificate of Appropriateness for Demolition

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Demolition under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard based on the following findings of fact *(i.e. Based on facts and findings as outlined in the staff memorandum)* ***and*** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).

Certificate of Appropriateness for Demolition

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Demolition under case number UDP-HP21028 located at 1201 -1205 SW 1st Street 1-8 based on the following findings of fact *(i.e. Based on facts and findings as outlined in the staff memorandum)* ***and*** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).

Certificate of Appropriateness for Major Alterations

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard and 1201 - 1205 SW 1st Street 1-8 based on the following findings of fact *(i.e. Based on facts and findings as outlined in the staff memorandum)* ***and*** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).

Architectural Integrity Assessment of Police Station

City of Fort Lauderdale Police Station
1300 W. Broward Boulevard
Architect: William F. Bigoney Jr. and John Evans
Date of Construction: 1959

Located in the Sailboat Bend Historic District, the City of Fort Lauderdale's Police Station has evolved over the years to accommodate the growing police force to serve the ever expanding population. A request has been made to evaluate the possibility of removing the police station from the Sailboat Bend Historic District. In order to assess whether or not this could be accomplished, it is necessary to look at the entire district, and to evaluate how the Police Station functions to reinforce the significance of the district as a whole. Through this process the structure was also analyzed for its potential for designation as a local Historic Landmark or for listing on the National Register of Historic Places.

"Integrity" as used in the framework of historic preservation refers to whether or not certain physical characteristics that were present in the original building, are still visible, or have there been significant alterations or additions that have obscured the architect's original intent. To assist in that determination, the National Register of Historic Places (the Federal Government's Guidelines originating in the National Historic Preservation Act of 1966 [as amended] published National Register Bulletin #15 that described the "Seven Aspects of Integrity." They are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.



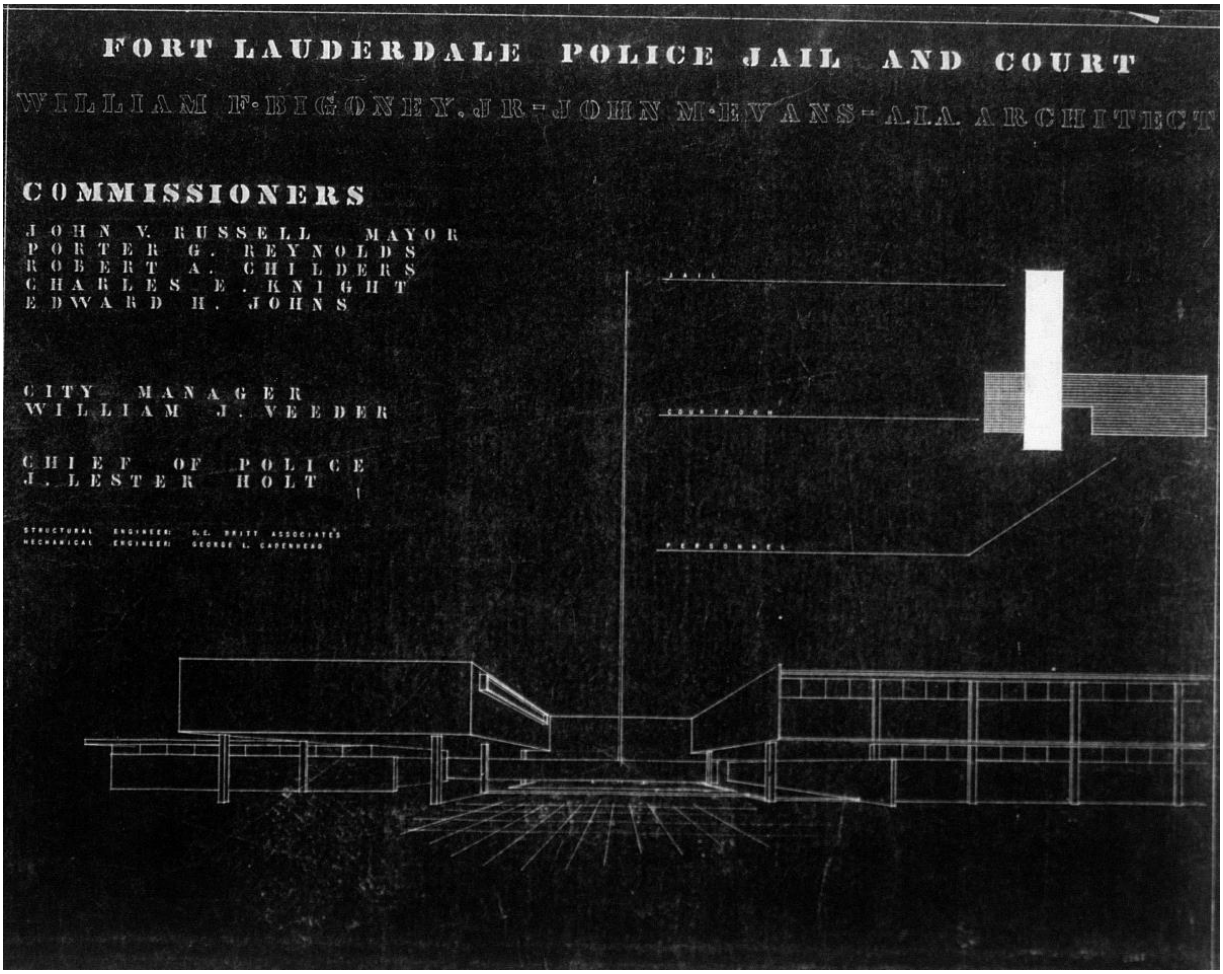
Police Station (2018)

Architectural Integrity Assessment of Police Station

Over the years, the structure has experienced several large additions and alterations which include the following:

List of Major Permits Issued:
2/17/1958: Original Permit Issued for Two-Story Police Station (Bigoney + Evans)
4/19/1965: Third Floor Addition to Police Station (Bigoney + Evans)
4/11/1968: Addition of One-Story Court Room (East of Main Building) (William Crawford)
9/14/1981: Addition and Alterations to the Front Façade; Addition of 2nd Story to Existing One-Story Courtroom (Bigoney + Evans)

Additional Permits:
1/1/10: Retrofit doors and windows
12/21/15: Replace 75 windows and wall-up 75 openings



In this illustration, the cover sheet for the first iteration of the Police Station, there is a decidedly International Style of architecture represented.

THE SIGNIFICANCE OF THE SAILBOAT BEND HISTORIC DISTRICT
Sailboat Bend is a significantly large (it contains approximately 450 parcels, composed of single-family; multi-family; commercial and institutional buildings.) One of the more

unique features about the District is that the dates of construction range from the early 1900s through current day.

As a result, the ARCHITECTURAL SIGNIFICANCE of the district is a critical element in the reasons for its importance, and one of the reasons why the City would name it a historic district. In other words, buildings dating from the 1920s would most likely be of frame construction; often have gabled roofs; wood lap siding and a prominent chimney. These defining characteristics illustrate the historical evolution of the District, as it bears witness to the popularity of the area, to the demographics of its residents, and the stylistic preferences of the era.

IF buildings from this period fail to express these characteristics, then they have lost their integrity, and cannot be considered to CONTRIBUTE to this period in the historic district's evolution.

ASSESSMENT OF THE POLICE STATION USING THE SEVEN ELEMENTS OF "INTEGRITY"
If we apply this same logic to the Police Station, first built in 1959, we would expect to find the same collection of elements that would immediately identify it as a product of the International Style.

INTEGRITY: The actual physical form the building takes establishes the architectural significance of the property

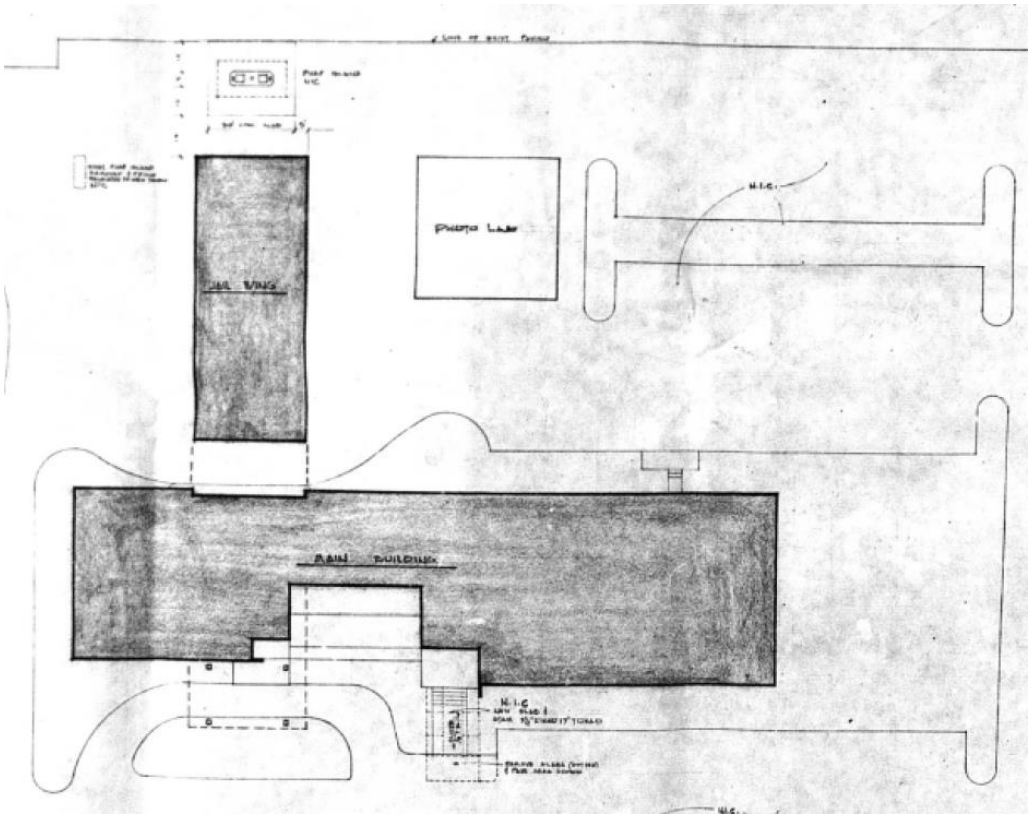
Location: This property is in its original location.

Design: The original 1959 design for this building is a sleek International Style design composed of a main building that is intersected by a center wing that is set at a perpendicular angle. The structure was primarily two-stories in height, with a portion of the main building tapering off to a single story towards the eastern side of the structure. The main entrance was located on the western portion of the main structure and was recessed into the façade.

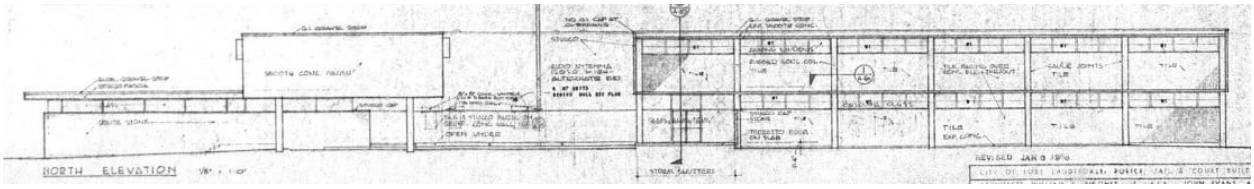
Throughout the structure fenestration is placed in bands of clerestory windows. On the main structure, the bands are placed in line with the wall plane, however in the center wing, the windows are located in an extruded box frame. Materials found on the structure included an oolite stone, tile, and smooth stucco.

In the center wing that intersects the main building, an overhang was created utilizing a pedestal affect that carries the second story and extends beyond and behind the front plane of the building. This overhang acted as a modern porte cochére as evident on the site plan.

The use of linear elements and geometric forms displayed on the structure conveyed the key components of the International Style.

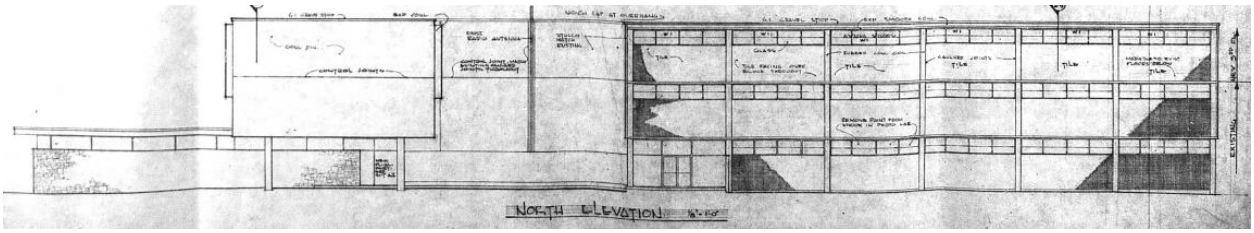


Original Site Plan Layout of Police Station



North Elevation of Police Station (1959)

In 1965, Bigoney and Evans were commissioned for a third story addition to the existing police station. For this addition, the architects expanded on the original design in the third story and maintained the character defining features of the original design and since it was completed by the original architect of record, it would be considered to be a contributing element of the significance of the structure.



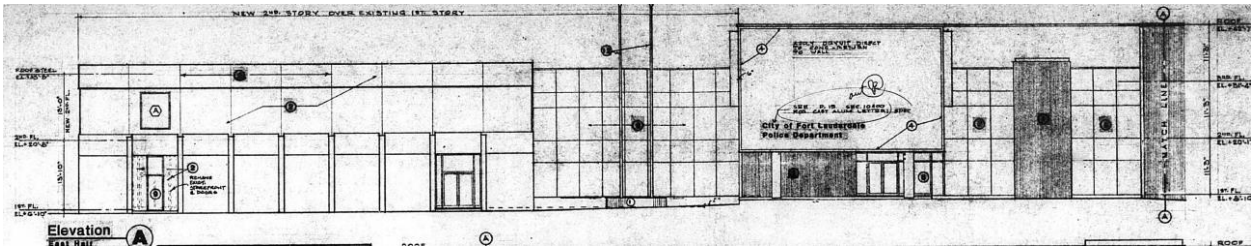
North Elevation of Police Station (1965)

Architectural Integrity Assessment of Police Station

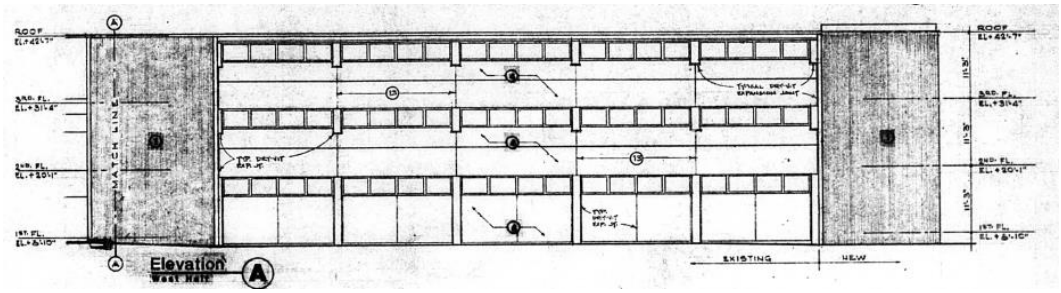
In 1968, a one-story wing was added to the east of the original structure. This addition was performed by architect, William Crawford, and would not be considered to be a contributing element of the significance of the structure.

In 1981, Bigoney and Evans were once again commissioned to undertake a variety of alterations to the structure. Below is a summary of Scope of Work for 1981 Alterations/Additions:

- Removal of tile on front elevation of west wing (now painted blue);
- Enclosure of window bay on 2nd floor of center wing;
- Enclosure of original entryway with fluted concrete block;
- Relocation of front entrance;
- Installation of dryvit insulation and finish wall system on front elevation of west wing (now painted blue). This alteration extruded the once flat surface and removed the original tile surface;
- Addition of second floor on court room addition;
- Addition to west wing on west elevation with fluted concrete block;
- Addition of aluminum storefront with tempered glass on front façade in center wing; and
- Addition of fluted concrete block staircase on front façade in center wing.



North Elevation of Police Station (1981)



North Elevation of Police Station (1981)

Since 1981, additional work was undertaken to the structure which included alterations to fenestration, the addition of a large communications tower, and an abundance of communications wiring.

The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan (see end of document).

Architectural Integrity Assessment of Police Station

Setting: The setting of the structure has remained oriented towards West Broward Boulevard, a main thoroughfare leading from Interstate 95 to downtown Fort Lauderdale. Originally, the front driveway was circular in plan and used as a drop-off area, now the front of the building is almost entirely parking with little landscaping. Throughout the years, the site of the original police station has grown and now encompasses almost an entire city block which in addition to the main structure provides vehicle storage for police and public works, storage areas, offices for Parks and Recreation.

Materials: Originally, materials found on the structure included tile, stucco, and keystone. Throughout the multiple alterations and additions, the original tile and the original keystone were removed. Currently existing materials evident on the structure are stucco, fluted concrete, new keystone, and glass curtain wall.

Workmanship: With the removal of many of the original materials as well as the additions and alterations that have occurred over time, original or defining workmanship is unrecognizable.

Feeling: Feeling the ability to recognize the structure or site and the original design intent.

Association: This structure is not important for an important event or person, this aspect of integrity does not apply.

Unfortunately, the series of alterations and additions made after 1959 have destroyed the elements that were originally part of the design.

To reiterate the seven elements of integrity are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

Of these seven those most egregiously affected are Design; Materials; and Association.

CONCLUSION:
In consideration of the property as individually eligible as a local Historic Landmark or for the National Register of Historic Places, it is concluded that the original design of Bigoney and Evans has been virtually destroyed, and as a result many of the key components of the International Style that was so evident in the original design have been altered or removed.

Additionally, the Police Station is also *not representative* of the Sailboat Bend Historic District's historic context as the first residential neighborhood in the City of Fort Lauderdale.

CERTIFICATE OF APPROPRIATENESS

Rev: 3 | **Revision Date:** 11/01/2020 | **I.D. Number:** DSD.UDP.HPBSB.COA

SAILBOAT BEND HISTORIC DISTRICT

HISTORIC PRESERVATION BOARD (HPB)
Certificate of Appropriateness Application

Table of Contents:

Deadline, Notes, and Fees
Applicant Information Sheet
Technical Specifications of Application
Submittal Checklist

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates) Monday through Thursday and prior to 12:00 PM on Friday. The Department will review all applications to determine completeness within thirty (30) days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

	Commercial Properties	Residential Properties
____ **Review & Comment**	**$ 230.00**	**No Fee**
____ **Major Alteration**	**$ 310.00**	**No Fee**
____ **New Construction ≤ 2000 SF GFA**	**$ 310.00**	**No Fee**
V ____ **New Construction > 2000 SF GFA**	**$ 560.00**	**No Fee**
____ **Demolition – Accessory**	**$ 230.00**	**$ 230.00**
V ____ **Demolition – Primary**	**$ 560.00**	**$ 560.00**
____ **Relocation**	**$ 490.00**	**No Fee**
____ **After-the-Fact**	**$ 620.00**	**$ 620.00**
____ **Archaeology Review**	**$ 450.00**	**$ 450.00**

HPB Certificate of Appropriateness - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number		**Date of Complete Submittal**	
Zoning Review		**Landscape Review**	
Case Intake			

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	City of Fort Lauderdale		
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.		
Address, City, State, Zip	1300 W Broward Blvd., Fort Lauderdale, FL 33312		
E-mail Address		Phone Number	
Proof of Ownership	[ ] Warranty Deed or [ ] Tax Record		

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Elisabeth A. Bernitt	**Signature**	Elisabeth A Bernitt
Applicant / Agent's	AECOM		
Address, City, State, Zip	2 Alhambra Plaza, Suite 900, Coral Gables, FL 33134		
E-mail Address	elisabeth.bernitt@aecom.com	Phone Number	305-725-4633
Letter of Consent Submitted	Yes		

Project Name	Fort Lauderdale Police Headquarters	**Project Address**	1300 W Broward Blvd
Legal Description	VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD,& LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LO		
Tax ID Folio Numbers (For all parcels in development)	504209010070, 504209092510		
Request / Description of Project	Certificate of Appropriateness to demolish a structure in the Sailboat Bend Historic District and to construct a new building.		
Applicable ULDR Sections	47-24.11.D.3 and 47-24.11.D.4		
Current Zoning Designation	CF - Community Facility	**Current Use of Property**	Police Station

Dimensional Requirements	Required	Proposed
Building Height (Feet / Levels)	/	60 feet / 3 levels
Structure Length		Various, see dwg
Landscape Area		

TECHNICAL SPECIFICATIONS:

This page must be filled in. An attached narrative may be included but cannot substitute for completing this section.

Description of the Project

1. **Yards.** Is a Yard Reduction or Minimum Distance Separation Required? X Yes _____No
(If Yes, please complete the remainder of this section)

Front of Building Faces: X North _____South _____East _____West _____Other

Principal Structure Yard Setbacks (Feet): Front 17'-7" Rear _____ Left Side ____ Right Side ____
Street Side? _____N/A _____Left _____Right

Accessory Structure #1 Yard Setbacks (Feet): Front _____ Rear _____ Left Side ____ Right Side ____
Street Side? _____N/A _____Left _____Right

Accessory Structure #2 Yard Setbacks (Feet): Front _____ Rear _____ Left Side ____ Right Side ____
Street Side? _____N/A _____Left ( ) Right

Distance Between Structures (Feet): Principal Structure and Accessory Structure #1: _____
Principal Structure and Accessory Structure #2: _____

3. **Material and Design Guidelines.** Shown below are the Sailboat Bend Historic District Material and Design Guidelines. If you choose to use a material or design not listed in the guidelines, check the "Other*" box and be prepared to present to the Historic Preservation Board your justification for proposing a material or design which does not conform to the guidelines.

a) Exterior Building Walls _____**N/A**

1) X Stucco (Stucco are proposed for the level 2 exterior walls)
Finish: _____ Float; X Smooth; _____ Coarse; _____ Machine Spray; _____ Dashed; _____ Trowelled; _____ Other*_____

2) _____ Wood
Finish: _____ Clapboard, 3 1/2"-7" to the weather; _____ Shingles, 7" to the weather;
_____ Board and Batten , 8"-12" to the weather; _____ Shiplap Siding Smooth Face, 4"-8" to the weather;
_____ Other*_____

3) X Masonry (Architectural precast concrete panels are proposed for level 1 and 3 exterior walls)
Finish: _____ Coral; _____ Keystone; _____ Split Face Block;
_____Truncated Block; _____ Stack Bond Block; X Other* (Architectural precast concrete panels with vertical reveals)

b) Windows and Doors _____**N/A**

1) _____ Glass Block
2) X Glass: X Clear; _____Stained; _____Leaded; _____Beveled; _____Non-Reflective-Tinted; _____Other*_____
3) _____ Translucent Glass: _____Side Elevation; _____Rear Elevation; _____Other*_____
4) X Skylights: _____Flat Skylights in Sloped Roofs; _____Domed Skylights in Flat Roofs Behind Parapet; X Other* (Skylight is integrated in volume over lobby)
5) _____Window Frame Materials: _____Wood-Painted or Stained; _____Wood-Vinyl Clad; _____Wood-Aluminum Clad
_____Steel; X Aluminum; _____Other*_____

c) Configurations _____**N/A**

1) X Garage Doors - 9' Maximum Width; X Other* 20'-0" width per Police Department requirements
2) X Windows (check all applicable): _____Square; X Rectangular; _____Circular ; _____Semi-Circular; _____Semi-Ellipse;
_____Octogonal; _____Diamond; _____Triangular-Gables End Only; _____Other* ____

d) Window Operations _____**N/A**

_____Single Hung; _____Double Hung; _____Casement; X Fixed with Frame; _____Awning;
_____Sliders-Side and Rear Only; _____Jalousie; _____Louvers; _____Other* _____

TECHNICAL SPECIFICATIONS:

e) General X **N/A**

_____Operable Shutters Sized to Match Openings; _____Non-Operable Shutters*
_____Jalousies: ( ) Wood; ( ) Metal
_____Awnings: ( ) Wood; ( ) Canvas; ( ) Other* _____
_____Interior Security Grilles
_____Bahama Shutters: ( ) Wood; ( ) Other* _____
_____Screened Windows; ( ) Screened Doors; ( ) Other* _____

f) Roofs and Gutters _____**N/A**

1) Roofs Materials: _____Terra-Cotta; _____Cement Tiles; _____Cedar Shakes; _____Steel Standing Seam; _____5-V Crimp
_____Galvanized Metal Shingles; _____Fiberglass/Asphalt Shingles; _____Copper Shingles;
X Built-Up Roof behind Parapets; _____Victorian Pattern; _____Diamond Pattern;
_____Other* _____

2) Gutters: _____Exposed Half-Round; _____Copper; _____ESP Aluminum; Galvanized Steel;
_____Wood-Lined with Metal; _____Other* _____

3) Roof Configuration:
Type - _____Simple Gable; _____Hip
Pitch - _____No less than 3:12 and no more than 8:12 (< 3:12 or > 8:12 requires DRC approval)
_____Shed Roof attached to a higher wall (Any pitch less than 3:12 requires HPB approval)
_____Tower Roof (Any slope is allowed)
X Flat with Parapet; _____Flat with Railings; Other* _____
_____Rafter s in Overhangs to be Exposed; Other* _____
X Solar Collectors or Turbine Fans (Rear Part of Roof) (Proposed over level 3 of parking garage)

g) Outbuildings _____**N/A**

_____Outbuilding rider attached

h) Garden Walls and Fences _____**N/A**

1) Materials/Style: X Stucco Finish: _____Float; X Smooth; _____Coarse; _____Machine Spray;
_____Dashed or Trowelled; _____Other* _____
_____Wood: _____Picket; _____Lattice; _____Vertical Wood Board; _____Other* _____
_____Masonry: _____Coral; _____Keystone; _____Split Face Block; _____Truncated Block; _____Stacked Bond Block;
_____Other* _____
X Metal: _____Wrought Iron; X ESP Aluminum;
X Chainlink (Green Vinyl Coated) X ;
X Other* (Security crash rated fencing at entry gates)

2) Configurations: _____Front Yards spacing between pickets maximum 6" clear (No fencing proposed in Front Yard)

i) Arcades and Porches X **N/A**

Materials/Style: _____Stucco Finish (At Piers and Arches only) _____Float; _____Smooth; _____Coarse;
_____Dashed; _____Trowelled; _____Machine Spray;
_____Other* _____
_____Wood (Posts and Columns)
_____Masonry (At Piers and Arches only) _____Coral; _____Keystone; _____Split Face Block;
_____Truncated Block; _____Stacked Bond Block;
_____Other* _____
_____Metal (At Railings only) _____Wrought Iron; _____ESP Aluminum;
_____Other* _____

SUBMITTAL CHECKLIST

Applicant shall provide to the Urban Design & Planning counter a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness and compliance with the ULDR.

For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and twelve (12) additional sets of plans / applications/photos with any additional requirements.

**The City of Fort Lauderdale is committed to serving the needs of all of its citizens and visitors, and our goal is to ensure access to information for a diverse audience. Please incorporate accessibility design standards to meet Universal Design concepts supported by the W3C Guidelines and ADA Accessibility Requirements into all application submittal documents.*

FOR ALL APPLICATIONS

- ❑ Complete application. No items are to be left blank. If it does not apply, indicate with 'N/A'.
- ❑ Provide Proof of Ownership
- ❑ Property owners signature and/or agent letter signed by the property owner
- ❑ One (1) sealed survey
- ❑ One (1) vicinity map (typically on the survey)
- ❑ One (1) electronic version of complete application and plans in PDF format

NEW CONSTRUCTION & ALTERATION

- ❑ Photos of that part of the building that will be modified (e.g., if front elevation is to be modified, supply a photo of the front and label it with the direction it faces [i.e. FRONT – NORTH]).
- ❑ One (1) set of sealed drawings that include the site plan, building elevations and floor plan. All drawings must be drawn to scale.
- ❑ One (1) landscape plan for any multi family or non-residential development.
- ❑ One (1) set of Product Approvals, Manufacturers' Specifications, or brochures for all building features to be modified (i.e. windows, doors, roofs, fences, siding, garages, carports, etc.)

FOR NEW CONSTRUCTION ONLY:

- ❑ Photos or elevation drawings of buildings adjacent to the subject site.
- ❑ Sign posting requirements: The applicant must post signs and return the signed affidavit prior to the meeting.

DEMOLITION:

- ❑ Demolition Rider completely filled out, signed and dated with all required documents listed in Demolition Rider.

RELOCATION:

- ❑ A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- ❑ Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- ❑ Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

Applicant's Affidavit

I acknowledge that all requirements as listed above of this application are met.

Print Name Elisabeth A. Bernitt Signature Elisabeth A Bernitt Date 02/14/22

AECOM
2 Alhambra Plaza
Suite 900
Coral Gables, FL 33134
aecom.com

Project name: Fort Lauderdale Police Headquarters

Project ref: 60639620

From: Doug Mckenzie

Date:
July 30, 2021

To: Fort Lauderdale Department of Sustainable Development- Urban Design & Planning
Historic Preservation Board (HPB)

Memo

NARRATIVE TO ACCOMPANY APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION

ULDR Section 47-24.11.D.3

1. General Information

City of Fort Lauderdale ("Owner") is the property located at 1300 W Broward Boulevard and 1201-1205 SW 1 ST 1-8 ("Property"). The Property is located within the boundaries of the Sailboat Bend Historic District ("SBHD"). The Owner is requesting to demolish the existing building on the Property and build new. The CRA Report conducted by AECOM is being attached to this narrative in support of the report's findings.

2. ULDR Requirements for Certificate of Appropriateness for New Construction

ULDR Section 47-24.11.D.3.c – Criteria – New Construction

c. *Criteria.*

i. *General.* In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB may consider whether the applications comply with the City of Fort Lauderdale's Historic Preservation Design Guidelines and the United States Secretary of Interior's Standards for Rehabilitation. The HPB shall use the following general criteria and additional guidelines in order to approve or deny applications for certificates of appropriateness for alterations, new construction, relocations and demolitions as provided in subsections D.3.c.ii, iii, and iv, and D.4:

RESPONSE: The objective of the project is for the development of a new police headquarters building, parking garage, shooting range, and site development on 8.94 acres of land on the east side of the existing police headquarters property at 1300-1350 West Broward Boulevard. The building will be a "gateway" to the city of Fort Lauderdale and a symbolic link between the community and the police. The project will provide the sworn officers, civilian staff, and community with an operationally efficient, safe, and comfortable environment. The project will be built in 4 phases, starting with the construction of the Parking Garage, Headquarters Building and Community Center, followed by the demolition of the existing headquarters building, and ending with the completion of the site roadways, parking, and landscaping. It

is imperative that the existing facility maintain operations during the construction phase of the project. The new facility will consist of a 3-story headquarters building designed to be approximately 191,000 sf and a 3-story 222,000 parking garage which will park 400 cars, house critical mobile assets on the first floor, and contain the shooting range on the second floor. A protected pedestrian bridge on the second and third floor will link the parking garage with the headquarters building. An extensive programming study was completed identifying the space requirements for each department to be housed within the facility.

a) The effect of the proposed work on the landmark or the property upon which such work is to be done; and

RESPONSE: The existing Police Headquarters is not a designated landmark. The Sailboat Bend Historic District survey conducted in a joint effort by the City of Fort Lauderdale's Historic Preservation Board, City Commission, and community did not identify the property as a contributing property to the Sailboat Bend Historic District. The City of Fort Lauderdale Police Station (Police Station) was designed by William Francis "Bill" Bigoney, Jr. and his partner, John Evans, in 1956-58. It was constructed in 1958-59. The Police Station was expanded and altered numerous times after it received its original building permit in 1958. Notable permit dates, and changes, are the following:

Table 4.1. 1958 permit dates

Permit Date	Action	Architect
February 17, 1958	Original permit for two-story police station	William F. Bigoney and John Evans
April 19,1965	Third floor addition to police station portion of building	William F. Bigoney and John Evans
April 11, 1968	Addition of one-story courtroom (east of main building)	William Crawford
September 14, 1981	Addition and alterations to front (north) facade; addition of 2nd-story to existing one-story courtroom	William F. Bigoney
January 1, 2010	Retrofit of doors and windows	none identified
December 21, 2015	Replacement of 75 windows and walling-up of 75 openings	none identified

According to the resurvey and reassessment report by Trisha Logan and Ellen Uguccioni, "The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan…"

After assessing the seven NRHP elements of integrity—location, design, setting, material, workmanship, feeling, and association—the report concludes that:

> **In consideration of the property as individually eligible as a local Historic Landmark or for the National Register of Historic Places, it is concluded that the original design of Bigoney and Evans has been virtually destroyed, and as a result many of the key components of the International Style that was so evident in the original design have been altered or removed.**

Additionally, the Police Station is also not representative of the Sailboat Bend Historic District's historic context as the first residential neighborhood in the City of Fort Lauderdale.

It recommends that, due to its loss of integrity, the Police Station is not eligible for listing in the NRHP, does not contribute to the locally listed Sailboat Bend Historic District, and is not individually eligible for local historic designation.

The two apartment buildings located at 1201 SW 1st ST are also defined in the same report as non-contributing. They were built in 1973 outside of the period of significance being less than 50 years old. The buildings were designed by an unknown architect with no architectural style.

The two identical apartment buildings at 1201-1205 SW 1st Street were erected in 1973, according to Broward County tax records and newspaper advertisements seeking to lease them (see, for example, Fort Lauderdale News, August 14, 1973) They were built with four apartments each, which they retain.

Each building is approximately 70' long and 26' deep. They face each other across a narrow common courtyard, from which all eight units are entered. The buildings are one-story-tall and topped by gable-end roofs. Stucco faces their concrete-block walls. They are plainly finished. Their only adornment is thin brick-veneer or brick-veneer-like panels. These are placed beneath the metal windows on their gable ends and at the centers of the long east elevation of the 1201 building, facing SW 12th Avenue, and the long west elevation of the 1205 building, facing toward the Fort Lauderdale police department complex.

The buildings are less than 50 years old and do not appear to be of exceptional importance.

b) The relationship between such work and other structures on the landmark site or other property in the historic district; and

RESPONSE: The Opening paragraph of the SBHD statement of significance of the survey reads: "The Sailboat Bend Historic District is the largest surviving district to reflect the evolving history of the City of Fort Lauderdale. From its earliest development characterized by a pioneering group who, through their contributions to social and economic trends, provided a foundation for subsequent settlement; to a community who through their tenacity and ambition further added to the community' s prosperity. The SHBD not only evidences a growth in the success and desirability of the neighborhood but also the evolution in building types. The smaller scale of the homes indicates they were built for working class families. From the more common vernacular designs of the 1920s and 1930s, to the change in building types and their availability after World War II through to the Modern Age when designs for neighborhoods took into account the now ubiquitous automobile and rapidly increasing availability of new technologies. The SBHD is a microcosm that witnesses the growth of a small town on the river, to a major city in southeast Florida now with millions of citizens in the region."

The Police Station has been subjected to numerous alterations, and it is believed to not retain the integrity necessary for it to be NRHP-eligible, contribute to the SBHD, or be individually eligible for historic designation, for its association with Bigoney under (NRHP Criteria B and C). The City of Fort Lauderdale Police Station is therefore believed to be ineligible for NRHP listing, as a contributing resource to the SBHD, and as a locally designated individual historic resource.

The two apartment buildings located at 1201 SW 1st ST are also defined in the same report as non-contributing. They were built in 1973 outside of the period of significance being less than 50 years old. The buildings were designed by an unknown architect with no architectural style.

The current buildings on the property make up the Fort Lauderdale Police Headquarters. The new Police Headquarters is proposing to continue serving that function for the community while adding to the community engagement of the neighborhood through the design of the community center and site development.

c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected; and

RESPONSE: The terrain surrounding the project area contains significant archaeological resources. Despite the adjacent resources, due to the extensive infrastructural improvements and the expected level of ground disturbance in the project area the potential for encountering intact archaeological resources is low. From the report prepared by Logan and Uguccioni, the architectural integrity of the initial design is no longer exists. Some of the original modern design intent will be re-introduced into the proposed new Police Headquarters included a 3-story building with a center portion entrance recessed into the façade. Long, rail-height fenestrations down the sides of the building will be reminiscent of the original bands of clerestory windows. Original design materials are proposed to be re-introduced into the design including smooth concrete finish and aluminum windows and doors with glazing. Deep overhangs create shading for the building inhabitants and call back to the modern porte cochére of the original design. Linear elements and geometric forms displayed on the structure conveys key components of the modern style. The proposal is also influenced by the naturalist design of the community through the site development and immersion in nature and walkways, helps blend the building into the otherwise residential neighborhood.

d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property.

REPSONSE: The current use of the property is for the Fort Lauderdale Police Headquarters. The proposed phased design allows the Police Headquarters to remain in function and operable while new construction occurs to replace the dilapidated old Police Headquarters. The new building will be a "gateway" to the city of Fort Lauderdale and a symbolic link between the community and the police. The project will provide the sworn officers, civilian staff, and community with an operationally efficient, safe, and comfortable environment.

The Fort Lauderdale police department has been in need of a new headquarters for many years. In order to keep up with a large rapidly growing city like Fort Lauderdale it's important to maintain its public safety facilities at the highest levels. A new state of the art police headquarters will bring new life to the surrounding neighborhood. Importantly the building has been conceived with a large community center on the west side of the facility that will be linked transparently through the public lobby (which has glazing along its north and south entrances) to the headquarters building, symbolically communicating the important link between the police and the community.

ii. Additional guidelines; new construction. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the HPB shall also consider the following additional guidelines. Where new construction is required to be visually related to or compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located.

a) The height of the proposed building shall be visually compatible with adjacent buildings; and

RESPONSE: The proposed building will be a three-story structure, which the current Police Headquarters is also 3-story. The scheme minimizes its impact on its residential neighbors, by stepping back on the east side of the site, reducing the overall mass of the building facing the residential neighborhoods adjacent to the site. The building and garage finished floor elevation will be raised approximately 3'-0" to 3'-6" above the current site elevation to mitigate flooding impacts currently affecting the site, and to meet the criteria for a resilient essential facility. Critical secure parts of the buildings have been carefully setback from the curbs/public roads for security reasons and well as sensitivity to the scale of the building in relation to the neighborhood.

b) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related; and

RESPONSE: The one-story central node of the building, expresses the public entrance through the use of materiality and storefront windows and doors. The Lobby opens up to the pedestrian plaza and signifies a safe, transparent space for interaction with the public and Police. The overall proportions have been thoughtfully designed to be sensitive to the surrounding areas.

c) The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related; and

RESPONSE: The building design considered the transition to the adjacent buildings of the area, and is providing a sensitive design solution while honoring the historic significance. Upper stories of the Police Headquarters feature long horizontal bands of glass, proportionally broken up by vertical fins. The ground floor public space utilizers storefront aluminum windows and doors to appear transparent and open to the public, while concealing secure areas behind solid walls. The community center structure which has a bold transparent curved glass façade along Broward Boulevard announces the important presence of the facility to the community.

d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related; and

RESPONSE: The building design considered the transition to the adjacent uses, by providing a sensitive design solution to the nearby neighborhood. Overall, a well-thought design is being proposed to enhance the visual appearance of the site and improve the public space. The public entrance to the Police Headquarters will be inviting to the public to achieve transparency of operations but remain safe and secure.

d) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related; and

RESPONSE: The landscape concept for the site incorporates a natural flowing geometry inspired by the shape of the New River which defines the Riverboat Bend neighborhood. This geometry flows into the lobby's floor pattern inviting the community into the buildings public entrance. The lobby is accessible from Broward Boulevard on the north for pedestrians and those using public transportation, and from the south for those arriving at the site via car and parking in the visitors lot to the west.

e) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related; and

RESPONSE: The new proposed headquarters will act as a gateway to the city and its downtown. The community center structure which has a bold transparent curved glass façade along Broward Boulevard announces the important presence of the facility to the community. The site provides space for the necessary program requirements for a new headquarters, parking garage, community center, and an inviting plaza space reminiscent of many public safety buildings. Materiality and textures of the surrounding areas will be designed sensitively to be visually compatible. The design will feature smooth concrete finishes, aluminum windows and doors, window fenestrations and landscaped areas.

g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related; and

RESPONSE: The flat concrete roof of the new building is visually compatible with the neighboring buildings of the commercial district

h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the building to the buildings and places to which it is visually related; and

RESPONSE: Many of the large existing trees will remain in place and are located around the perimeter of the property. Maintaining them in place will not only preserve the mature nature of the surrounding streetscapes but also help to provide appropriate buffer to the site especially to the South and East sides where the new building is proposed. Solid walls, fences and landscaping will form a cohesive enclosure along the street for visual compatibility to the neighborhood.

i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related; and

RESPONSE: The proposed development is compatible with the character of the neighborhood. The mass and scale are compatible with the development patterns along Broward Blvd. corridor and significant setbacks and landscape buffer is provided adjacent to neighboring properties. The proposed development gave special consideration to the quality of public space in and around the site.

j) A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

REPSPONSE: The proposed overall directional character of the Police Headquarters will be horizontal, three-story; longer in the horizontal direction than vertical. This is visually compatible with the surrounding neighborhood of both the residential and commercial areas.

Surrounding Buildings along Broward Blvd.









Surrounding Buildings along SW 12th Street











Surrounding Buildings along Middle Street













Surrounding Buildings along SW 14th Ave










NW 15TH AVE
NW 14TH AVE
NW 12TH AVE
TOMMIE TER
SW 15TH TER
SW 1ST ST
ARPEIKA ST
SW 2ND ST
ARGYLE DR
SW 14TH AVE
SW 14TH WAY
SW 2ND CT
SEMINOLE AVE
SW 12TH AVE
HIMMARSHEE ST
MIDDLE ST
SW 2ND CT
ALSON AVE
SW 13TH AVE
LADY CLAIRE FURSMAN
Parcel Information
Parcel Id: 504209010070
Owner: CITY OF FORT LAUDERDALE
Situs Address: 1300-1350 W BROWARD BLVD FORT LAUDERDALE FL 33312
Legal: VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD,& LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LOTS
Millage Code: 0312
Use Code: 89
Land Value: $ 4,259,900
Building Value: $ 14,190,660
Other Value: 0
Total Value: $ 18,450,560
SOH Capped Value: $ 18,450,560



Parcel Information

Parcel Id:	504209092510
Owner:	SWEET MORNINGS LLC
Situs Address:	1201-1205 SW 1 ST 1-8 FORT LAUDERDALE FL 33312
Legal:	WAVERLY PLACE 2-19 D LOT 1 THRU 4 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 125
Millage Code:	0312
Use Code:	08
Land Value:	$ 36,000
Building Value:	$ 835,730
Other Value:	0
Total Value:	$ 871,730
SOH Capped Value:	$ 695,170
Homestead Exempt. Amt:	$ 0
WVD Exempt. Amt:	$ 0
Other Exempt. Amt:	$ 0
Taxable Value:	$ 695,170

CITY OF
FORT LAUDERDALE

All-America City

Owner Affidavit / Letter of Authorization

January 31, 2022

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Broward County
One University Drive
Plantation, FL 33324

RE: Fort Lauderdale Police Headquarters
1300-1350 West Broward Boulevard
Fort Lauderdale, FL 33312
Folio: 504209010070

To Whom It May Concern:

I, Christopher Lagerbloom, am the authorized agent of **CITY OF FORT LAUDERDALE**, for the property located at 1300-1350 FORT LAUDERDALE, FL 33069, and described in the below legal description.

ALL OF BLOCKS 117 AND 118; AND 10 FOOT ALLEYS WITHIN SAID BLOCKS; AND THAT PORTION S.W. 2nd STREET LYING BETWEEN SAID BLOCKS; LOTS 5, 6, 7, 8, 9, 10, 11,12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28, BLOCK 125; AND THAT PORTION OF A 10 FOOT ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24; AND SW 1st/ STREET LYING SOUTH OF SAID LOT 5 TO 14 INCLUSIVE; AND LESS RIGHT-OF-WAY FOR WEST BROWARD BOULEVARD, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH: THE NORTH 855.00 FEET OF LOT 7, THE NORTH 900.00 FEET OF LOT 8; AND THE NORTH 850.00 FEET OF LOT 9; ALL LESS RIGHT-OF-WAY FOR WEST BROWARD BOULEVARD, VALENTINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 117; THENCE SOUTH 89°56'00" WEST, ON THE SOUTH LINE OF SAID BLOCK 117, A DISTANCE OF 350.80 FEET, TO A POINT ON THE EAST LINE OF SAID LOT9, VALENTINES SUBDIVISION; THENCE NORTH 00°00'00" EAST, ON SAID EAST LINE, A DISTANCE OF 10.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 850.00 FEET OF SAID LOT 9; THENCE SOUTH 89°56'00" WEST, ON SAID SOUTH LINE, A DISTANCE OF 209.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 7, VALENTINES SUBDIVISION; THENCE SOUTH 00°00'00" EAST, ON SAID EAST LINE, A DISTANCE OF 50.00 FEET; TO A POINT ON THE SOUTH LINE OF THE NORTH 900.00 FEET OF SAID LOT 8; THENCE SOUTH 89°56'00" WEST, A DISTANCE OF 209.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 7, VALENTINES SUBDIVISION; THENCE NORTH 00°00'00" EAST, ON SAID EAST LINE, A DISTANCE OF 45.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 855.00 FEET OF SAID LOT 7, VALENTINES SUBDIVISION; THENCE SOUTH 89°56'00" WEST, ON SAID SOUTH LINE, A DISTANCE OF 188.25 FEET, TO A POINT ON A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7; THENCE NORTH 00°10'00" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 795.91 FEET; THENCE NORTH 89°50'00" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 44°54'07" EAST, A DISTANCE OF 35.40 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD; THENCE EASTERLY ON SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES AND DISTANCES; THENCE NORTH 89°58'13" EAST, A DISTANCE OF 151.08 FEET, TO A POINT OF CURVE; THENCE EASTERLY THROUGH SOUTHERLY ON A CURVE TO THE RIGHT, WITH A RADIUS OF 9.50 FEET, A CENTRAL ANGLE OF 90°01'47", AN ARC DISTANCE OF 14.93 FEET, TO A POINT OF TANGENCY, AND A POINT ON THE EAST LINE OF LOT 7, VALENTINES SUBDIVISION; THENCE SOUTH 00°00'00" EAST, ON SAID EAST LINE, A DISTANCE OF 4.50 FEET; THENCE NORTH 89°58'13" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 00°01'47" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°58'13" EAST, A DISTANCE OF 60.00 FEET, TO POINT OF CURVE; THENCE EASTERLY ON A CURVE TO THE LEFT, WITH A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 19°05'28", AN ARC DISTANCE OF 35.65 FEET, TO A POINT OF REVERSE CURVE; THENCE EASTERLY ON A CURVE TO THE RIGHT, WITH A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 19°05'28", AN ARC DISTANCE OF 30.99, TO A POINT OF TANGENCY; THENCE NORTH 89°58'13" EAST, A DISTANCE OF 597.14 FEET, TO THE TERMINATION OF SAID NINE (9) COURSES AND DISTANCES AND TO A POINT ON THE EAST LINE OF SAID BLOCK 125; THENCE SOUTH 00°03'00" EAST, ON SAID EAST LINE, A DISTANCE OF 100.37 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 125, THENCE SOUTH 89°56'00" WEST, ON THE SOUTH LINE OF SAID LOTS 28, 27, 26 AND 25, BLOCK 125, A DISTANCE OF 100.00 FEET, TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4, BLOCK 125; THENCE SOUTH 00°03'00" EAST, ON SAID NORTHERLY EXTENSION, THE WEST LINE AND SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 165.02 FEET, TO THE NORTHWEST CORNER OF LOT 25, BLOCK 118; THENCE NORTH 89°56'00" EAST, ON THE NORTH LINE OF LOTS

25, 26, 27 AND 28, BLOCK 118, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 00°03'00" EAST, ON THE EAST LINE OF SAID BLOCK 118, SOUTHERLY EXTENSION THEREOF AND ON THE EAST LINE OF SAID BLOCK 117, A DISTANCE OF 560.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 777,600 SQUARE FEET OR 17.8512 ACRES MORE OR LESS.

We hereby authorize **AECOM** and **KEITH** to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name

Christopher Lagerbloom

Sworn and subscribed to before me this 31 day of January, 2022.

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

Signature of Notary Public

Aimee Llauro

Print Name

Notary Public State of Florida
Aimee Llauro
My Commission GG 321478
Expires 05/08/2023

Sincerely,

Chris Lagerbloom, ICMA-CM
City Manager



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2022

Property Id: 504209010070

Property Owner/s:CITY OF FORT LAUDERDALE

Mailing Address:100 N ANDREWS AVE FORT LAUDERDALE, FL 33301

Physical Address:1300 - 1350 W BROWARD BOULEVARD FORT LAUDERDALE, 33312

Property Use: 89 - Municipal other than parks, recreational areas, colleges, hospitals

Millage Code: 0312

Adj. Bldg. S.F: 173049

Bldg Under Air S.F:

Effective Year: 1968

Year Built: 1967

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : CF - COMMUNITY FACILITY

Abbr. Legal Des.: VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD,& LOT 9 N 850 LESS RD &TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LOTS 5 TO 28 BLK 125 & THAT POR OF VAC SW 1 ST & SW 2 ST BETWEEN SAID BLKS IN OF SUB WAVERLY PLACE OF 2-19 D

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	$4,259,900	$14,190,660	0	$18,450,560	$18,450,560	
2021	$4,259,900	$14,190,660	0	$18,450,560	$18,450,560	
2020	$4,259,900	$14,212,090	0	$18,471,990	$18,471,990	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$18,450,560	$18,450,560	$18,450,560	$18,450,560
Portability	0	0	0	0
Assessed / SOH	$18,450,560	$18,450,560	$18,450,560	$18,450,560
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$18,450,560	$18,450,560	$18,450,560	$18,450,560
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type
$5.50	774,527 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504209010163	10/18/2021	Multi Warranty Deed	Excluded Sale	$465,000	117700396	1448 SW 10 ST FORT LAUDERDALE, FL 33312
504209010302	04/02/2021	Warranty Deed	Qualified Sale	$460,000	117180161	1439 SW 11 PL FORT LAUDERDALE, FL 33312
504209010160	12/24/2020	Warranty Deed	Qualified Sale	$360,000	116959725	1449 SW 10 ST FORT LAUDERDALE, FL 33312
504209010166	12/01/2020	Quit Claim Deed	Disqualified Sale	$150,600	117076748	1430 SW 10 ST FORT LAUDERDALE, FL 33312
504209010041	03/18/2020	Warranty Deed	Disqualified Sale	$253,500	116422262	1505 SW 5 PL FORT LAUDERDALE, FL 33312

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)								
Governmental (X)								
173,049								

SCHOOL

North Fork Elementary: C
New River Middle: C
Stranahan High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Jared Moskowitz	20	Sheila Cherfilus-McCormick

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Daryl Campbell	34	Gary M. Farmer, Jr.	Sarah Leonardi

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

CASE NO. CACE21011148 DIVISION 25 JUDGE Carol-lisa Phillips

City of Fort Lauderdale, et al
Plaintiff(s) / Petitioner(s)
v.
Sweet Mornings, LLC, et al
Defendant(s) / Respondent(s)
_____/

FINAL ORDER OF TAKING

THIS CAUSE having come to be heard on the Joint Motion of Petitioner, the City of Fort Lauderdale ("City"), and Defendants, Sweet Mornings, LLC ("Sweet Mornings"), as owner of the subject property, City National Bank of Florida ("CNB"), as mortgagee, and the Broward County Tax Collector ("Tax Collector"), for entry of this Stipulated Order of Taking, Order of Apportionment and Disbursement, and Final Judgment. The Court being fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction of the subject matter of and the parties to this cause.
2. The property ("Property") being acquired hereunder is described as:

Lots 1, 2, 3 and 4 and the South One-half (l/2) of the vacant alley abutting said Lots in Block 125 of Waverly Place, according to the Plat thereof, as recorded in Plat Book 2, Page 19, of the Public Records of Miami-Dade County, Florida; Said Lands Lying and Being in Broward County, Florida.

3. The pleadings in this cause are sufficient, Petitioner is properly exercising its delegated authority in furtherance of a public purpose, specifically, the Police and Public Safety

Projects as described in City of Fort Lauderdale Resolution No. 20-09, that includes but is not limited to the construction of the new police and public safety headquarters building and parking garage, and the Property hereby acquired by City is reasonably necessary for this public purpose.

4. Pursuant to Sections 7041(3) and 74.051(1) of the Florida Statutes, a defendant must request a hearing to contest the taking of property.
5. All defendants who requested a hearing, namely, Sweet Mornings and CNB, are agreeable to the entry of this Stipulated Order of Taking, Order of Apportionment and Disbursement, and Final Judgment.
6. Subject to apportionment, Sweet Mornings, shall have and recover from City the sum TWO MILLION ONE HUNDRED THOUSAND DOLLARS AND NO CENTS ($2,100,000.00) as full compensation in this Action including compensation for the Property, attorney's fees, experts' fees, and all costs and expenses. This sum is apportioned to Sweet Mornings, CNB, and to pay Broward County property taxes.
7. Within twenty (20) days of the entry of this Stipulated Order of Taking, Order of Apportionment and Disbursement, and Final Judgment, City shall deposit the sum of TWO MILLION ONE HUNDRED THOUSAND DOLLARS AND NO CENTS ($2,100,000.00) into the registry of this Court. Upon making such deposit, City shall notify, in writing, all attorneys of record and those Defendants not represented by counsel that the deposits have been made and that upon deposit, City shall be entitled to possession of and title to the Property described in the Petition without further notice or Order of this Court.
8. Upon deposit by City of the sum referenced in Paragraph 7 above into the Registry of the Court, the fee simple title to, and possession of, the Property shall vest in City free and clear of the interest of Sweet Mornings, CNB, Defendant (tenants) Semi El-Hila, Joannie

Serana Rivera f/k/a Joannie Pinguil, Federick Chung, Sagesse Augustin, Rommell Antonio Corrales, Roy Griffins, Sierra Kuhn, and Michael Facenda, Broward County property taxes, and free and clear of any other party claiming any right, title or interest in the Property

9. After deposit of the sum referred to in Paragraph 7 above, the Clerk of Court shall disburse such sum by issuing a check in the amount of TWO MILLION ONE HUNDRED THOUSAND DOLLARS AND NO CENTS ($2,100,000.00) payable to the Barry S. Balmuth, P.A. Trust Account and mailing same to Barry S. Balmuth, 2505 Burns Road, Palm Beach Gardens, Florida 33410. Barry S. Balmuth, B.C.S., as counsel for Sweet Mornings, shall, within ten (10) days of receipt of the check from the Clerk of Courts resulting in cleared funds and receiving payoff information, pay in full the mortgage in favor of CNB and Broward County property taxes in full. CNB and the Tax Collector shall cooperate in providing payoff figures to Mr. Balmuth. CNB shall record a satisfaction of its mortgage on the Property in the public records of Broward County within twenty (20) days of receiving payment hereunder. Mr. Balmuth shall also disburse the remaining sums to pay Sweet Mornings' attorney's and experts' fees and costs with the remainder to be disbursed to Sweet Mornings.
10. The Court retains jurisdiction to enforce this Stipulated Order of Taking, Order of Apportionment and Disbursement, and Final Judgment.

DONE and **ORDERED** in Chambers, at Broward County, Florida on 01-12-2022.

CACE21011148 01-12-2022 2:13 PM

CACE21011148 01-12-2022 2:13 PM
Hon. Carol-lisa Phillips
CIRCUIT JUDGE
Electronically Signed by Carol-lisa Phillips

Copies Furnished To:
Adam Katzman , E-mail : mwburke@broward.org
Adam Katzman , E-mail : jlahti@broward.org

Adam Katzman , E-mail : akatzman@broward.org
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Barry Seth Balmuth Esq. , E-mail : karenb@flboardcertifiedlawyer.com
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Edward A Dion , E-mail : edion@ngn-tally.com
Edward A Dion , E-mail : legal-admin@ngn-tally.com
Federick Chung , Address : 1201 SW 1st Street, Apt 3, Ft. Lauderdale, FL 33312
Heath R Stokley , E-mail : legal-admin@ngn-tally.com
Heath R Stokley , E-mail : hstokley@ngn-tally.com
Joannie Rivera , Address : 1201 SW 1st Street, Apt 2, Ft Lauderale, FL 33312
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Kirsten H. Mood , E-mail : kmood@ngnlaw.com
MIchael Facenda , Address : 1205 SW 1st Street, APT 4, Ft. Lauderdale, FL 33312
Mario Carballo , E-mail : LegalDepartment@citynational.com
Rommell Corrales , Address : 1205 SW 1st Street, Apt 1, Ft. Lauderdale, FL 33312
Roy Griffin , Address : 1205 SW 1st Street, APt 2, Ft. Lauderdale, FL 33312
Sagesse Augustin , Address : 1201 SW 1st Street, Apt 4, Ft. Lauderdale, FL 33312
Semi El-Hila , Address : 1201 SW 1st Street, Apt 1, Ft. Lauderdale, FL 33312
Sierra Kuhn , Address : 1205 SW 1st Street, Apt 3, Ft. Lauderdale, FL 33312
Valerie Vicente , E-mail : legal-admin@ngn-tally.com
Valerie Vicente , E-mail : vvicente@ngnlaw.com

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

CITY OF FORT LAUDERDALE,
a Florida municipal corporation

Petitioner,

v. Case No. CACE-21-011148

SWEET MORNINGS, LLC, a Florida Limited Liability Company; CITY NATIONAL BANK OF FLORIDA; SEMI EL-HILA; JOANNIE SERRANO RIVERA, F/K/A JOANNIE PINGUIL; FREDERICK CHUNG; SAGESSE AUGUSTIN; ROMMELL ANTONIO CORRALES; ROY GRIFFINS; SIERRA KUHN; MICHAEL FACENDA; UNKNOWN TENANTS OR PERSONS IN POSSESSION; and the BROWARD COUNTY TAX COLLECTOR,

Respondents.
_____/

PETITIONER'S NOTICE OF DEPOSIT

Petitioner, City of Fort Lauderdale, by and through its undersigned attorneys, hereby certifies that in accordance with the Final Order of Taking entered on January 12, 2022, that the City has deposited the sum of Two Million One Hundred Thousand Dollars and No Cents ($2,100,000.00) into the registry of the Court as of January 20, 2022.

Respectfully submitted,

/s/ Heath R. Stokley
HEATH R. STOKLEY
Florida Bar No. 183644
KIRSTEN H. MOOD
Florida Bar No. 115595
Nabors, Giblin & Nickerson, P.A.
1500 Mahan Drive, Suite 200
Tallahassee, Florida 32308
(850) 224-4070
(850) 224-4073 (Facsimile)
hstokley@ngnlaw.com
kmood@ngnlaw.com
legal-admin@ngnlaw.com

EDWARD A. DION
Florida Bar No. 267732
VALERIE VICENTE
Florida Bar No.0071010
Nabors, Giblin & Nickerson, P.A.
8201 Peters Road, Suite 1000
Plantation, Florida 33324
(954) 315-0268
edion@ngnlaw.com
vvicente@ngnlaw.com

COUNSEL FOR PETITIONER
CITY OF FORT LAUDERDALE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished by Electronic Mail via the Florida Courts E-Filing Portal, as authorized by Fla. R. Jud. Admin. 2.516, on this 20th day of January, 2022, to:

Barry S. Balmuth, Esq.
Barry S Balmuth PA
2503 Burns Road
Palm Beach Gardens, Florida 33410
(561) 242-9400
(561) 366-2650 (facsimile)
barryb@flboardcertifiedlawyer.com
karenb@flboardcertifiedlawyer.com
Attorneys for Sweet Mornings, LLC

Mario D. Carballo, Esq.
City National Bank of Florida
100 S.E. 2nd Street, 13th Floor
Miami, Florida 33131
(305) 577-7690
legaldepartment@citynational.com
mario.carballo@citynational.com
Attorneys for City National Bank of Florida

Benjamin D. Crego, Esq.
Adam Katzman, Esq.
Broward County Attorney's Office
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
(954) 357-7600
(954) 357-7641 (facsimile)
bcrego@broward.org
akatzman@broward.org
mwburke@broward.org
Attorneys for the Broward County Tax Collector

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished by U.S. Mail, as authorized by Fla. R. Jud. Admin. 2.516, on this 20th day of January, 2022, to:

Semi El-Hila
1201 SW 1st Street, Apt. 1
Fort Lauderdale, Florida 33312

Joannie Serrano Rivera f/k/a Joannie Pinguil
1201 SW 1st Street, Apt. 2
Fort Lauderdale, Florida 33312

Frederick Chung
1201 SW 1st Street, Apt. 3
Fort Lauderdale, Florida 33312

Sagesse Augustin
1201 SW 1st Street, Apt. 4
Fort Lauderdale, Florida 33312

Rommell Antonio Corrales
1205 SW 1st Street, Apt. 1
Fort Lauderdale, Florida 33312

Roy Griffins
1205 SW 1st Street, Apt. 2
Fort Lauderdale, Florida 33312

Sierra Kuhn
1205 SW 1st Street, Apt. 3
Fort Lauderdale, Florida 33312

Michael Facenda
1205 SW 1st Street, Apt. 4
Fort Lauderdale, Florida 33312

/s/ Heath R. Stokley
HEATH R. STOKLEY

HPB DEMOLITION RIDER

Rev: 2 | **Revision Date:** 10/24/2019 | **I.D. Number:** DSD.UDP.HPBDR.COA

HISTORIC PRESERVATION BOARD (HPB)

Table of Contents:

Deadline and Applicant Information Sheet
Submittal Checklist and Demolition Rider
Sign Notification Requirements/Affidavit
Sign Notification Requirements/Affidavit

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates) Monday through Thursday and prior to 12:00 PM on Friday. The Department will review all applications to determine completeness within thirty (30) days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number		**Date of Complete Submittal**	
Zoning Review		**Landscape Review**	
Case Intake			

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	City of Fort Lauderdale		
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.		
Address, City, State, Zip	1300 W Broward Blvd., Fort Lauderdale, FL 33312		
E-mail Address		Phone Number	
Proof of Ownership	☐ Warranty Deed or ☐ Tax Record		

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Elisabeth A. Bernitt	**Signature**	Elisabeth A Bernitt
Applicant / Agent's	AECOM		
Address, City, State, Zip	2 Alhambra Plaza, Suite 900, Coral Gables, FL 33134		
E-mail Address	elisabeth.bernitt@aecom.com	Phone Number	305-725-4633
Letter of Consent Submitted	Yes		

Project Name	Fort Lauderdale Police Headquarters	**Project Address**	1300 W Broward Blvd.
Legal Description	VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD,& LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LOTS 5 TO 28 BLK 125 & THAT POR OF VAC SW 1 ST & SW 2 ST BETWEEN SAID BLKS IN OF SUB WAVERLY PLACE OF 2-19 D		
Tax ID Folio Numbers	504209010070, 504209092510		

Page 1: Submittal Checklist and Demolition Rider

DEMOLITION APPLICATION CHECKLIST:

- ☐ Certificate of Appropriateness Application completely filled out, signed and dates.
- ☐ Demolition Rider completely filled out, signed and dated.
- ☐ A site plan showing the proposed demolition.
- ☐ Photos of all sides of structure to be demolished and label the direction each side faces.
- ☐ Mail requirements: The applicant must submit a tax map, property owners list, stamped, addressed standard envelopes. The mail affidavit must be signed.
- ☐ Sign posting requirements: The applicant must post signs and return the signed affidavit prior to the meeting.

DEMOLITION RIDER:

BUILDING TO BE DEMOLISHED:

TYPE: ____Single Dwelling Unit ____Multi-Family/Number of Units _____
____Garage ____Carport ____Shed
____Partial (Provide Description) _____ ( ) Other Police Station

AGE: Year Built 1959

CONDITION: ____Excellent ____Good _x_Fair ____Poor
Code Compliance Action in Progress ____YES _x_NO
Does the Building conform to Guidelines? ____YES _x_NO

DOCUMENTATION:
____Proposal from Licensed Contractor ____Architect's Evaluation (attached)
____Engineer's Evaluation (attached) ____Code Compliance Report (attached)
____Notice of Violation from Code Enforcement (if applicable)
____Other _____

Describe the reason(s) for demolition, the method of demolition and the proposed future uses of the site as well as the proposed future use of the materials from the demolished structure. (Explain below)

In order to keep up with a large rapidly growing city, it's important to maintain its public safety facilities at the highest levels. A new state of the art police headquarters will bring new life to the surrounding neighborhood. The existing building to be fully demolished, and replaced by a building built in phases. No future use of the materials from the demolished structure.

Section 47-24.11.D.4.c of the ULDR specifies the criteria of the Certificate of Appropriateness for Demolition. The applicant must state below how the proposed demolition meets the following criteria:

i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or

The City of Fort Lauderdale Police Station: 1) is not eligible for listing in the National Register of Historic Places; 2) is not a contributing resource to the Sailboat Bend Historic District, and; 3) is not eligible for local designation as an individual historic resource. Apartment buildings are from an insignificant time period by an unknown architect with no architectural style.

ii. The property or building no longer has significance as a historic architectural or archeological landmark, or

N/A, the building on the Property have not been designated a historic architectural or archaeological landmark.

iii. The demolition or redevelopment project is of major benefit to a historic district.

The redevelopment project on the property is a major benefit to the historic district. The original intent of the Property for the City of Fort Lauderdale Police Headquarters continues as the new Police Headquarters will be a "gateway" to the city and a symbolic link between the community and the police.

Applicant's Affidavit

I acknowledge that all requirements as listed above of this application are met.

Print Name _____Elisabeth A. Bernitt_____ Signature_____ Elisabeth A Bernitt _____ Date _____02/14/22_____

AECOM
2 Alhambra Plaza
Suite 900
Coral Gables, FL 33134
aecom.com

Project name: Fort Lauderdale Police Headquarters

Project ref: 60639620

From: Doug Mckenzie

Date:
July 30, 2021

To: Fort Lauderdale Department of Sustainable Development- Urban Design & Planning
Historic Preservation Board (HPB)

Memo

NARRATIVE TO ACCOMPANY APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION

ULDR Section 47-24.11.D.4

1. General Information

City of Fort Lauderdale ("Owner") is the property located at 1300 W Broward Boulevard and 1201-1205 SW 1 ST 1-8 ("Property"). The Property is located within the boundaries of the Sailboat Bend Historic District ("SBHD"). The Owner is requesting to demolish the existing building on the Property and build new. The CRA Report conducted by AECOM is being attached to this narrative in support of the report's findings.

2. ULDR Requirements for Certificate of Appropriateness for Demolition

ULDR Section 47-24.11.D.4.c – Criteria – Demolition

c. *Criteria—Demolition.*

i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or

RESPONSE: According to the survey report prepared by Trisha Logan, the City's historic review consultant and presented to the Historic Preservation Board on January 6, 2020, the buildings on the Property do not contribute to the SBHD. The Police Station has been subjected to numerous alterations, and it is believed to not retain the integrity necessary for it to be NRHP-eligible, contribute to the SBHD, or be individually eligible for historic designation, for its association with Bigoney under (NRHP Criteria B and C). The City of Fort Lauderdale Police Station is therefore believed to be ineligible for NRHP listing, as a contributing resource to the SBHD, and as a locally designated individual historic resource.

The City of Fort Lauderdale Police Station (Police Station) was designed by William Francis "Bill" Bigoney, Jr. and his partner, John Evans, in 1956-58. It was constructed in 1958-59. The Police Station was expanded and altered numerous times after it received its original building permit in 1958.

"The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations

to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan…"

Since the Property does not contribute to the SBHD, the Applicant believes that this criteria for demolition has been met.

Excerpt from the City's Report



Figure 4.3. Fort Lauderdale Police Station: view looking southeast at front (north) facade, 1959 (source: Miami Herald, January 11, 1959; photographer: Mel Kenyon).



Figure 4.4. Fort Lauderdale Police Station: view looking southwest at heavily altered front (north) facade, 2018 (source: Logan and Uguccioni 2020

The two apartment buildings located at 1201 SW 1st ST are also defined in the same report as non-contributing. They were built in 1973 outside of the period of significance being less than 50 years old. The buildings were designed by an unknown architect with no architectural style.

The two identical apartment buildings at 1201-1205 SW 1st Street were erected in 1973, according to Broward County tax records and newspaper advertisements seeking to lease them (see, for example, Fort Lauderdale News, August 14, 1973) They were built with four apartments each, which they retain.

Each building is approximately 70' long and 26' deep. They face each other across a narrow common courtyard, from which all eight units are entered. The buildings are one-story-tall and topped by gable-end roofs. Stucco faces their concrete-block walls. They are plainly finished. Their only adornment is

thin brick-veneer or brick-veneer-like panels. These are placed beneath the metal windows on their gable ends and at the centers of the long east elevation of the 1201 building, facing SW 12th Avenue, and the long west elevation of the 1205 building, facing toward the Fort Lauderdale police department complex.

The buildings are less than 50 years old and do not appear to be of exceptional importance.



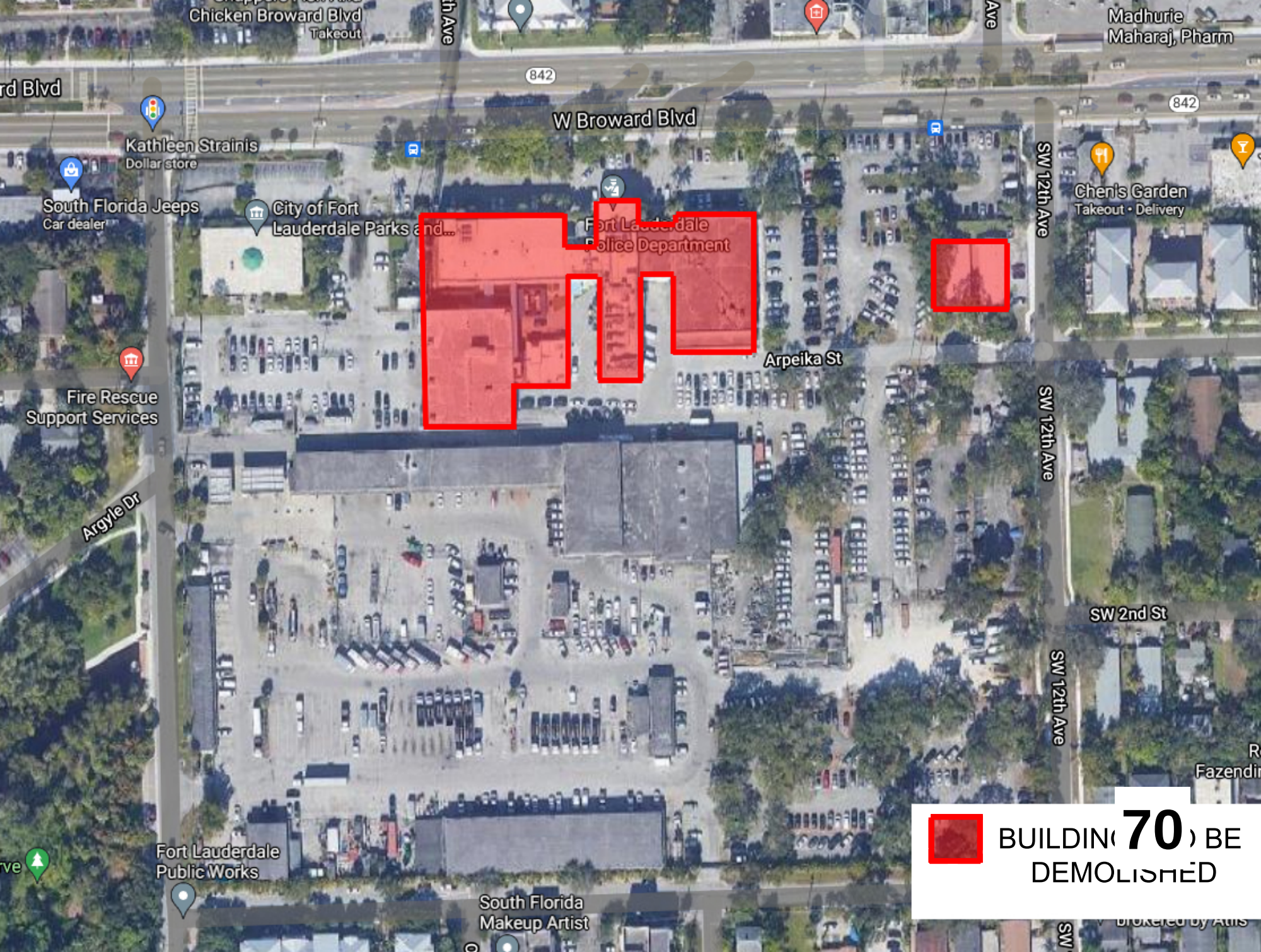
ii. The property or building no longer has significance as a historic architectural or archaeological landmark; or

RESPONSE: N/A, the buildings on the Property have not been designated a historic architectural or archeological landmark.

iii. The demolition or redevelopment project is of major benefit to a historic district.

RESPONSE: The redevelopment project on the property is a major benefit to the historic district. The original intent of the Property for the City of Fort Lauderdale Police Headquarters continues as the new Police Headquarters will be a "gateway" to the city of Fort Lauderdale and a symbolic link between the community and the police. The project will provide the sworn officers, civilian staff, and community with an operationally efficient, safe, and comfortable environment.

The two existing apartment buildings add no significance to the district.


Chicken Broward Blvd
Takeout
842
W Broward Blvd
Kathleen Strainis
Dollar store
South Florida Jeeps
Car dealer
City of Fort Lauderdale Parks and...
Fort Lauderdale Police Department
Madhurie Maharaj, Pharm
Chen's Garden
Takeout • Delivery
SW 12th Ave
Arpeika St
Fire Rescue Support Services
Argyle Dr
SW 2nd St
Fort Lauderdale Public Works
South Florida Makeup Artist
BUILDING 70 TO BE DEMOLISHED













PHASE 1A CULTURAL RESOURCES RECONNAISSANCE OF THE FORT LAUDERDALE POLICE DEPARTMENT PROJECT

BROWARD COUNTY, FLORIDA

PREPARED FOR:

PREPARED BY:
MARK F. MARTINKOVIC, RPA
MARVIN BROWN

PRINCIPAL INVESTIGATOR
MARK F. MARTINKOVIC, RPA

AECOM
1625 SUMMIT LAKE DRIVE, SUITE 300
TALLAHASSEE, FL 32317

DECEMBER 2020

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ABSTRACT

The City of Fort Lauderdale contracted AECOM Technical Services, Inc. (AECOM) to conduct a Phase 1A cultural resources reconnaissance to determine the potential for encountering above and below ground cultural resources at the Fort Lauderdale Police Department (FLPD) in Broward County, Florida. The preliminary project area (Project) for above and below ground resources for the proposed project specifically focuses on the footprint of the FLPD police station building and surrounding area and includes the northern portion of tax parcel #5042 09 01 0070.

Work was conducted pursuant to local Fort Lauderdale Historic Preservation Board guidelines. The study also conformed to the Florida Division of Historical Resources (DHR) *Module Three: Guidelines for Use by Historic Preservation Professionals* (DHR 2003) and Chapter 267 Florida Statutes (F.S.).

It is recommended that the proposed FLPD project be allowed to proceed without concern for impacts to significant archaeological sites. However, should project designs change to include areas outside of this study, additional archaeological investigations may be necessary. Additionally, adherence to Florida Unmarked Burial Law is required should graves or human remains be encountered during construction activities.

Regarding impacts to archaeology, the potential is low due to the level of urban disturbance in the project area. Regarding impacts to historic standing structures, the following recommendations are provided. Due to its loss of integrity, it is believed that the City of Fort Lauderdale Police Station: 1) is not eligible for listing in the National Register of Historic Places; 2) is not a contributing resource to the Sailboat Bend Historic District, and; 3) is not eligible for local designation as an individual historic resource. It is therefore recommended that the proposed FLPD project be allowed to proceed without concern for impacts to significant historic architectural resources.

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TABLE OF CONTENTS

1.0 Introduction 1-1
2.0 Environmental Setting 2-1
2.1 Regional Geology 2-1
2.2 Hydrology 2-1
2.3 Soils 2-1
2.4 Paleoenvironment 2-1
3.0 Previous Investigations 3-1
3.1 Archaeological Sites 3-1
3.2 Historic Standing Structures 3-1
3.3 Cultural Resource Management Studies 3-4
3.4 Bridges 3-4
3.5 Resource Groups 3-4
4.0 Architectural Results 4-1
5.0 Conclusions and Recommendations 5-1
6.0 References Cited 6-1

LIST OF APPENDICES

APPENDIX A: Qualifications of Investigators
APPENDIX B: Standing Structures within 0.5-mile of the Project Area
APPENDIX C: Cultural Resource Management Studies within 0.5-mile of the Project Area

LIST OF FIGURES

Figure 1.1. Project Location 1-2
Figure 1.2. Project Area 1-3
Figure 2.1. Project Area Soils 2-2
Figure 2.2. Pleistocene shorelines 2-3
Figure 3.1. Archaeological sites within ½-mile of the project area 3-2
Figure 3.2. Historic standing structures within 1/2-mile of the project area 3-3
Figure 3.3. Cultural resource management studies within ½-mile of the project area 3-5
Figure 3.4. Historic bridges within 1/2-mile of the project area 3-6
Figure 3.5. Resource groups within 1/2-mile of the project area 3-7
Figure 4.1. SBHD boundaries (source: https://storymaps.arcgis.com/stories/5ed52a281b484aabb1a1371f4d91a4b0). 4-1
Figure 4.2. Sailboat Bend Historic District contributing and non-contributing properties map; note that the City of Fort Lauderdale Police Station (identified at the figure's upper left as "Police Department Headquarters") was surveyed and not identified as a property that contributes to the District (source: https://www.fortlauderdale.gov/home/showdocument?id=52165) 4-2
Figure 4.3. Fort Lauderdale Police Station: view looking southeast at front (north) facade, 1959 (source: Miami Herald, January 11, 1959; photographer: Mel Kenyon). 4-7
Figure 4.4. Fort Lauderdale Police Station: view looking southwest at heavily altered front (north) facade, 2018 (source: Logan and Uguccioni 2020:Appendix F). 4-7

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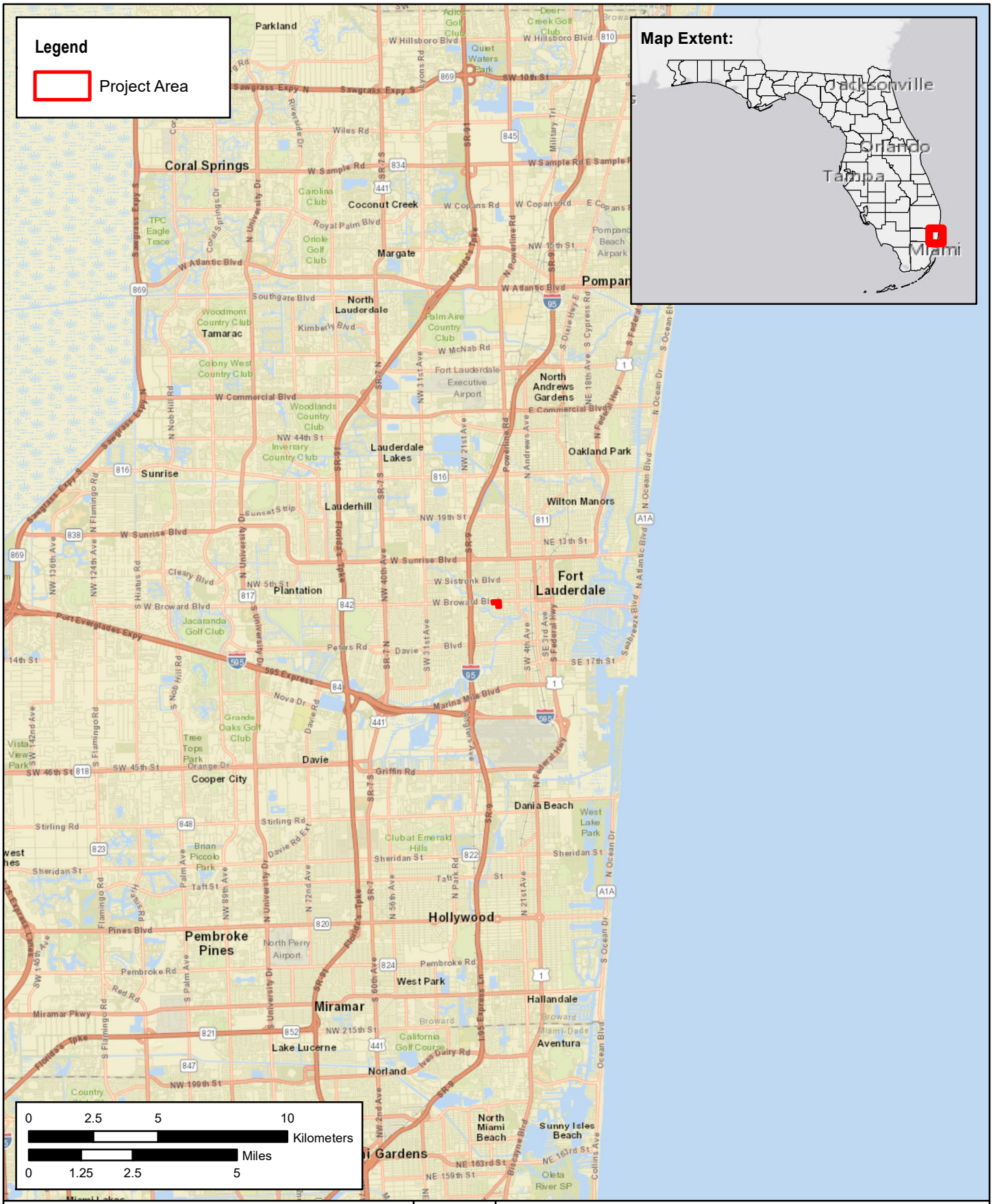
1.0 INTRODUCTION

The City of Fort Lauderdale contracted AECOM Technical Services, Inc. (AECOM) to conduct a Phase 1A cultural resources reconnaissance to determine the potential for encountering above and below ground cultural resources at the Fort Lauderdale Police Department (FLPD) in Broward County, Florida. The preliminary project area for cultural resources (above ground resources and archaeological resources) includes the northern portion of tax parcel #5042 09 01 0070. (Figure 1.1; Figure 1.2).

The study conformed to the Florida DHR Module Three: *Guidelines for Use by Historic Preservation Professionals* (DHR 2003) and Chapter 267, (F.S.). It also took into consideration the elements required for local historic designation, which are included within the City of Fort Lauderdale's Unified Land Development Code (ULDR Sec. 47-24.11).

The desktop study was conducted in December 2020. Mark Martinkovic, MA, Registered Professional Archaeologist (RPA) served as the Principal Investigator. Mr. Martinkovic meets the Secretary of the Interior's *Professional Qualification Standards* for Archaeology (36 CFR 61). Mr. Marvin Brown served as the architectural historian and also meets the Secretary of the Interior's *Professional Qualification Standards* for Architectural History (36 CFR 61).

Following this Introduction, the report includes five sections of text including: Environmental Setting, Previous Investigations, Architectural Results, and Conclusions and Recommendations. The References Cited completes the body of the report. Appendix A, containing the qualifications of investigators, Appendix B, containing the standing structures within 0.5-mile of the project area, and Appendix C, containing the cultural resources management studies conducted within 0.5-mile of the project area, follow the body of the report.



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PROJ	Police Department Assessment
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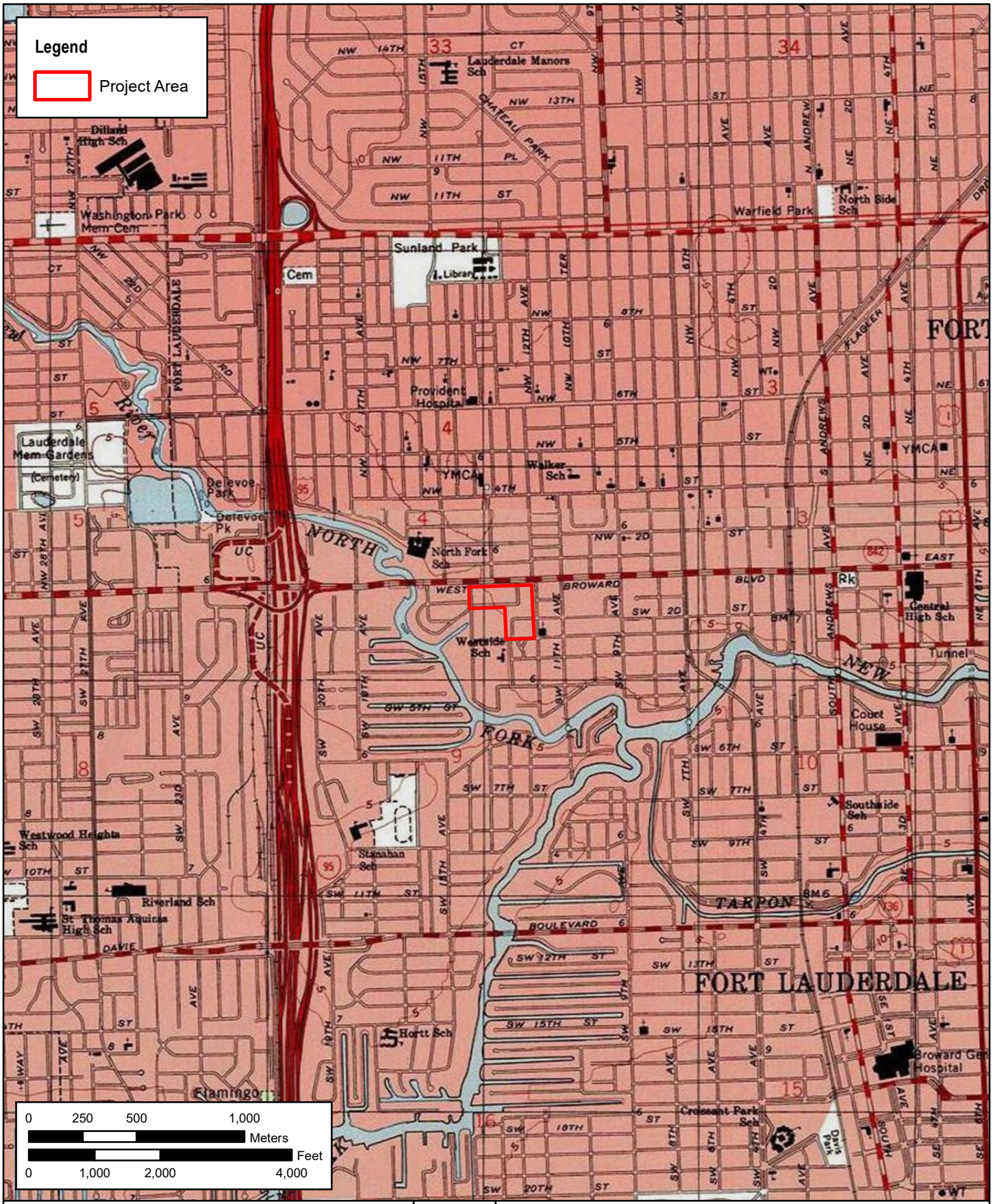
TITLE

Project location in Broward County, FL

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO	60639620
FIGURE	1.1



CLIENT	City of Fort Lauderdale
PROJ	Police Department Assessment
SCALE	1:24,000
SOURCE	ESRI 2020
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N

TITLE
Project location

AECOM
12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO	60639620
FIGURE	1.2

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2.0 ENVIRONMENTAL SETTING

2.1 REGIONAL GEOLOGY

The project area is in the eastern central portion of Broward County, which is in the southeastern region of peninsular Florida. All of Florida is in the Coastal Plain province. The project area is located in the Pamlico Terrace physiographic region. This region is characterized geologically by the Miami Oolite Formation, a porous limestone. The limestone karst is overlain by undifferentiated deposits of Pleistocene Age, known as the Pamlico Terrace. (USDA 1984).

2.2 HYDROLOGY

The region is a nearly level plain with an elevation of 2-10 ft except for the coastal ridges, which are slightly higher.

2.3 SOILS

The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) has mapped two soil units within the project area, Urban Land and the Immokalee Urban Land Complex (NRCS Web Soil Survey 2020). These soil units are displayed in Figure 2.1.These soils range from well-drained upland soils to depressional and frequently flooded types.

2.4 PALEOENVIRONMENT

The environmental conditions within the study area were likely similar to modern conditions approximately 3,000 years ago. Prior to this time the environment of Florida was much different. During the late Pleistocene, sea levels were more than 70 meters (m) lower than they are today, and the coastline of Florida extended many miles beyond its current location (Figure 2.2). From approximately 11,000 B.P. to 9000 B.P., sea levels rose dramatically as the continental ice sheets retreated and melted, bringing sea levels to within a few meters of current levels. Around 14,000 B.P., the vegetational community in the area of peninsular Florida mostly consisted of oak, hickory, and southern pine forests, with mixed hardwood forests along major drainages from the Appalachian highlands toward the Gulf of Mexico. The oak, hickory, and southern pine forests persisted in the area until ca. 10,000 B.P., while communities from the Appalachians north from 33 degrees latitude and the Florida peninsula experienced a variety of changes as the climate warmed and sea levels rose. The Hypsithermal interval around 8000 to 4000 B.P. led to the emergence of southern pine communities in inter-riverine uplands and large riverine swamps in the lowlands (Anderson et al. 1996:3-7; Delcourt and Delcourt 1981, 1983, 1985, 1987).



CLIENT	City of Fort Lauderdale
PROJ	Police Department Assessment
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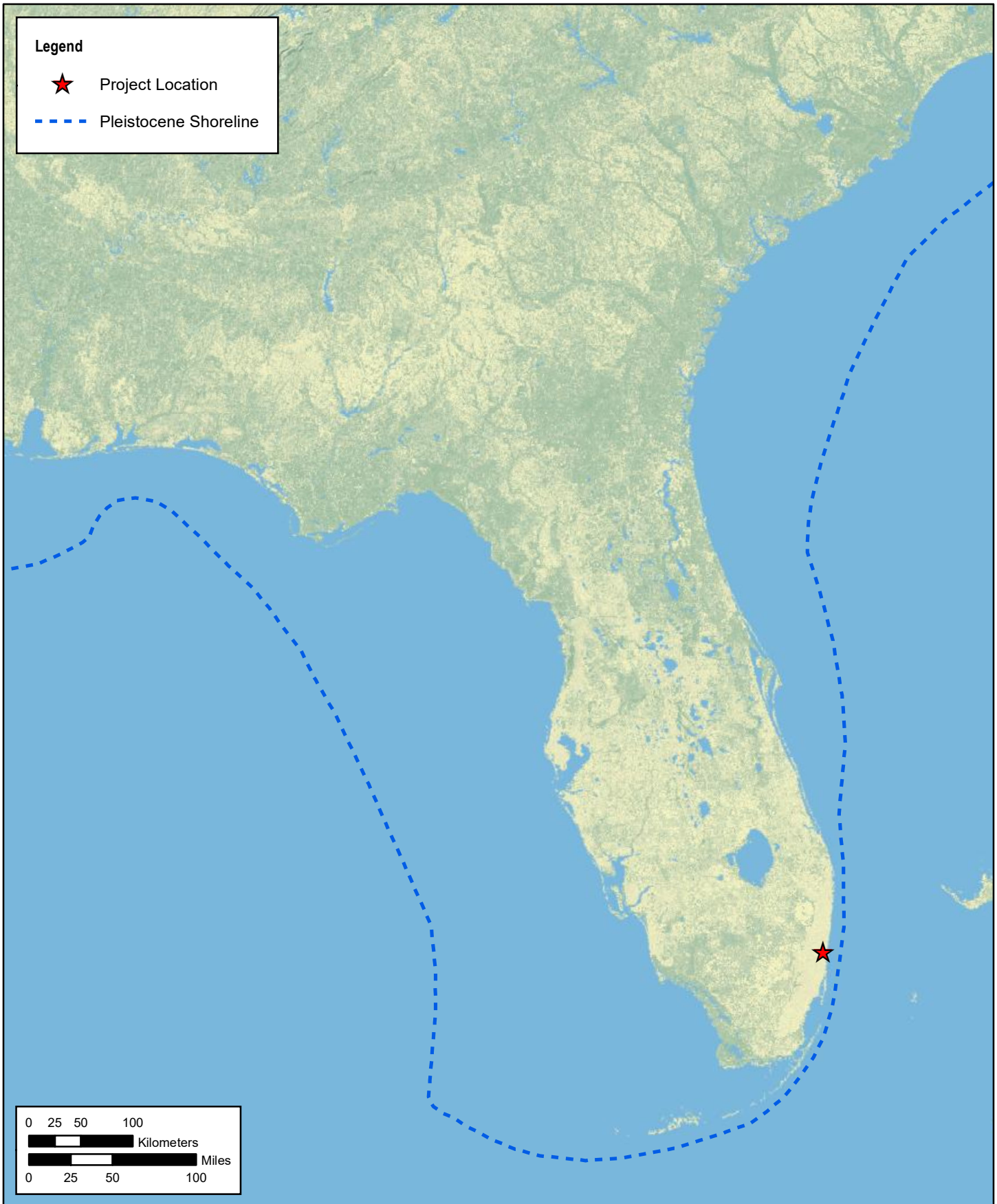
TITLE

Project Location Soils

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO	60639620
FIGURE	2.1



CLIENT	City of Fort Lauderdale
PROJ	Police Department Assessment
SCALE	1:5,000,000
SOURCE	ESRI 2020

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N

TITLE

Pleistocene Shorelines

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60639620

FIGURE 2.2

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3.0 PREVIOUS INVESTIGATIONS

AECOM conducted background research using the Florida Master Site File's on-line database in December 2020. The primary goal of this research was to identify previously recorded cultural resources within the project area and within a 0.5-mile (0.8 kilometers [km]) buffer zone around the project area. There are no archaeological sites located within the project area, and there are ten archaeological sites located within the buffer zone. There are also 286 historic standing structures recorded and 29 cultural resource studies performed within the buffer zone. There is one historic bridge and seven resource groups recorded within the buffer zone.

3.1 ARCHAEOLOGICAL SITES

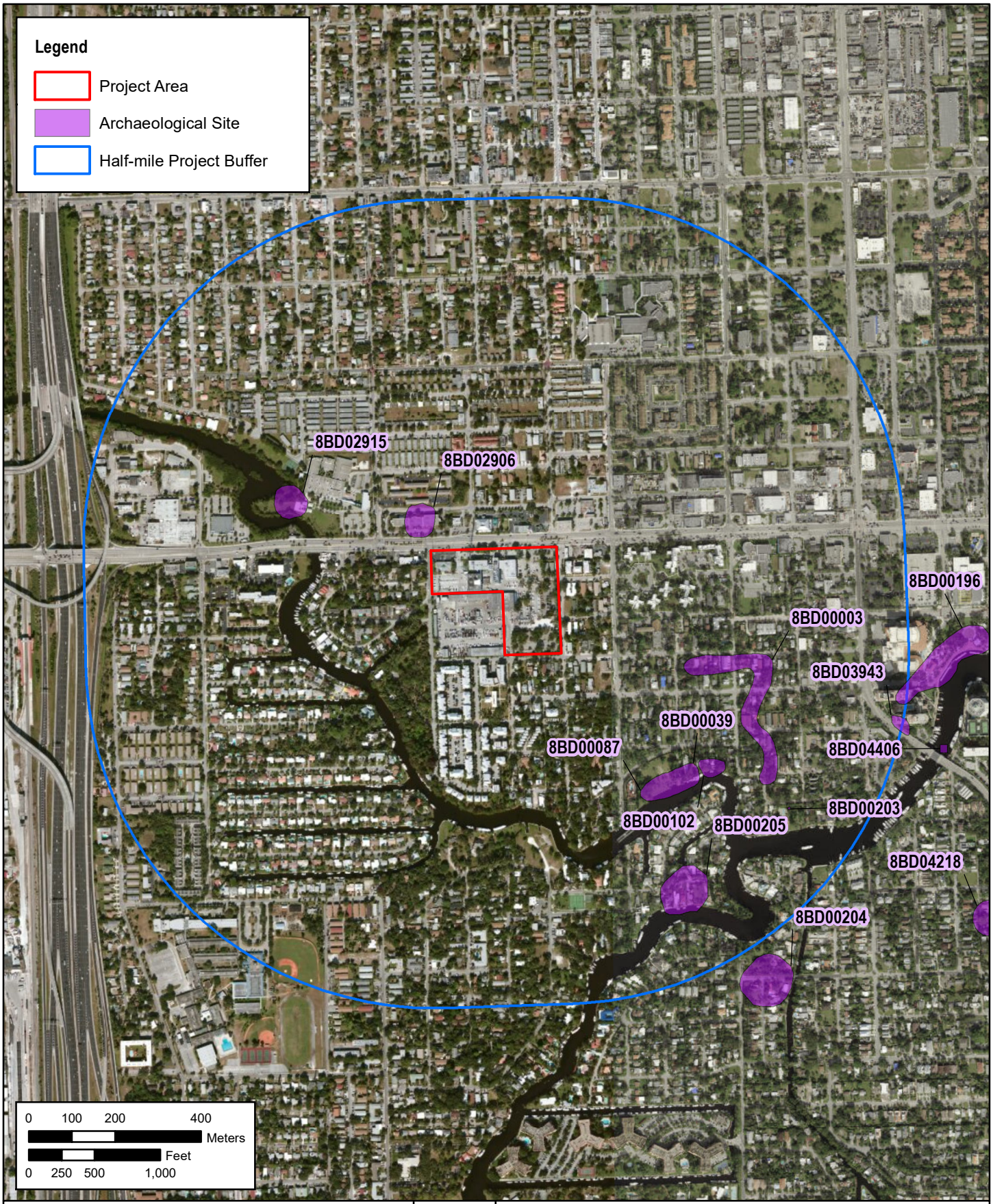
There are ten archaeological sites in the buffer zone surrounding the project area, these resources are displayed in Figure 3.1 and Table 3.1. Many of these sites are important to the prehistoric occupation and historic development of the Fort Lauderdale municipality.

Table 3.1. Archaeological sites within 1/2-mile of the project area

Site #	Site Name	Site Type	Cultural Affliliation	NRHP Eligible (?)
BD00102	FT LAUDERDALE #1	Historic fort	American Acquisition/Territorial Developmt 1821-45	Unevaluated
BD00003	NEW RIVER EARTHWORKS	Prehistoric burial(s)	Glades, 1000 B.C.-A.D. 1700	Unevaluated
BD00039	LOESCH (SEE 8 BD 87)	Destroyed	Glades I, 1000 B.C.-A.D. 750	Unevaluated
BD00087	RIVERMOUNT	Habitation (prehistoric)	Nineteenth century American, 1821-1899	Eligible
BD00196	NEW RIVER MIDDEN	Habitation (prehistoric)	Glades, 1000 B.C.-A.D. 1700	Eligible
BD00203	SAILBOAT BEND MIDDEN	Habitation (prehistoric)	Glades, 1000 B.C.-A.D. 1700	Unevaluated
BD00205	ROSE SITE	Habitation (prehistoric)	Prehistoric with pottery	Unevaluated
BD02906	SEMINOLE BURIAL GROUND	Historic burial(s)	Seminole, 1716-present	Unevaluated
BD02915	ANNIE TOMMY CAMP	Campsite (prehistoric)	Seminole, Third War onward, 1856-present	Unevaluated
BD03943	Symphony Site	Historic refuse / dump	Nineteenth century American, 1821-1899	Unevaluated

3.2 HISTORIC STANDING STRUCTURES

There are 286 historic standing structures in the project buffer zone. These structures are displayed in Figure 3.2 and Appendix B.



CLIENT	City of Fort Lauderdale
PROJ	Police Department Assessment
SCALE	1:12,000
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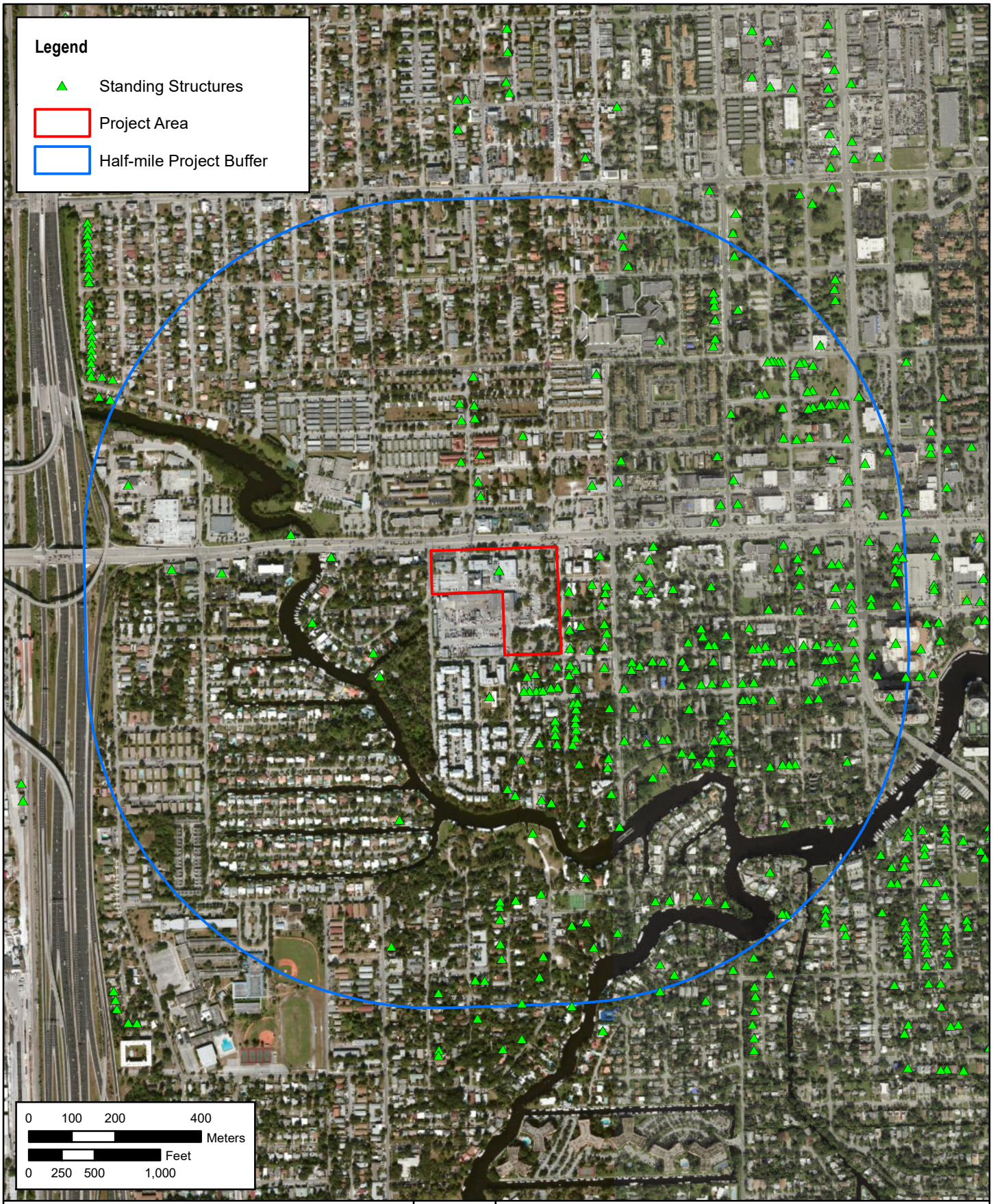
TITLE

Archaeological sites within ½-mile of the project area

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO	60639620
FIGURE	3.1



CLIENT	City of Fort Lauderdale
PROJ	Police Department Assessment
SCALE	1:12,000
SOURCE	ESRI 2020, FL SHPO 2020
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TITLE

Historic Standing Structures within ½-mile of the project area

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO	60639620
FIGURE	3.2

3.3 CULTURAL RESOURCE MANAGEMENT STUDIES

There have been 29 cultural resource management studies conducted within the buffer zone. These studies are displayed in Figure 3.3 and Appendix C.

3.4 BRIDGES

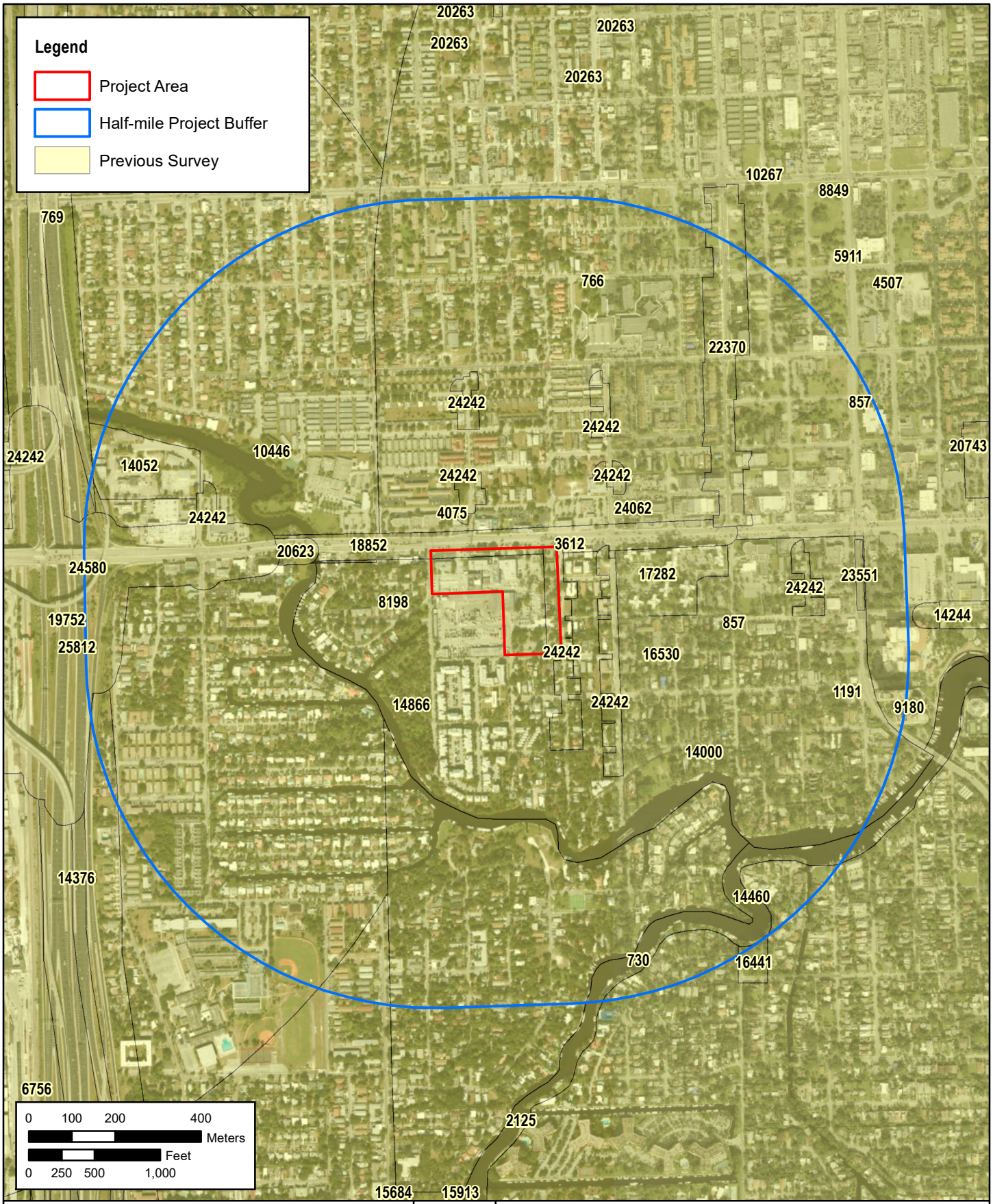
There is one historic bridge, the Snow Reed Swing Bridge which was designed by H.C. Davis and constructed in 1924. This bridge is displayed in Figure 3.4.

3.5 RESOURCE GROUPS

There are seven resource groups in the study area. The Sailboat Bend Historic District is among these and is discussed in greater detail in Chapter 4. The resources groups are displayed in Figure 3.5 and Table 3.1

Table 3.2. Resource groups within 1/2-mile of the project area

Site #	Site Name	Type	City
BD03994	Dixie Court Development	Historical District	Fort Lauderdale
BD04099	Tarpon River	Linear Resource	Fort Lauderdale
BD04428	Sailboat Bend Historic District	Historical District	Fort Lauderdale
BD04458	Dr. Kennedy Homes	Historical District	Fort Lauderdale
BD06039	115-121 NW 11th Avenue	FMSF Building Complex	Fort Lauderdale
BD06070	1100 NW 3rd Street	FMSF Building Complex	Fort Lauderdale
BD06347	Salvation Army Complex	FMSF Building Complex	Fort Lauderdale



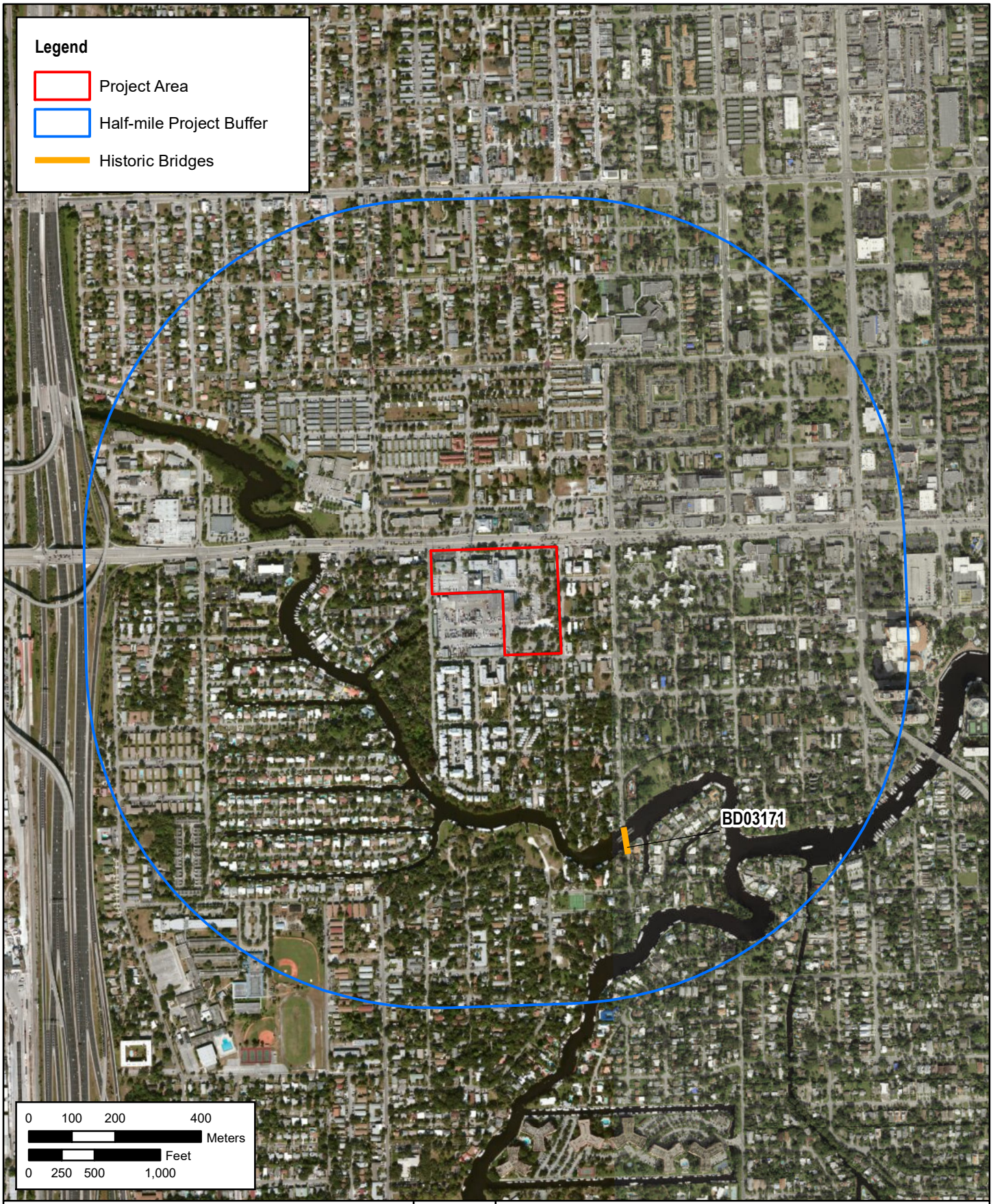
CLIENT	City of Fort Lauderdale
PROJ	Police Department Assessment
SCALE	1:12,000
SOURCE	ESRI 2020, FL SHPO 2020
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TITLE: Cultural Resource Management Studies within ½-mile of the project area

AECOM
12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60639620

FIGURE 3.3



CLIENT	City of Fort Lauderdale
PROJ	Police Department Assessment
SCALE	1:12,000
SOURCE	ESRI 2020, FL SHPO 2020
	C:\Local_Storage\Projects\FL\FtLauderdalePoliceDept\3_4_FLPD_Bridges_20201223.mxd

N

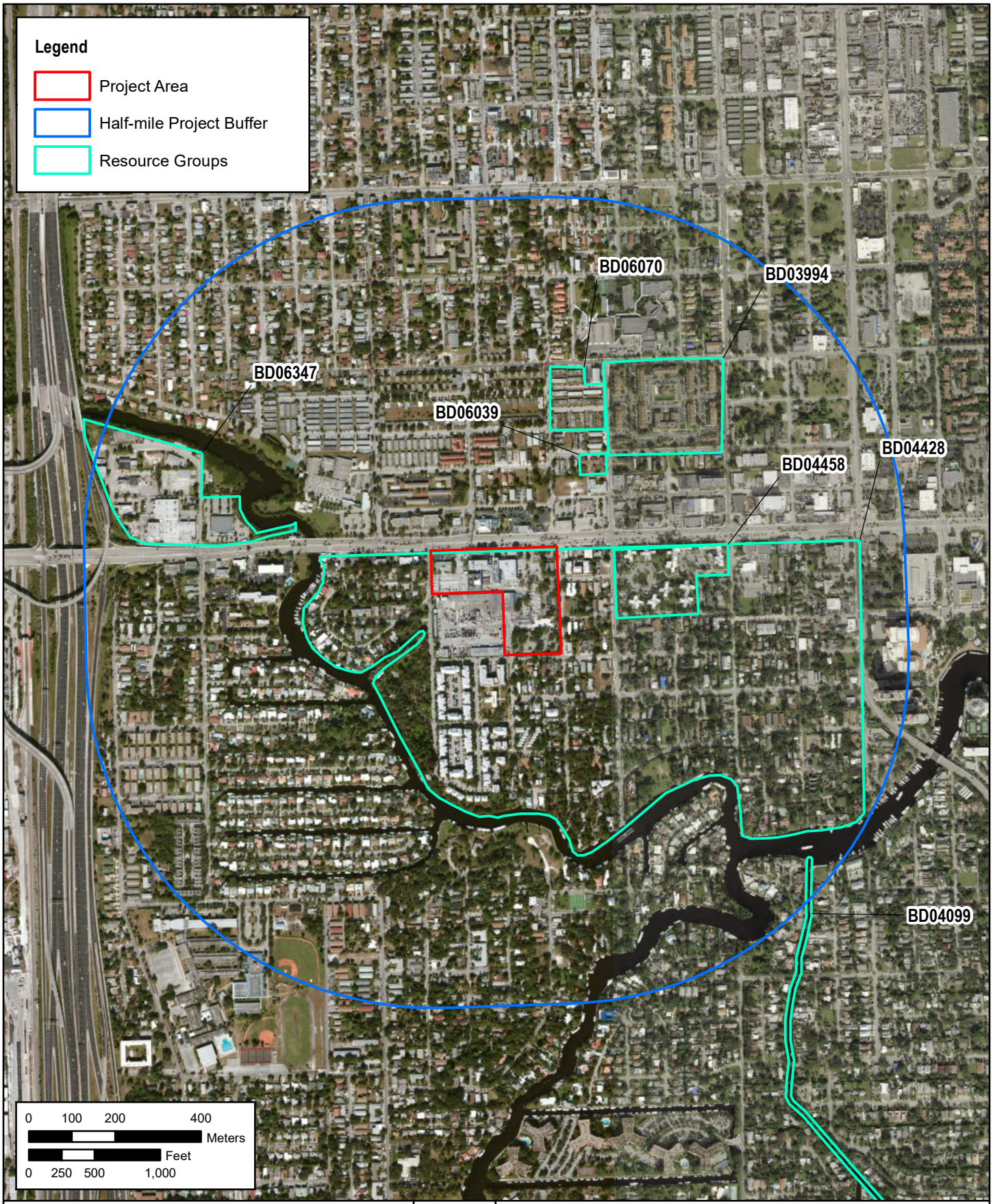
TITLE

Historic Bridges within ½-mile of the project area

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO	60639620
FIGURE	3.4



CLIENT	City of Fort Lauderdale
PROJ	Police Department Assessment
SCALE	1:12,000
SOURCE	ESRI 2020, FL SHPO 2020
	C:\Local_Storage\Projects\FL\FtLauderdalePoliceDept\3_5_FLPD_ResourceGroups_20201223.mxd

N

TITLE

Resource Groups within ½-mile of the project area

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO	60639620
FIGURE	3.5

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4.0 ARCHITECTURAL RESULTS

Sailboat Bend Historic District

The Sailboat Bend Historic District (SBHD or District) was surveyed in 1986-88. Through a collaborative process between the City of Fort Lauderdale's Historic Preservation Board (HPB), the City Commission, and the community, it received formal designation as a local Historic Preservation District in 1988 (Logan and Uguccioni 2020:6; also see City of Fort Lauderdale, Unified Land Development Code, Article II, Sections 47-16 and 47-17). While the SBHD is a locally designated historic district, it is not listed in the National Register of Historic Places (NRHP).

In 1989-91, the SBHD was resurveyed and updated. The survey resulted in an expansion of the SBHD to its current boundaries (Figure 4.1). In 2009, the District was resurveyed and updated again (Logan and Uguccioni 2020:6-8). However, the findings of this study were not adopted.



Figure 4.1. SBHD boundaries (source: https://storymaps.arcgis.com/stories/5ed52a281b484aabb1a1371f4d91a4b0).

In 2018-20, the SBHD was comprehensively resurveyed, reevaluated, and updated. The opening paragraph of the SBHD statement of significance from that effort reads (Logan and Uguccioni 2020):

> The Sailboat Bend Historic District is the largest surviving district to reflect the evolving history of the City of Fort Lauderdale. From its earliest development characterized by a pioneering group who, through their contributions to social and economic trends, provided a foundation for subsequent settlement; to a community

> who through their tenacity and ambition further added to the community' s prosperity. The SHBD not only evidences a growth in the success and desirability of the neighborhood but also the evolution in building types. The smaller scale of the homes indicates they were built for working class families. From the more common vernacular designs of the 1920s and 1930s, to the change in building types and their availability after World War II through to the Modern Age when designs for neighborhoods took into account the now ubiquitous automobile and rapidly increasing availability of new technologies. The SBHD is a microcosm that witnesses the growth of a small town on the river, to a major city in southeast Florida now with millions of citizens in the region.

The resurvey did not alter the District's boundaries, but it extended its historic context to include resources constructed in the 1940s and 1950s. It also extended the District's period of significance to include "Post War (1945-1961)[:] Within this Period of Significance, architectural styles represented include Minimal Traditional, Ranch, and Mid-Century Modern." It further identified resources that are contributing and non-contributing to the SBHD (Logan and Uguccioni 2020:13) (Figure 4.2).

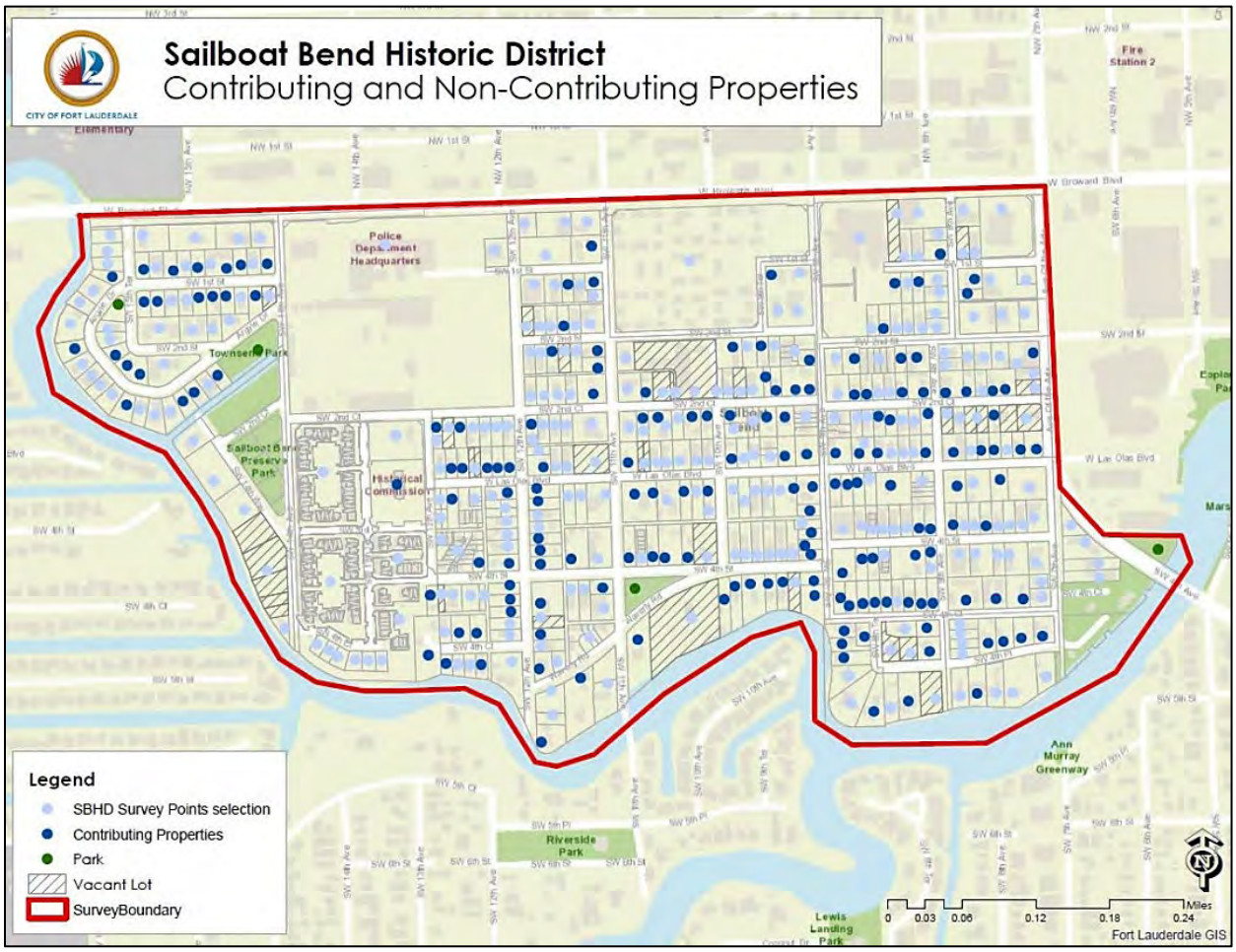


Figure 4.2. Sailboat Bend Historic District contributing and non-contributing properties map; note that the City of Fort Lauderdale Police Station (identified at the figure's upper

left as "Police Department Headquarters") was surveyed and not identified as a property that contributes to the District (source: https://www.fortlauderdale.gov/home/showdocument?id=52165)

City of Fort Lauderdale Police Station and William F. Bigoney

The City of Fort Lauderdale Police Station (Police Station) was designed by William Francis "Bill" Bigoney, Jr. and his partner, John Evans, in 1956-58 (*Miami Herald*, December 6, 1956 and June 5, 1957; *Fort Lauderdale News*, December 6, 1957). It was constructed in 1958-59 (Logan and Uguccioni 2020:Appendix F; *Miami Herald*, January 11, 1959).

The Police Station was expanded and altered numerous times after it received its original building permit in 1958. Notable permit dates, and changes, are the following (Logan and Uguccioni 2020:Appendix F):

Table 4.1. 1958 permit dates

Permit Date	Action	Architect
February 17, 1958	Original permit for two-story police station	William F. Bigoney and John Evans
April 19,1965	Third floor addition to police station portion of building	William F. Bigoney and John Evans
April 11, 1968	Addition of one-story courtroom (east of main building)	William Crawford
September 14, 1981	Addition and alterations to front (north) facade; addition of 2nd-story to existing one-story courtroom	William F. Bigoney
January 1, 2010	Retrofit of doors and windows	none identified
December 21, 2015	Replacement of 75 windows and walling-up of 75 openings	none identified

In their reassessment of the SBHD, Logan and Uguccioni (2020:37) wrote of Bigoney and Evans:

> **Evans**, **John** Worked in William Bigoney's architecture firm. He co-designed the Police Station Building with Bigoney in 1957. Evans worked in the city until 1962. More research is needed since little documentation of his work survives.
>
> **Bigoney, William F., Jr.** Bigoney received his education and architectural training at the Pratt Institute and Harvard. Bigoney is noted as working in Fort Lauderdale in the city directory of 1952. One of his homes, the Bonnie Heath House built on Fort Lauderdale beach in 1955, was for years an icon of South Florida's mid-century modern design; in 2005 it was gutted and redesigned by owners that

> destroyed the original of the house. Another of Bigoney's designs, that of a "three level" (e.g., "split level") "solar home" to be built for Mr. H. T. Hollwedel on Pelican Isle, Fort Lauderdale, was featured in the Fort Lauderdale Daily News in 1955. The design for his home in Sailboat Bend (1969) on 14th Way and the New River was the masterpiece of his career in home design. In 1957 he designed the International Style Police Station, also located in the Sailboat Bend Historic District.

Further research into Evans (ca.1926-2009) was limited, as Bigoney appears to have been the principal architect associated with the Police Station (*Sun-Sentinel*, January 30, 2009). Additional research into Bigoney's career, however, places him among the City's mid-century architects and civic leaders.

William F. Bigoney, Jr. was born in Rockville Center, NY in 1921 and died in Fort Lauderdale in 1996. He received a master's degree in architecture from Harvard in 1948, where his "instructor and mentor" was internationally known modernist architect Walter Gropius (*New Times Broward-Palm Beach*, December 22, 2005). Upon graduation, he began the practice of architecture in Fort Lauderdale with the firm of Little and Crawford. He opened his own practice in the City in 1950 (Koyl 1955:43; *Fort Lauderdale News*, August 12, 1950).

Bigoney was elected president of the Broward County chapter of the American Institute of Architects (AIA) in 1960 (*Miami Herald*, January 10, 1960). One account of his death credited him with "steering the city's riverfront redevelopment" (*Miami Herald*, December 28, 1996; also see, *Sun Sentinel*, January 1, 1997). Another said of him (*Sun Sentinel*, December 28, 1996):

> "Bill" Bigoney, a civic leader and pioneering architect, designed 233 waterfront homes in Lauderdale Harbors and Rio Vista along with the Fort Lauderdale Police Station, the Fifteenth Street Fisheries and Marina Bay. He also was instrumental in the creation of Riverwalk along the New River in downtown Fort Lauderdale.

For his mobilization of interest in reviving downtown Fort Lauderdale, the Florida Association of the AIA awarded Bigoney its community service award in 1978 (*Miami Herald*, September 24, 1978). In 1979, 30 years after joining the AIA, Bigoney was honored with selection as a Fellow of the AIA (American Institute of Architects 2020:173). The City named him Fort Lauderdale's "honored founder for 2000" (*Miami Herald*, April 12, 2000).

Bigoney was firmly a modernist in thought and design, and a proponent of passive cooling of houses. While president of the Broward AIA, he told the *Miami Herald* (September 25, 1960) in an interview:

> Florida always has offered an easy way of life, We have many assets that are free for the using. But often a home is designed to circumvent nature rather than take advantage of it. Most people don't realize that a properly designed home is not necessarily one that is full of gadgets and mechanical innovations.

> If a Florida home is designed primarily for air conditioning, it keeps the climate out at those times of year when the climate is desirable. Isn't it better to have a home designed for Florida climate with air conditioning as a secondary benefit?
>
> In automobile styling we have seen the rise and decline of tail fins. Let's take the tail fins off architecture and design for living rather than show.

Bigoney further expounded upon his residential design views in other interviews and accounts of his designs (see, for example, *Miami News*, May 30, 1954 and *Miami Herald*, September 11, 1993).

Most of Bigoney's designs were for single-family residences. Floor plans and multiple images of individual designs can be found in the *Miami News*, which at least twice included a modernist Bigoney house in Fort Lauderdale as "Home of the Week" (March 23, 1952 (1515 Lake Drive; no longer extant) and March 27, 1952 (1504 Bayview Road; extant)). In 1959, *Better Homes and Gardens* included, and copiously illustrated, one of Bigoney's designs as a "Five Star Home" for which one could buy plans (Normile 1959:62-3, 124).

The *Miami Herald* (June 6, 1971) included a two-page spread of the house Bigoney designed for himself, at 215 SW 14th Way, in 1969 (*New Times Broward-Palm Beach*, December 22, 2005; see also, City of Fort Lauderdale 2019). This house still stands: in 2007 the Broward Trust for Historic Preservation gave Glavovic Studio an Honors Award for its restoration of the house (Glavovic Studio website). Another standing Bigoney-designed house is the one he built for then-Fort Lauderdale mayor Jim Naugle at 333 SW 14th Way in 1971 (Logan and Uguccioni 2020:29). Additionally, the realtor.com website in December 2020 identified four houses for sale designed by Bigoney located at 15 SE 9th Avenue, 1729 NE 17th Avenue, and 632 4th Key Drive in Fort Lauderdale, and 2309 NE 20th Avenue in Wilton Manors.

One of Bigoney's residential designs is individually listed in the NRHP, the Dr. Willard Van Orsdale King House (Groshart, Groshart, Shiver, and Mattick 2005). Located at 1336 Seabreeze Boulevard in Fort Lauderdale, it was built in 1951. The house was found to be significant under NRHP Criterion A for its association with Dr. King, a renowned entomologist, and under Criterion C "as a significant early example of the Modern Movement in residential architecture in Fort Lauderdale." It was also among Bigoney's earliest designs. The house continues to stand.

Bigoney's non-residential designs included: a large addition to First National Bank at 225 E Las Olas Boulevard in Fort Lauderdale (now home, in much-altered condition, to Broward College); the complete remodeling of Buning's Florist (no longer extant), also on E Las Olas; the remodeling of banks in other Florida communities; the Pilot House Club (a hotel) and a 200-room addition to the Nassau Beach Hotel, both on Nassau Island in the Bahamas; and what he referred to in his initial drawings as the "Fort Lauderdale Police Station and Jail" (*Fort Lauderdale News*, June 17, 1961; *Miami Herald*, May 24, 1959 and December 21, 1963; Gane 1970:71). The Police Station was Bigoney's largest and most prominent non-residential design.

DESCRIPTION

Trisha Logan and Ellen Uguccioni comprehensively describe the Police Station in Appendix F of the 2020 resurvey and reassessment report (see Figure 4.3 and Figure 4.4). Their description of the original building states:

> The original 1959 design for this building is a sleek International Style design composed of a main building that is intersected by a center wing that is set at a perpendicular angle. The structure was primarily two-stories in height, with a portion of the main building tapering off to a single story towards the eastern side of the structure. The main entrance was located on the western portion of the main structure and was recessed into the façade.
>
> Throughout the structure fenestration is placed in bands of clerestory windows. On the main structure, the bands are placed in line with the wall plane, however in the center wing, the windows are located in an extruded box frame. Materials found on the structure included an oolite stone, tile, and smooth stucco.
>
> In the center wing that intersects the main building, an overhang was created utilizing a pedestal affect that carries the second story and extends beyond and behind the front plane of the building. This overhang acted as a modern porte cochére as evident on the site plan.
>
> The use of linear elements and geometric forms displayed on the structure conveyed the key components of the International Style.
>
> In 1965, Bigoney and Evans were commissioned for a third story addition to the existing police station. For this addition, the architects expanded on the original design in the third story and maintained the character defining features of the original design and since it was completed by the original architect of record, it would be considered to be a contributing element of the significance of the structure.

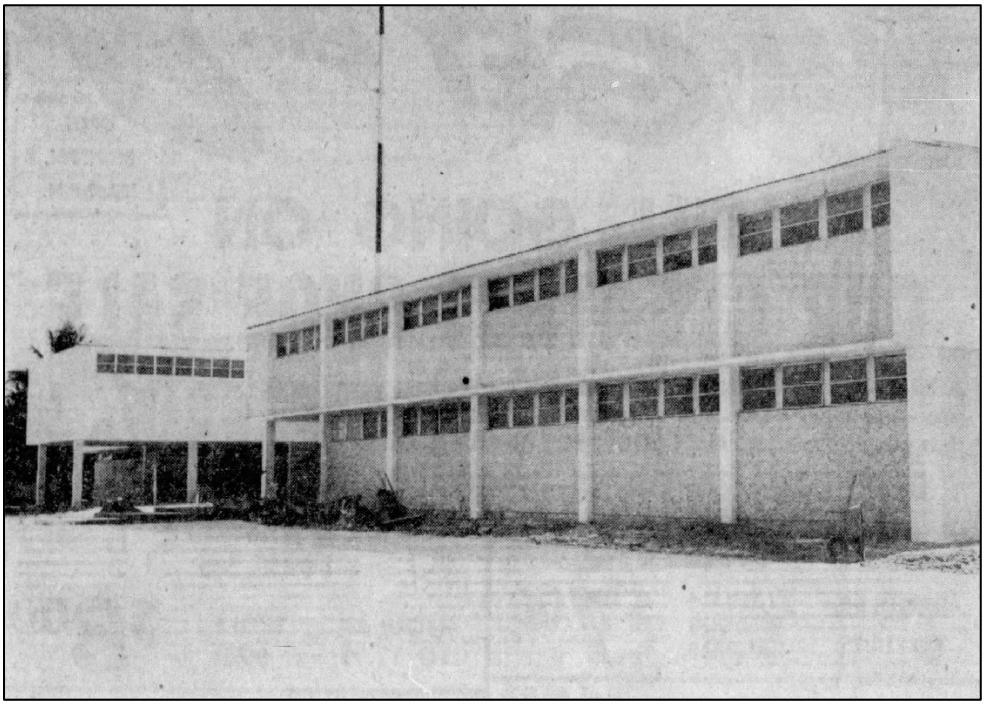


Figure 4.3. Fort Lauderdale Police Station: view looking southeast at front (north) facade, 1959 (source: Miami Herald, January 11, 1959; photographer: Mel Kenyon).



Figure 4.4. Fort Lauderdale Police Station: view looking southwest at heavily altered front (north) facade, 2018 (source: Logan and Uguccioni 2020:Appendix F).

The report continues with a description of the many changes to the building (Logan and Uguccioni 2020:Appendix F):

In 1965, Bigoney and Evans were commissioned for a third story addition to the existing police station. For this addition, the architects expanded on the original design in the third story and maintained the character defining features of the original design and since it was completed by the original architect of record, it would be considered to be a contributing element of the significance of the structure.

In 1968, a one-story wing was added to the east of the original structure. This addition was performed by architect, William Crawford, and would not be considered to be a contributing element of the significance of the structure.

In 1981, Bigoney and Evans were once again commissioned to undertake a variety of alterations to the structure. Below is a summary of Scope of Work for 1981 Alterations/Additions:

- Removal of tile on front elevation of west wing (now painted blue);
- Enclosure of window bay on 2nd floor of center wing;
- Enclosure of original entryway with fluted concrete block;
- Relocation of front entrance;
- Installation of dryvit insulation and finish wall system on front elevation of west wing (now painted blue). This alteration extruded the once flat surface and removed the original tile surface;
- Addition of second floor on court room addition;
- Addition to west wing on west elevation with fluted concrete block;
- Addition of aluminum storefront with tempered glass on front façade in center wing; and
- Addition of fluted concrete block staircase on front façade in center wing.

Since 1981, additional work was undertaken to the structure which included alterations to fenestration, the addition of a large communications tower, and an abundance of communications wiring.

ASSESSMENT OF NRHP ELIGIBILITY, CONTRIBUTING/NON-CONTRIBUTING STATUS WITHIN THE SBHD, AND INDIVIDUAL LOCAL DESIGNATED ELIGIBLITY

According to the resurvey and reassessment report (Logan and Uguccioni 2020:Appendix F):

The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan…

After assessing the seven NRHP elements of integrity—location, design, setting, material, workmanship, feeling, and association—the report concludes that (Logan and Uguccioni 2020:Appendix F):

> In consideration of the property as individually eligible as a local Historic Landmark or for the National Register of Historic Places, it is concluded that the original design of Bigoney and Evans has been virtually destroyed, and as a result many of the key components of the International Style that was so evident in the original design have been altered or removed.
>
> Additionally, the Police Station is also not representative of the Sailboat Bend Historic District's historic context as the first residential neighborhood in the City of Fort Lauderdale.

It recommends that, due to its loss of integrity, the Police Station is not eligible for listing in the NRHP, does not contribute to the locally listed Sailboat Bend Historic District, and is not individually eligible for local historic designation (Figure 4.2 – note that the Police Station is not identified as a contributing resource).

Appendix F of the 2020 report makes a strong case that the Police Station has lost the integrity necessary for it to be NRHP-eligible, to contribute to the SBHD, and to be individually eligible for local historic designation, in the area's of history (NRHP Criterion A) and design (NRHP Criterion C).

Additional research suggests that William F. Bigoney may have been a significant person (NRHP Criterion B) and that the Police Station may well-represent his work (NRHP Criterion C). A number of Bigoney's buildings survive, however, and one of these—the Dr. Willard Van Orsdel King House—is listed in the NRHP. Further, and more importantly, due to the Police Station's numerous alterations, it is believed to not retain the integrity necessary for it to be NRHP-eligible, contribute to the SBHD, or be individually eligible for historic designation, for its association with Bigoney under (NRHP Criteria B and C). The City of Fort Lauderdale Police Station is therefore **believed to be ineligible** for NRHP listing, as a contributing resource to the SBHD, and as a locally designated individual historic resource.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The terrain surrounding the project area contains significant archaeological resources. Despite the adjacent resources, due to the extensive infrastructural improvements and the expected level of ground disturbance in the project area the potential for encountering intact archaeological resources is low.

The Police Station has been subjected to numerous alterations, and it is believed to not retain the integrity necessary for it to be NRHP-eligible, contribute to the SBHD, or be individually eligible for historic designation, for its association with Bigoney under (NRHP Criteria B and C). The City of Fort Lauderdale Police Station is therefore **believed to be ineligible** for NRHP listing, as a contributing resource to the SBHD, and as a locally designated individual historic resource.

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Appendix A:
Qualifications of Investigators

Mark Martinkovic, M.A. is a Registered Professional Archaeologist with over 15 years of experience in the Cultural Resource Management (CRM) industry and exceeds the Secretary of the Interior's Professional Qualification Standards for Archaeology (36 CFR Part 61). Mr. Martinkovic is a Senior Archaeologist based in the Tallahassee, FL office. He has experience in the design, management, and technical execution of historic and archaeological investigations throughout the eastern US, primarily on the Gulf Coast. Since June 2006 he has been employed by AECOM and worked on Department of Transportation and private sector energy projects and also as a Historic Preservation Specialist (archaeologist) for FEMA in various roles on the Gulf Coast. Most recently he has successfully completed the Phase I investigation of 30 miles of proposed pipeline in South Carolina according to state and FERC guidelines. Mr. Martinkovic has also participated in surveys and studies of proposed energy corridors in Florida, primarily assessments of transmission line corridors and power station sites. He also has extensive experience in monitoring and overseeing the excavation of large-scale utility projects, including the installation of a sewer system on the Beauvoir Plantation in Biloxi, MS (2010) and the installation of a combined sewer and natural gas system in historic downtown Pensacola (2000).

Marvin Brown, M.A., has over 35 years of experience in historic and architectural studies, environmental compliance procedures, and project management. This experience includes performing historic architectural surveys in support of state and federal projects in compliance with Section 106 and other statutes and regulations; determination of effects and development of mitigation measures, including Memoranda of Agreement, Programmatic Agreements, Historic Preservation Plans, HABS/HAER-level recordation, and Section 4(f) documentation; environmental documentation including Environmental Impact Statements, Environmental Assessments, and Categorical Exclusions for airport, highway, and other projects; recordation of historic bridges; emergency and long-term response for FEMA projects; and drafting Multiple Property Documentation forms and National Register nominations for individual properties and historic districts. He has completed numerous projects in Florida associated with airports and other resources.

Appendix B:
Standing Structures within 0.5-mile of the Project Area

Site #	Site Name	Address	Destroyed	Year Built	Style
BD00149	FOSTER HOME	922 SW 4th ST	YES	1915	Frame Vernacular
BD00151	TRED AVON	1500 SW 5TH ST	YES	1921	Unknown
BD00169	SHIPPEY HOUSE	215 SW 7TH AVE	NO	c1920	Bungalow ca. 1905-1930
BD00172	COMMODORE BROOK HOUSE	409 SW 9TH AVE	NO	1938	Frame Vernacular
BD00173	11TH AVE BRIDGE HOUSE	417 SW 11th AVE	NO		Frame Vernacular
BD00174	WARREN HOUSE	626 SW 15TH AVE	YES	1925	Frame Vernacular
BD00175	CROCKER HOME	931 W LAS OLAS BLVD	NO	c1920	Bungalow ca. 1905-1930
BD00177	BROWN HOME	401 SW 9TH AVE	NO	1923	Mediterranean Revival ca. 1880-1940
BD00178	BLACK, G T HOME	209 SW 6TH AVE	YES	1912	Frame Vernacular
BD00193	OLD DILLARD SCHOOL	1001 NW 4TH ST	NO	1924	Mission
BD01080	HILL, J A HOUSE	121 NW 6TH AVE	YES	Unknown	Unknown
BD01083	OLD MT OLIVE BAPTIST CHURCH	401 NW 9th AVE	NO	c1939	Gothic Revival ca. 1840-present
BD01085	PEOPLE'S GAS COMPANY	318 NW 7TH AVE	YES	Unknown	Unknown
BD01088	PARKER GUEST HOUSE	531 W LAS OLAS BLVD	YES	Unknown	Unknown
BD01092	HOLLOWAY, W S HOUSE	105 SW 6TH AVE	YES	Unknown	Unknown
BD01093	JONES HOUSE	21 SW 6TH AVE	YES	c1926	Frame Vernacular
BD01095	RICKARD HOUSE	106 SW 6TH AVE	YES	Unknown	Unknown
BD01136	700 NW 3RD ST	700 NW 3RD ST	YES	Unknown	Unknown
BD01137	706 NW 3RD ST	706 NW 3RD ST	YES	Unknown	Unknown
BD01138	713 NW 3RD ST	713 NW 3RD ST	YES	Unknown	Unknown
BD01139	714 NW 3RD ST	714 NW 3RD ST	YES	Unknown	Unknown
BD01140	718 NW 3RD ST	718 NW 3RD ST	YES	Unknown	Unknown
BD01141	720 NW 3RD ST	720 NW 3RD ST	YES	Unknown	Unknown
BD01142	723 NW 3RD ST	723 NW 3RD ST	YES	Unknown	Unknown
BD01143	724 NW 3RD ST	724 NW 3RD ST	NO	Unknown	Unknown

Site #	Site Name	Address	Destroyed	Year Built	Style
BD01144	725 NW 3RD ST	725 NW 3RD ST	YES	Unknown	Unknown
BD01145	726 NW 3RD ST	726 NW 3RD ST	YES	Unknown	Unknown
BD01146	802 NW 3RD ST	802 NW 3RD ST	YES	Unknown	Unknown
BD01147	815 NW 3RD ST	815 NW 3RD ST	YES	Unknown	Unknown
BD01148	815B NW 3RD ST	815B NW 3RD ST	YES	Unknown	Unknown
BD01151	722 NW 4TH ST	722 NW 4TH ST	YES	Unknown	Unknown
BD01152	728 NW 4TH ST	728 NW 4TH ST	YES	Unknown	Unknown
BD01153	730 NW 4TH ST	730 NW 4TH ST	YES	Unknown	Unknown
BD01154	800 NW 4TH ST	800 NW 4TH ST	YES	Unknown	Unknown
BD01155	804 NW 4TH ST	804 NW 4TH ST	YES	Unknown	Unknown
BD01156	806 NW 4TH ST	806 NW 4TH ST	YES	Unknown	Unknown
BD01157	810 NW 4TH ST	810 NW 4TH ST	YES	Unknown	Unknown
BD01158	812 NW 4TH ST	812 NW 4TH ST	YES	Unknown	Unknown
BD01168	SHACKLEFORD APARTMENTS	709 SW 4TH CT	NO	Unknown	Unknown
BD01169	FOURTH COURT APARTMENTS	801 SW 4TH CT	NO	Unknown	Unknown
BD01170	805 SW 4TH CT	805 SW 4TH CT	NO	Unknown	Unknown
BD01171	809 SW 4TH CT	809 SW 4TH CT	NO	Unknown	Unknown
BD01172	817 SW 4TH CT	817 SW 4th CT	NO	Unknown	Frame Vernacular
BD01173	812 SW 4TH PL	812 SW 4TH PL	NO	Unknown	Unknown
BD01182	OLIVER HOUSE	516 SE 5TH CT	YES	1924	Mediterranean Revival ca. 1880-1940
BD01203	104 SW 6TH AVE	104 SW 6TH AVE	YES	Unknown	Unknown
BD01205	121 SW 6TH AVE	121 SW 6TH AVE	YES	Unknown	Unknown
BD01249	105 SW 7TH AVE	105 SW 7TH AVE	NO	Unknown	Unknown
BD01250	113 SW 7TH AVE	113 SW 7TH AVE	YES	Unknown	Unknown
BD01251	212 SW 7TH AVE	212 SW 7TH AVE	YES	Unknown	Unknown
BD01253	224 SW 7TH AVE	224 SW 7TH AVE	YES	Unknown	Unknown
BD01254	225 SW 7TH AVE	225 SW 7TH AVE	YES	Unknown	Unknown
BD01255	235 SW 7TH AVE	235 SW 7TH AVE	YES	Unknown	Unknown
BD01256	237 SW 7TH AVE	237 SW 7TH AVE	YES	Unknown	Unknown
BD01257	240 SW 7TH AVE	240 SW 7TH AVE	YES	Unknown	Unknown
BD01263	312 NW 8TH AVE	312 NW 8TH AVE	YES	Unknown	Unknown
BD01264	316 NW 8TH AVE	316 NW 8TH AVE	YES	Unknown	Unknown
BD01275	21 SW 8TH AVE	21 SW 8th AVE	NO	c1928	Frame Vernacular
BD01286	CLARK, ROSS HOUSE	608 SW 8TH TERR	NO	1926	Mediterranean Revival ca. 1880-1940

Site #	Site Name	Address	Destroyed	Year Built	Style
BD01287	ROSS CLARK ESTATE	629 SW 8TH TERRACE	NO	Unknown	Unknown
BD01288	CLARK, ROSS ESTATE	629 SW 8TH TERR	NO	1926	Mediterranean Revival ca. 1880-1940
BD01342	607 W BROWARD BLVD	607 W BROWARD BLVD	YES	Unknown	Unknown
BD01350	616 W LAS OLAS BLVD	616 W LAS OLAS BLVD	YES	Unknown	Unknown
BD01351	711 W LAS OLAS BLVD	711 W Las Olas BLVD	NO	Unknown	Frame Vernacular
BD01352	723 W LAS OLAS BLVD	723 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01353	724 W LAS OLAS BLVD	724 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01354	LEAF APARTMENTS	725 W LAS OLAS BLVD	YES	Unknown	Unknown
BD01355	LAS OLAS APARTMENTS	727-735 W LAS OLAS	NO	Unknown	Unknown
BD01356	734 W LAS OLAS BLVD	734 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01357	DICHTENMUELLER HOUSE	814 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01358	825 W LAS OLAS BLVD	825 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01359	826 W LAS OLAS BLVD	826 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01360	828 W LAS OLAS BLVD	828 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01361	834 W LAS OLAS BLVD	834 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01362	835 W LAS OLAS BLVD	835 W LAS OLAS BLVD	NO	Unknown	Unknown
BD01380	701 SW 1ST AVE	701 SW 1ST AVE	YES	Unknown	Unknown
BD01381	709 SW 1ST AVE	709 SW 1ST AVE	YES	Unknown	Unknown
BD01382	715 SW 1ST AVE	715 SW 1ST AVE	YES	Unknown	Unknown
BD01397	725 NW 2ND ST	725 NW 2ND ST	YES	Unknown	Unknown
BD01398	731 NW 2ND ST	731 NW 2nd ST	NO	Unknown	Unknown
BD01399	801 NW 2ND ST	801 NW 2ND ST	NO	Unknown	Unknown
BD01405	605 SW 2ND CT	605 SW 2ND CT	YES	Unknown	Unknown
BD01406	712 SW 2ND CT	712 SW 2ND CT	YES	Unknown	Unknown
BD01407	715 SW 2ND CT	715 SW 2ND CT	NO	Unknown	Unknown
BD01408	717 SW 2ND CT	717 SW 2ND CT	NO	Unknown	Unknown
BD01409	718 SW 2ND CT	718 SW 2ND CT	NO	Unknown	Unknown

Site #	Site Name	Address	Destroyed	Year Built	Style
BD01410	720 SW 2ND CT	720 SW 2ND CT	YES	Unknown	Unknown
BD01411	725 SW 2ND CT	725 SW 2ND CT	NO	Unknown	Unknown
BD01412	FLORIDA APARTMENTS	729-735 SW 2ND CT	NO	Unknown	Unknown
BD01413	801 SW 2ND CT	801 SW 2ND CT	NO	Unknown	Unknown
BD01414	805 SW 2ND CT	805 SW 2ND CT	YES	Unknown	Unknown
BD01415	812 SW 2ND CT	812 SW 2ND CT	NO	Unknown	Unknown
BD01416	813 SW 2ND CT	813 SW 2ND CT	NO	Unknown	Unknown
BD01417	PINE APARTMENTS	814 SW 2ND CT	NO	Unknown	Unknown
BD01418	821 SW 2ND CT	821 SW 2ND CT	YES	Unknown	Unknown
BD01419	827 SW 2ND CT	827 SW 2nd CT	NO	Unknown	Frame Vernacular
BD01423	609 SW 2ND ST	609 SW 2ND ST	YES	Unknown	Unknown
BD01424	615 SW 2ND ST	615 SW 2ND ST	YES	Unknown	Unknown
BD01425	837 SW 2ND ST	837 SW 2ND ST	YES	Unknown	Unknown
BD01426	SEMINOLE APARTMENTS	842 SW 2ND ST	NO	Unknown	Unknown
BD02114	708 SW 14TH TERRACE	708 SW 14TH TERRACE	NO	1936	Frame Vernacular
BD02757	1005 SW 7TH ST	1005 SW 7th ST	NO		Bungalow ca. 1905-1930
BD02759	651 COCONUT DR	651 COCONUT DR	NO	c1925	Frame Vernacular
BD02762	1320 SW 7TH ST	1320 SW 7TH ST	NO	c1927	Bungalow ca. 1905-1930
BD02763	1312 SW 7TH ST	1312 SW 7TH ST	NO	c1927	Bungalow ca. 1905-1930
BD02767	720 SW 13TH AVE	720 SW 13TH AVE	NO	c1925	Frame Vernacular
BD02768	625 SW 13TH AVE	625 SW 13TH AVE	NO	c1925	Bungalow ca. 1905-1930
BD02769	617 SW 13TH AVE	617 SW 13TH AVE	NO	c1925	Bungalow ca. 1905-1930
BD02770	601-603 SW 13TH AVE	601-603 SW 13TH AVE	NO	c1925	Mediterranean Revival ca. 1880-1940

Site #	Site Name	Address	Destroyed	Year Built	Style
BD02771	553 SW 13TH AVE	553 SW 13TH AVE	NO	c1925	Mediterranean Revival ca. 1880-1940
BD02772	549 SW 13TH AVE	549 SW 13TH AVE	NO	c1930	Mediterranean Revival ca. 1880-1940
BD02773	550 SW 13TH AVE	550 SW 13TH AVE	NO	c1925	Bungalow ca. 1905-1930
BD02774	1201 SW 5TH CT	1201 SW 5TH CT	YES	c1920	Frame Vernacular
BD02775	545 SW 12TH AVE	545 SW 12th AVE	NO		Frame Vernacular
BD02776	1123 SW 5TH PL	1123 SW 5TH PL	YES	c1917	Frame Vernacular
BD02777	1122 SW 6TH ST	1122 SW 6TH ST	NO	c1917	Frame Vernacular
BD02778	623 SW 6TH ST	623 SW 6TH ST	YES	c1917	Frame Vernacular
BD02779	702 SW 12TH ST	702 SW 12TH ST	NO	c1917	Frame Vernacular
BD02782	922 SW 4TH ST	922 SW 4TH ST	NO	c1918	Frame Vernacular
BD02783	1010 WAVERLY RD	1010 WAVERLY RD	NO	c1940	Masonry vernacular
BD02784	1031 SW 4TH ST	1031 SW 4TH ST	NO	c1920	Bungalow ca. 1905-1930
BD02785	304 SW 12TH AVE	304 SW 12th AVE	NO	c1920	Frame Vernacular
BD02786	1124 W LAS OLAS BLVD	1124 W Las Olas BLVD	NO	c1920	Bungalow ca. 1905-1930
BD02787	327 SW 12TH AVE	327 SW 12th AVE	NO	c1925	Bungalow ca. 1905-1930
BD02788	315 SW 12TH AVE	315 SW 12th AVE	NO	c1920	Bungalow ca. 1905-1930
BD02789	1201 W LAS OLAS BLVD	1201 W Las Olas BLVD	NO	c1925	Bungalow ca. 1905-1930

Site #	Site Name	Address	Destroyed	Year Built	Style
BD02790	1209 W LAS OLAS BLVD	1209 W LAS OLAS BLVD	NO	c1925	Frame Vernacular
BD02791	1213 W LAS OLAS BLVD	1213 W LAS OLAS BLVD	NO	c1925	Bungalow ca. 1905-1930
BD02792	1217 W LAS OLAS BLVD	1217 W LAS OLAS BLVD	NO	c1938	Mediterranean Revival ca. 1880-1940
BD02793	WEST SIDE GRADE SCHOOL	500 SW 13TH AVE	NO	c1923	Mediterranean Revival ca. 1880-1940
BD02794	1224 SW 2ND CT	1224 SW 2ND CT	NO	c1920	Georgian Revival ca. 1880-present
BD02795	1210 SW 2ND CT	1210 SW 2ND CT	YES	c1940	Masonry vernacular
BD02796	1022 SW 2ND CT	1022 SW 2ND CT	NO	c1925	Mediterranean Revival ca. 1880-1940
BD02797	1010 SW 2ND CT	1010 SW 2ND CT	YES	c1925	Bungalow ca. 1905-1930
BD02798	1008 SW 2ND CT	1008 SW 2nd CT	NO	Unknown	Mediterranean Revival ca. 1880-1940
BD02799	FIRE STATION NO 8	1030 W Las Olas BLVD	NO	Unknown	Mediterranean Revival ca. 1880-1940
BD02800	WEST SIDE MARKET	1031 LAS OLAS BLVD	NO	c1940	Masonry vernacular
BD02801	1118 W LAS OLAS BLVD	1118 W Las Olas BLVD	NO	c1925	Bungalow ca. 1905-1930
BD02803	930 SW 2ND CT	930 SW 2ND CT	NO	c1925	Bungalow ca. 1905-1930
BD02804	908 SW 2ND CT	908 SW 2ND CT	NO	c1920	Frame Vernacular

Site #	Site Name	Address	Destroyed	Year Built	Style
BD02805	908 W LAS OLAS BLVD	908 W LAS OLAS BLVD	NO	c1920	Mission
BD02806	911 W LAS OLAS BLVD	911 W LAS OLAS BLVD	NO	c1920	Frame Vernacular
BD02807	924 W LAS OLAS BLVD	924 W LAS OLAS BLVD	NO	c1920	Masonry vernacular
BD02808	1001 SW 4TH ST	1001 SW 4th ST	NO	Unknown	Unknown
BD02809	1017 SW 4TH ST	1017 SW 4TH ST	NO	c1920	Georgian Revival ca. 1880-present
BD02810	1116 SW 2ND ST	1116 SW 2ND ST	NO	c1930	Frame Vernacular
BD02811	1011 SW 11TH AVE	11 SW 11th AVE	NO	c1925	Bungalow ca. 1905-1930
BD02812	1107 SW 1ST AVE	1107 SW 1ST AVE	YES	c1930	Frame Vernacular
BD02813	213 SW 9TH AVE	213 SW 9TH AVE	NO	c1925	Frame Vernacular
BD02814	907 SW 2ND CT	907 SW 2ND CT	NO	c1930	Frame Vernacular
BD02815	915 SW 2ND CT	915 SW 2ND CT	NO	c1920	Bungalow ca. 1905-1930
BD02816	917 SW 2ND CT	917 SW 2ND CT	NO	c1925	Frame Vernacular
BD02817	927 SW 2ND CT	927 SW 2ND CT	NO	c1925	Frame Vernacular
BD02818	916 SW 2ND CT	916 SW 2ND CT	YES	c1920	Bungalow ca. 1905-1930
BD02819	908 SW 1ST ST	908 SW 1ST ST	NO	c1920	Frame Vernacular
BD02830	1029 NW 5TH ST	1029 NW 5TH ST	YES	c1935	Frame Vernacular
BD02831	524 NW 11TH AVE	524 NW 11TH AVE	YES	c1925	Frame Vernacular
BD02832	520 NW 11TH AVE	520 NW 11TH AVE	YES	c1935	Frame Vernacular
BD02833	1401 NW 2ND ST	1401 NW 2ND ST	YES	c1925	Mediterranean Revival ca. 1880-1940

Site #	Site Name	Address	Destroyed	Year Built	Style
BD02834	1321 NW 2ND ST	1321 NW 2ND ST	YES	c1920	Bungalow ca. 1905-1930
BD02835	1214 NW 2ND ST	1214 NW 2ND ST	YES	c1925	Mediterranean Revival ca. 1880-1940
BD02836	ZEALY HOUSE	900 SW 5th PL	NO	Unknown	Masonry vernacular
BD02837	BURWELL, J S HOUSE	908-912 SW 5th PL	NO	Unknown	Frame Vernacular
BD02838	BRINER, C HOUSE	100 SW 5TH PLACE	YES	c1925	Bungalow ca. 1905-1930
BD02839	PRINDLE HOUSE	1016 SW 5TH PLACE	NO	c1925	Frame Vernacular
BD02840	REILLY HOUSE	1024 SW 5th PL	NO	Unknown	Georgian Revival ca. 1880-present
BD02841	1120 SW 6TH ST	1120 SW 6TH ST	NO	c1918	Frame Vernacular
BD02842	1130 SW 6TH ST	1130 SW 6TH ST	NO	c1925	Frame Vernacular
BD02846	1447 GRAND DR	1447 GRAND DR	NO	c1925	Bungalow ca. 1905-1930
BD02847	BELLANDA HOUSE	912 SW 4th ST	NO	1936	Frame Vernacular
BD02849	1122 WAVERLY PLACE	1122 WAVERLY PLACE	NO	c1920	Frame Vernacular
BD02850	905 SW 4TH ST	905 SW 4TH ST	NO	c1925	Masonry vernacular
BD02851	FRITSCH HOUSE	1009 SW 4TH ST	NO	c1920	Bungalow ca. 1905-1930
BD02852	403 SW 11TH AVE	403 SW 11th AVE	NO	c1920	Bungalow ca. 1905-1930
BD02853	328 SW 12TH AVE	328 SW 12th AVE	NO	c1925	Bungalow ca. 1905-1930
BD02854	404 SW 12TH AVE	404 SW 12TH AVE	NO	c1940	Frame Vernacular

Site #	Site Name	Address	Destroyed	Year Built	Style
BD02855	1205 SW 4TH ST	1205 SW 4TH ST	NO	c1925	Frame Vernacular
BD02856	1302 SW 4TH ST	1302 SW 4TH ST	YES	c1940	Frame Vernacular
BD02857	MCSWINEY, D J HOUSE	401 SW 14TH AVE	YES	c1926	Frame Vernacular
BD02858	331 SW 9TH AVE	331 SW 9TH AVE	NO	c1925	Frame Vernacular
BD02859	327 SW 9TH AVE	327 SW 9TH AVE	NO	c1925	Frame Vernacular
BD02860	321 SW 9TH AVE	321 SW 9TH AVE	NO	c1924	Bungalow ca. 1905-1930
BD02861	317-319 SW 9TH AVE	317-319 SW 9TH AVE	NO	c1925	Frame Vernacular
BD02862	ALEXANDER, DAVID HOUSE	315 SW 9TH AVE	NO	c1937	Frame Vernacular
BD02863	BRODDY HOUSE	233 SW 9TH AVE	YES	c1937	Georgian Revival ca. 1880-present
BD02864	BARRY HOUSE	230 SW 12th AVE	NO	c1931	Frame Vernacular
BD02865	1205 W LAS OLAS BLVD	1205 W LAS OLAS BLVD	NO	c1925	Frame Vernacular
BD02866	CLAYTON, MILDRED HOUSE	1207 W LAS OLAS BLVD	NO	c1925	Frame Vernacular
BD02867	1221 W LAS OLAS BLVD	1221 W LAS OLAS BLVD	NO	c1930	Frame Vernacular
BD02868	1220 SW 2ND CT	1220 SW 2ND CT	YES	c1940	Masonry vernacular
BD02869	RATTAZZI HOUSE	232 SW 12th AVE	NO	c1925	Bungalow ca. 1905-1930
BD02870	THOM HOUSE	1122 SW 2TH CT	NO	c1925	Frame Vernacular
BD02871	GUISTO HOUSE	1111 SW 2TH CT	NO	c1925	Masonry vernacular
BD02872	CAPINGER HOUSE	238 SW 10TH AVE	NO	c1937	Frame Vernacular
BD02873	CLENNAN HOUSE	1026 SW 2ND AVE	YES	c1920	Frame Vernacular
BD02874	LASTER HOUSE	1125 SW 2ND ST	YES	c1925	Frame Vernacular

Site #	Site Name	Address	Destroyed	Year Built	Style
BD02875	CONCH-OUT INN	1110 SW 1ST ST	NO	c1940	Frame Vernacular
BD02876	1018 SW 2ND CT	1018 SW 2ND CT	NO	c1920	Bungalow ca. 1905-1930
BD02877	1100 SW 6TH ST	1100 SW 6TH ST	NO	c1924	Masonry vernacular
BD03230	15-25 NW 7TH AVE	15-25 NW 7TH AVE	NO	c1947	Masonry vernacular
BD03231	107 NW 7TH AVE	107 NW 7TH AVE	NO	c1947	Masonry vernacular
BD03232	207 NW 7TH AVE	207 NW 7TH AVE	NO	1948	Masonry vernacular
BD03238	ATCO DISCOUNT COMPANY	108 NW 7TH AVE	YES	c1950	Masonry vernacular
BD03242	Repo Depot	127 SW 7th AVE	NO	1954	Moderne ca. 1920-1940
BD03246	Elks #652 Pride of Ft Lauderdale Temple	712 NW 2nd ST	NO	c1950	Masonry vernacular
BD03415	1540 Argyle Dr Southwest	1540 Argyle DR SW	NO	1938	Frame Vernacular
BD03416	1504 Argyle Dr Southwest	1504 Argyle DR SW	NO	1952	Frame Vernacular
BD03417	1212 SW 4th Ct	1212 SW 4th CT	NO	1948	Frame Vernacular
BD03418	433 SW 12th Avenue	433 SW 12th AVE	NO	1947	Frame Vernacular
BD03419	1110 Waverly Rd	1110 Waverly RD	YES	1935	Frame Vernacular
BD03420	1016 Waverly Rd	1016 Waverly RD	NO	1940	Masonry vernacular
BD03421	934 Southwest 4th Street	934 SW 4th ST	NO	1938	Unspecified by Surveyor
BD03423	918 SW 4th Street	918 SW 4th ST	NO	1941	Frame Vernacular
BD03426	920 SW 4TH STREET	930 SW 4th ST	NO	1938	Frame Vernacular
BD03919	Mt. Hermon AME Children's Office	711 NW 4th ST	NO	c1935	Frame Vernacular
BD03921	101 NW 7th Avenue	101 NW 7th AVE	YES	c1940	Masonry vernacular
BD03930	Rich Beers Marine	201-209 SW 7th AVE	NO	c1935	International ca. 1925-present

Site #	Site Name	Address	Destroyed	Year Built	Style
BD03938	Dry Cleaning Depot	730 W Broward BLVD	NO	c1960	International ca. 1925-present
BD04386	Salvation Army Warehouse	108 NW 20th AVE	NO	c1957	Masonry vernacular
BD04505	Dr. Kennedy Homes Type A Building	1004 W Broward BLVD	YES	1941	Frame Vernacular
BD04506	Dr. Kennedy Homes Type B Building	1004 W Broward BLVD	YES	1941	Masonry vernacular
BD04507	Dr. Kennedy Homes Type C-Unmodified Bldg	1004 W Broward BLVD	YES	1941	Masonry vernacular
BD04508	Dr. Kennedy Homes Type C-Modified Bldg	1004 W Broward BLVD	YES	1941	Masonry vernacular
BD04509	Dr. Kennedy Homes Type D-Unmodified Bldg	1004 W Broward BLVD	YES	1941	Masonry vernacular
BD04510	Dr. Kennedy Homes Type D-Modified Bldg	1004 W Broward BLVD	YES	1941	Masonry vernacular
BD04511	Dr. Kennedy Homes Administration Bldg	1004 W Broward BLVD	YES	c1941	Masonry vernacular
BD04549	C.P. Weidling House	716 SW 4th PL	YES	1939	Art Deco ca. 1920-1940
BD04550	Ft Lauderdale Police, Jail & Court Bldg	1300 W Broward BLVD	NO	1957	International ca. 1925-present
BD04551	William Bigoney House	215 SW 14th WAY	NO	1969	Other
BD04997	1701 W Broward Boulevard	1701 W Broward BLVD	NO	c1962	Masonry vernacular
BD04998	1500 W Broward Boulevard	1500 W Broward BLVD	NO	c1960	Masonry vernacular
BD05483	506 NW 9th Ave	506 NW 9th AVE	NO	c1951	Masonry vernacular
BD05484	426 NW 9th Ave	426 NW 9th AVE	NO	c1959	Masonry vernacular
BD05485	405 NW 9th Ave	405 NW 9th AVE	NO	c1959	Masonry vernacular

Site #	Site Name	Address	Destroyed	Year Built	Style
BD05486	423 NW 9th Ave	423 NW 9th AVE	NO	c1955	Masonry vernacular
BD05487	427 NW 9th Ave	427 NW 9th AVE	NO	c1960	Masonry vernacular
BD05488	429 NW 9th Ave	429 NW 9th AVE	NO	c1961	Masonry vernacular
BD05489	437 NW 9th Ave	437 NW 9th AVE	NO	c1965	Masonry vernacular
BD05490	840 NW 35rd St	840 NW 3rd ST	NO	c1958	Masonry vernacular
BD05491	900 NW 2nd St	900 NW 2nd ST	NO	c1962	Industrial Vernacular
BD05492	835 NW 1st St	835 NW 1st ST	NO	c1967	Masonry vernacular
BD05493	J.M. Automobile/15 NW 9th Ave	15 NW 9th AVE	NO	c1954	Masonry vernacular
BD05494	828-832 NW 1st St	828-832 NW 1st ST	NO	c1957	Masonry vernacular
BD05495	J.M. Automotive/905 W Broward Blvd	905 W Broward BLVD	NO	c1965	Masonry vernacular
BD06029	100 NW 14th Avenue	100 NW 14th AVE	NO	c1953	Masonry vernacular
BD06030	1324 NW 2nd Street	1324 NW 2nd ST	NO	c1964	Masonry vernacular
BD06031	300, 304 NW 14th Avenue	300, 304 NW 14th AVE	NO	c1959	Masonry vernacular
BD06032	306, 308 NW 14th Avenue	306, 308 NW 14th AVE	NO	c1962	Masonry vernacular
BD06033	1408 NW 3rd Court	1408 NW 3rd CT	NO	c1962	Masonry vernacular
BD06034	301, 305 NW 14th Avenue	301, 305 NW 14th AVE	NO	c1959	Masonry vernacular
BD06035	336 NW 14th Avenue	336 NW 14th AVE	NO	c1954	Masonry vernacular
BD06036	Broward Health/1101 NW 1st Street	1101 NW 1st ST	NO	c1963	Masonry vernacular
BD06037	Dixie Court Food Mart	106 NW 11th AVE	NO	c1952	Masonry vernacular
BD06038	116 NW 11th Avenue	116 NW 11th AVE	NO	c1940	Masonry vernacular
BD06040	221 NW 11th Avenue	221 NW 11th AVE	NO	c1965	Masonry vernacular

Site #	Site Name	Address	Destroyed	Year Built	Style
BD06041	The Light Center	1100 NW 4th ST	NO	c1954	Masonry vernacular
BD06042	319-321 SW 12th Avenue	319-321 SW 12th AVE	NO	c1956	Masonry vernacular
BD06043	311 SW 12th Avenue	311 SW 12th AVE	NO	c1955	Masonry vernacular
BD06044	320 SW 12th Avenue	320 SW 12th AVE	NO	c1952	Masonry vernacular
BD06045	316 SW 12th Avenue	316 SW 12th AVE	NO	c1951	Frame Vernacular
BD06046	312 SW 12th Avenue	312 SW 12th AVE	NO	c1949	Masonry vernacular
BD06047	308 SW 12th Avenue	308 SW 12th AVE	NO	c1966	Masonry vernacular
BD06048	225 SW 12th Avenue	225 SW 12th AVE	NO	c1967	Masonry vernacular
BD06049	1123 W Las Olas Boulevard	1123 W Las Olas BLVD	NO	c1931	Frame Vernacular
BD06050	1126 SW 2nd Court	1126 SW 2nd CT	NO	c1935	Masonry vernacular
BD06051	1127 SW 2nd Court	1127 SW 2nd CT	NO	c1948	Masonry vernacular
BD06052	1120-1124 SW 2nd Street	1120-1124 SW 2nd ST	NO	c1963	Masonry vernacular
BD06053	1122-1124 SW 1st Street	1122-1124 SW 1st ST	NO	c1965	Masonry vernacular
BD06054	411 SW 11th Avenue	411 SW 11th AVE	NO	c1965	Masonry vernacular
BD06055	307 SW 11th Avenue	307 SW 11th AVE	NO	c1958	Masonry vernacular
BD06056	Las Olas Worship Center	251 SW 11th AVE	NO	c1967	Masonry vernacular
BD06057	1101 SW 2nd Court	1101 SW 2nd CT	NO	c1944	Bungalow ca. 1905-1930
BD06058	209 SW 11th Avenue	209 SW 11th AVE	NO	c1931	Frame Vernacular
BD06059	201 SW 11th Avenue	201 SW 11th AVE	NO	c1931	Frame Vernacular
BD06060	109-111 SW 11th Avenue	109-111 SW 11th AVE	NO	c1966	Masonry vernacular
BD06061	107 SW 11th Avenue	107 SW 11th AVE	NO	c1956	Frame Vernacular
BD06062	101 SW 11th Avenue	101 SW 11th AVE	NO	c1935	Frame Vernacular

Site #	Site Name	Address	Destroyed	Year Built	Style
BD06063	Metro PCS/1100 W Broward Boulevard	1100 W Broward BLVD	NO	c1967	Masonry vernacular
BD06064	801 SW 2nd Street	801 SW 2nd ST	NO	c1958	Masonry vernacular
BD06065	711-721 SW 2nd Street	711-721 SW 2nd ST	NO	c1945	Masonry vernacular
BD06066	110 SW 8th Avenue	110 SW 8th AVE	NO	c1931	Bungalow ca. 1905-1930
BD06067	101 SW 8th Avenue	101 SW 8th AVE	NO	c1962	Masonry vernacular
BD06068	19 SW 8th Street	19 SW 8th ST	NO	c1946	Masonry vernacular
BD06069	Camp Canine/808 W Broward Boulevard	808 W Broward BLVD	NO	c1963	Masonry vernacular
BD06339	1800-1803 W Broward Boulevard	1800-1803 W Broward BLVD	NO	c1963	Masonry vernacular
BD06748	1776 Broward Boulevard	1776 Broward BLVD	NO	c1970	Masonry vernacular

Appendix C:
Cultural Resource Management Studies within 0.5-mile of the Project Area

Survey #	Title	Year	Author
730	Broward County Comprehensive Survey, Phase I	1981	CARR, ROBERT S.
766	Archaeological Survey of Pipeline Routes in Fort Lauderdale Central region Wastewater Effluent System	1977	SEARS, WILLIAM H.
857	Fort Lauderdale Neighborhood Survey	1980	CARR, ROBERT S.
1191	Architectural and Historical Survey of Fort Lauderdale: Original Town Limits	1985	HISTORIC PROPERTY ASSOCIATES
3612	Historic Building Survey of the West Side Area of Fort Lauderdale, Florida	1993	ADAMS, WILLIAM R. *
4075	An Archaeological Survey of Southeast Broward County, Florida: Phase 3	1995	CARR, ROBERT S.
4507	A Cultural Resource Assessment Survey for the I-395/SR-836 PD&E Study from N.W. 17th Avenue to Macarthur Causeway in Dade County, Florida, Volume 1: Report, Volume 2: Appendices	1995	JANUS RESEARCH
5911	Cultural Resource Assessment NW 7th/9th Avenue Connector Borward Boulevard to Northwest 13th Street	2000	LEWIS, SCOTT P.
8198	New River Cultural and Environmental Survey	2002	Work, Deborah
8849	Addendum to the Cultural Resource Assessment NW 7th/9th Avenue Connector South of Broward Boulevard to Northwest 13th Street Broward County, Florida	2003	Jones, Lucy D.
9180	Phase I Cultural Resource Survey of Symphony, Ft. Lauderdale, Broward County, Florida	2003	Carlson, Lisabeth
10267	An Archaeological and Historical Assessment for the Existing NW 7th Terrace Cellular Tower, Broward County, Florida	2004	Groff, Amanda T.
10446	An Archaeological and Historical Assessment for the Existing NW 25th Terrace Cellular Tower, Broward County, Florida	2004	Groff, Amanda T.
14000	Cultural Resources Reconnaissance Study South Florida East Coast Corridor Transit Analysis Miami-Dade, Broward and Palm Beach Counties	2006	Janus Research
14052	An Archaeological and Historical Survey of the Brandsmart Project Area in Broward County, Florida	2007	Driscoll, Kelly A.
14460	Broward County Shipwreck and Marne Archaeological Inventory: Phase 1	2007	De Felice, Matthew

14866	A Phase I Cultural Resource Survey of the Bill Keith Preserve and Sailboat Bend Park, Fort Lauderdale, Broward County, Florida	2007	Carr, Robert S.
16441	A Phase II Cultural Resource Survey of Tarpon Bend Park City of Fort Lauderdale, Broward County, Florida	2009	Beriault, John G.
16530	Sailboat Bend Historic District Architectural Resources Survey	2009	Anes, Delvis D.
17282	Cultural Resource Assessment Survey of the Dr. Kennedy Homes/1004 W Broward Boulevard, Broward County, Florida	2008	Janus Research
18852	Archaeological Reconnaissance Survey of the Proposed Remilling and Expansion of SR 842/Broward Boulevard from Just East of SR 7/US 441 to NW 7 Avenue, Broward County, Florida State Project No. 86006-3512, Work Program Item No. 4110742	1997	Campbell, Ken
19752	Cultural Resource Assessment Survey SR 9 / I-95 PD&E Study from Stirling Road to North of Oakland Park Boulevard FM 42980412201 / ETDM 13168, Broward County, Florida	2012	Janus Research
20623	Cultural Resource Assessment Survey Update for the Broward Boulevard Bridge, Broward County, Florida FM# 429958.1	2013	Janus Research
22370	Cultural Resource Assessment Survey for Powerline Road/NW 9th Avenue from Broward Boulevard to Sistrunk Boulevard, Fort Lauderdale, Broward County, Florida	2015	Janus Research
23551	Cultural Resource Assessment Survey of the Design Build Broward Mobility Project, Group 5A (Sequences 30, 150-1, 150-2, 280, and 290), Broward County, Florida (Financial Project ID: 433165-1-52-01)	2016	Janus Research
24062	Cultural Resources Assessment FCC /Stone Point Services Report for Trileaf Construct 104 Foot Tall Unipole Communications Tower FTL Police Station Tower Site, 1019 NW 1st Street, Fort Lauderdale, Broward County, Florida	2017	Dyle, Lindsay P.
24242	Cultural Resource Assessment Survey of the Design Build Broward Mobility Project, Group 5B (Sequences 190, 200, 210, 220, 230, 240, 250, and 270), Broward County, Florida (Financial Project ID: 433165-1-52-01)	2017	Janus Research

24580	Cultural Resource Assessment Survey Project Development & Environment (PD&E) Study I-95/SR 9 at SR 842/Broward Boulevard Interchange	2017	Janus Research
25812	Cultural Resource Assessment Survey Addendum I-95/SR 9 at SR 842/Broward Boulevard Interchange, Broward County, Florida		

SHEET 1 OF 6

TOPOGRAPHIC SURVEY
City of Fort Lauderdale
PUBLIC WORKS COMPOUND

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEE SHEET 2

MAGNETIC

LEGAL DESCRIPTION

All of Blocks 117 and 118; AND 10 foot Alleys within said Blocks; AND that portion S.W. 2nd Street lying between said Blocks; Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Block 125; AND that portion of a 10 foot Alley lying South of and adjacent to said Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24; AND S.W. 1st Street lying South of said Lots 5 to 14 inclusive; AND Less right-of-way for West Broward Boulevard, WAVERLY PLACE, according to the plat thereof, as recorded in Plat Book 2, Page 19, of the public records of Dade County, Florida.
Together With: The North 855.00 feet of Lot 7; the North 900.00 feet of Lot 8; and the North 850.00 feet of Lot 9; All Less right-of-way for West Broward Boulevard, VALENTINES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book "B", Page 29, of the public records of Dade County, Florida.
All being more fully described as follows:

Beginning at the Southeast corner of said Block 117; thence South 89°56'00" West, on the South line of said Block 117, a distance of 350.80 feet, to a point on the East line of said Lot 9, VALENTINES SUBDIVISION; thence North 00°00'00" East, on said East line, a distance of 10.00 feet, to a point on the South line of the North 850.00 feet of said Lot 9; thence South 89°56'00" West, on said South line, a distance of 209.00 feet, to a point on the East line of said Lot 8, VALENTINES SUBDIVISION; thence South 00°00'00" East, on said East line, a distance of 50.00 feet, to a point on the South line of the North 900.00 feet of said Lot 8; thence South 89°56'00" West, a distance of 209.00 feet, to a point on the East line of said Lot 7, VALENTINES SUBDIVISION; thence North 00°00'00" East, on said East line, a distance of 45.00 feet, to a point on the South line of the North 855.00 feet of said Lot 7, VALENTINES SUBDIVISION; thence South 89°56'00" West, on said South line, a distance of 188.25 feet, to a point on a line 20.00 feet East of and parallel with the West line of said Lot 7; thence North 00°10'00" West, on said parallel line, a distance of 795.91 feet; thence North 89°50'00" East, a distance of 5.00 feet; thence North 44°54'07" East, a distance of 35.40 feet, to a point on the South right-of-way line of West Broward Boulevard; thence Easterly on said South right-of-way line the following nine (9) courses and distances; thence North 89°58'13" East, a distance of 151.08 feet, to a point of curve; thence Easterly through Southerly on a curve to the right, with a radius of 9.50 feet, a central angle of 90°01'47", an arc distance of 14.93 feet, to a point of tangency, and a point on the East line of Lot 7, VALENTINES SUBDIVISION; thence South 00°00'00" East, on said East line, a distance of 4.50 feet; thence North 89°58'13" East, a distance of 45.53 feet; thence North 00°01'47" West, a distance of 3.00 feet; thence North 89°58'13" East, a distance of 60.00 feet, to a point of curve; thence Easterly on a curve to the left, with a radius of 107.00 feet, a central angle of 19°05'28", an arc distance of 35.65 feet, to a point of reverse curve; thence Easterly on a curve to the right, with a radius of 93.00 feet, a central angle of 19°05'28", an arc distance of 30.99 feet, to a point of tangency; thence North 89°58'13" East, a distance of 597.14 feet, to the termination of said nine (9) courses and distances and to a point on the East line of said Block 125; thence South 00°03'00" East, on said East line, a distance of 100.37 feet, to the Southeast corner of said Lot 28, Block 125; thence South 89°56'00" West, on the South line of said Lots 28, 27, 26 and 25, Block 125, a distance of 100.00 feet, to a point on the Northerly extension of the West line of said Lot 4, Block 125; thence South 00°03'00" East, on said Northerly extension, the West line and Southerly extension thereof, a distance of 165.02 feet, to the Northwest corner of Lot 25, Block 118; thence North 89°56'00" East, on the North line of Lots 25, 26, 27 and 28, Block 118, a distance of 100.00 feet, to the Northeast corner of said Lot 28; thence South 00°03'00" East, on the East line of said Block 118, Southerly extension thereof and on the East line of said Block 117, a distance of 560.08 feet, to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 777,600 square feet or 17.8512 acres more or less.

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 21HH-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida this 28th day of November, 1991.

NOTES: 1) See sheet 2 of 6 for additional notes.
2) Legal Description prepared by McLaughlin Engineering Company, this 29th day of November, 1991.
3) This drawing is not valid unless sealed with an embossed surveyors seal. 4) Bearings shown assume East line of Lot 9, VALENTINES SUBDIVISION, as Due North.

McLAUGHLIN ENGINEERING COMPANY

Robert C. McLaughlin
Registered Land Surveyor No.3356
State of Florida.

A S P H A L T P A V I N G

WEST BROWARD BOULEVARD (STATE ROAD NO. 842)

2' CURB & GUTTER
3' BRICK PAVERS
3' BRICK PAVERS
2' CURB & GUTTER

STREET LIGHT BOX

SET NAIL IN CAP N 89°58'13" E 151.08' SET NAIL IN CAP
S. RIGHT-OF-WAY LINE
SIGN
Δ = 90°01'47" R = 9.50' L = 14.93'
SET IRON ROD 45.53' N 89°58'13" E
Δ = 19°05'28" R = 107.00' L = 35.65'
Δ = 19°05'28" R = 93.00' L = 30.99'
SET IRON ROD N 89°58'13" E 60.00'
SET NAIL IN CAP S. RIGHT-OF-WAY LINE
SET IRON ROD
TYPICAL 0.5' CURB
2' CURB & GUTTER
7.0' CONCRETE WALK
CONCRETE WALK
CONCRETE WALK

N 89°50'00" E 5.00'
N 44°54'07" E 35.40'
20.0'
SET IRON ROD
SET NAIL IN CAP
4.50' S 00°00'00" E
SET NAIL IN CAP
SET IRON ROD
3.00' N 00°01'47" W
SET NAIL IN CAP

A S P H A L T P A R K I N G

94.05'
94.10'
77.42'
88.05'

BLOCK 6

11 12

RIVER HIGHLANDS
(PLAT BOOK 10, PAGE 3, B.C.R.)

W. LINE, LOT 7

2' X 3' CONCRETE STEPPING STONES
4' X 6' BRICK PLANTERS
4' CONCRETE WALK
CONCRETE
2' X 3' CONCRETE STEPPING STONES
4' X 6' BRICK PLANTERS
4' CONCRETE WALK
2.9' CONCRETE
5.0' COVERED CONCRETE WALK
99.8'
ONE STORY CBS
"PUBLIC WORKS BUILDING"
LOWEST FLOOR ELEVATION = 8.27
59.8'
5.0' COVERED CONCRETE WALK
2.9' CONCRETE
99.8'
5.0' COVERED CONCRETE WALK
A.C. UNITS
2.9' CONCRETE
42.79'
42.61'
CANOPY
11.50'
8.0'
CONCRETE
CONCRETE RAMP
TYPICAL 0.5' CURB

PAVING

E. LINE, LOT 7

P A R K I N G

158.50'

A S P H A L T

TYPICAL 0.5' CURB

CONCRETE WALK
20.0'
100.7'
ROOF LINE
CONCRETE WALK
2' DIAME COLUMN
22.3'
R6.0'
13.7'
16.4'
15.3'
THREE STORY C.B
LOWEST FLOOR ELEVATION
FINISHED FLOOR ELEVATION

19.6'
162.1'
ROOF LINE
F.P.
VAULT
5.0' CONCRETE WALK
RADIO TOWER
STAIRS
5.0' CONCRETE WALK
CONCRETE
4' CONCRETE
OVERHEAD WALKWAY
METAL BUILDING
10.1'
98.1'
STAIRS
DRIVE
THREE STOR
FLOOR ELEVATIO

BLOCK 6

RIVER HIGHLANDS AMENDED
(PLAT BOOK 15, PAGE 69, BCR)

S.W. 14TH AVENUE

SEE SHEET 3

91-3-91 (1)

4-133-21

131

TOPOGRAPHIC SURVEY
City of Fort Lauderdale
PUBLIC WORKS COMPOUND

SEE SHEET 1

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- = CATCH BASIN
- = WATER METER
- = WATER VALVE
- = GAS METER / VALVE
- = DRAIN
- = SIGN
- = SPRINKLER VALVE
- = LIGHT POLE
- = GROUND FLOOD LIGHT
- = FILLER CAP
- = MONITORING WELL
- = SEWER CLEANOUT
- = MANHOLE
- = ELECTRIC CONNECTION
- = POLE
- = ANCHOR
- = GUARD POST
- = FIRE HYDRANT
- = OVERHEAD POWER AND/OR TELEPHONE LINES

CONC. = CONCRETE
SET IRON ROD = SET 5/8" IRON ROD WITH McLAUGHLIN ENGINEERING CO. PLASTIC CAP
SET NAIL IN CAP = SET NAIL WITH McLAUGHLIN ENGINEERING CO. METAL DISK
= CHAIN LINK FENCE
= WOOD FENCE
= GUARD RAIL
= CENTERLINE OF RIGHT-OF-WAY
ELEV. = ELEVATION
= SEAGRAPE TREE
= PALM TREE
= BLACK OLIVE TREE
= UNKNOWN TREE OR AS INDICATED
= UMBRELLA TREE
= OAK TREE
R = RADIUS
Δ = CENTRAL ANGLE
A = ARC DISTANCE

NOTES:
1) THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.
2) THIS SURVEY IS COMPOSED OF 6 (SIX) SHEETS, ALL MUST BE ATTACHED TO BE VALID.
3) BEARINGS SHOWN REFER TO THE NORTH LINE OF PARCEL "A", ADMINISTRATIVE FACILITY AS NORTH 89°56'00" EAST.
4) MEETS AND BOUNDS LEGAL DESCRIPTION SHOWN HEREON PREPARED BY McLAUGHLIN ENGINEERING COMPANY THIS 19TH DAY OF NOVEMBER, 1991, FROM LOT AND BLOCK DESCRIPTIONS AS FURNISHED BY THE CITY OF FORT LAUDERDALE.
5) UNDERGROUND IMPROVEMENTS IF ANY, NOT LOCATED.
6) REFERENCE BENCH MARK: BROWARD COUNTY BENCH MARK NO. 1880, TOP OF CONCRETE POST, WEST OF FLORIDA EAST COAST RAILWAY AND NORTH OF S.W. 2ND STREET, ELEVATION = 7.343.
7) ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929), AND ARE INDICATED THUS: 6.32+

MAGNETIC

ASPHALT PAVING

WEST BROWARD BOULEVARD (STATE ROAD NO. 842)

2' CURB & GUTTER
BRICK PAVERS
CURB & GUTTER
3' BRICK PAVERS
GRASS MEDIAN
2' CURB & GUTTER
ORIGINAL PLATTED LOT LINE

ASPHALT PAVING

ORIGINAL PLATTED LOT LINE
CURB & GUTTER
7.0' CONCRETE WALK
S. RIGHT-OF-WAY LINE
N 89°58'13" E 597.14'
SET NAIL IN CAP
25.0'
100.37'
FENCE 1.4'S.
FENCE 1.92'W. & 0.8'S.
TYPICAL 0.5' CURB
88.05'
92.41'
92.50'
203.52'
ASPHALT PARKING
BLOCK 125
S. LINE, LOTS 28, 27, 26, & 25, BLOCK 125
S 89°56'00" W 100.00'
SET IRON ROD
SET IRON ROD OFFSET 10.00' S.
S.E. CORNER LOT 28, BLOCK 125
E. LINE, BLOCK 125
S 00°03'00" E
FENCE 0.98'W. & 3.0'S.
UNDERGROUND PHONE BOX
10' ALLEY (NOW VACATED) 10' UTILITY EASEMENT (PER O.R. 13309, PAGE 543 B.C.R.)
FENCE 0.65'W. & 2.4'S.
10' ALLEY (UNIMPROVED)
165.00' (PLAT)
165.02' (MEASURED)
W. LINE, LOT 4 BLOCK 125
ROOF LINE
CONCRETE WALK
TYPICAL 1' X 2' COLUMNS
2' DIAMETER COLUMNS
FLAGPOLE'S IN PLANTER
THREE STORY C.B.S.
LOWEST FLOOR ELEVATION = 6.77
FINISHED FLOOR ELEVATION = 8.81
TWO STORY C.B.S.
LOWEST FLOOR ELEVATION = 6.69
THREE STORY C.B.S.
FLOOR ELEVATION = 7.33
E.F.E.
VAULT
DRIVE THRU
STAIRS
CONCRETE
SEE SHEET 4
ASPHALT PARKING
S.W. 12TH AVENUE
ASPHALT PAVING
10' ALLEY
BLOCK 124
WAVERLY PLACE (PLAT BOOK 2, PAGE 19, D.C.R.)

91-3-91 (2)

BLOCK 6

RIVER HIGHLANDS AMENDED
(PLAT BOOK 15, PAGE 69, BCR)

SHEET 3 OF 6

S.W. 1st STREET

S.W. 14TH AVENUE

ASPHALT

42.61'

99.8'

5.0' COVERED A.C. UNITS

6.0' CONCRETE WALK

2.9' CONCRETE

CANOPY

11.50'

8.00'

CONCRETE

CONCRETE RAMP

TYPICAL 0.5' CURB

4.5' CONCRETE WALK

ASPHALT

SEE SHEET 1

TWO STORY C.B.S.
(PARKING 1ST FLOOR)

5.0' CONCRETE WALK

RADIO TOWER

STAIRS

OVERHEAD WALKWAY

ROOF LINE

F.P.L. VAULT

METAL BUILDING

98.1'

162.1'

19.6'

70.40'

ASPHALT PAVING

TWO STORY C.B.S.
LOWEST FLOOR ELEVATION=9.30

55.0'

38.6'

ONE STORY C.B.S.
FLOOR ELEVATION = 7.09

26.0'

2.7'

6.0'

40.0'

PLANTER

CONCRETE

ROOF LINE

51.41'

A.C. UNIT

THREE STOR

FLOOR ELEVATIO

DRIVE

ASPHALT

PARKING

284.20'

795.91'

TYPICAL 0.5' CURB

BLOCK 7

RIVER HIGHLANDS AMENDED
(PLAT BOOK 15, PAGE 69, BCR)

ARGYL DRIVE

MAGNOLIA

SCALE 1" = 20'

135.88'

ROOF LINE

LIQUID RECOVERY UNDERGROUND STORAGE

CONCRETE ISLAND

COVERED CONCRETE

CONCRETE ISLAND

C.B.S. WALL

CONCRETE CARWASH

C.B.S. WALL

9.3' ONE STORY FLOOR ELEV.=6.46

39.8'

127.20'

CONCRETE

ROOF LINE

TYPICAL 0.75' X 1.35' COLUMNS

ONE STORY GARAGE BUILDING

FLOOR ELEVATION = 6.10

490.4'

299.7'

CONCRETE

91.6'

112.5'

60.5'

50.0'

SEE SHEET 4

ASPHALT PAVING

BENCH

CONCRETE

BENCH

12.21'

20.3'

9.4'

9.1'

12.0'

11.3'

CONC.

9.1'

ROOF LINE

ELECTRIC BOX

TYPICAL 0.5' CURB

ASPHALT RAMP

CONCRETE BRAKE TESTER

ONE STORY C.B.S.
"POWER BUILDING"
FLOOR ELEVATION = 6.57

22.0'

40.3'

9.0'

TYPICAL 0.35' X 1.0' COLUMN

59.4'

FRAME STORAGE BIN

PIPE STORAGE RACK

SAFETY STORAGE BUILDING

ASPHALT RAMP

ONE STORY C.B.S.
SERVICE WRITE-UP
FLOOR ELEVATION = 6.35

34.7'

14.4'

14.1'

TYPICAL 0.80' X 0.65' COLUMN

A.C. UNIT

ROOF LINE

CONCRETE

SOUTHERN BELL INTERFACE

ONE STORY C.B.S.
"PARK MAINTENANCE"
LOWEST FLOOR ELEVATION = 6.10

80.2'

40.2'

TYPICAL 0.35' X 1.0' COLUMNS

ASPHALT PAVING

ASPHALT PAVING

SEE SHEET 5

ASPHALT

ANAL RIGHT-OF-WAY

91-3-91 (3)

4-133-21

133

SEE SHEET 2

SHEET 4 OF 6

SEE SHEET 3

SEE SHEET 6

SCALE 1" = 20'

TWO STORY C.B.S.
LOWEST FLOOR ELEVATION = 6.69

THREE STORY C.B.S.
FLOOR ELEVATION = 7.33

THREE STORY C.B.S.
FLOOR ELEVATION = 7.16

ONE STORY C.B.S.
"CENTRAL STORES"
FINISHED FLOOR ELEVATION = 9.31

ASPHALT PAVING

ASPHALT PARKING

BLOCK 118

BLOCK 119

S.W. 1st STREET

S.W. 2nd STREET

S.W. 1st STREET NOW VACATED (PER OR 13309, PAGE 545, B.C.R.)

10' ALLEY NOW VACATED (PER OR 13309, PAGE 547, B.C.R.)

S.W. 2nd STREET NOW VACATED (PER OR 13309, PAGE 541, B.C.R.)

10' X 20' UTILITY EASEMENT
(PER OR 13309, PAGE 541, B.C.R.)

S 00°03'00" E 165.02' (MEASURED) 165.0

W. LINE, LOT 4
BLOCK 125

E. LINE, BLOCK 118

560.00' (PLAT) 560.08' (MEASURED)

N 89°56'00" E 100.00'

SET IRON ROD

N.W. CORNER
LOT 25, BLOCK 118

N.E. CORNER
LOT 28

N. LINE, LOTS 25, 26, 27 & 28, BLOCK 118

WAVERLY PLACE (PLAT BOOK 2, PAGE 19, D.C.R.)

WAVERLY PLACE

ASPHALT RAMP

ASPHALT LOADING AREA

CONCRETE WALK

CONCRETE LOADING DOCK

CONCRETE RAMP

C.B.S. WALLS

C.B.S. WALL

STEPS

ROOF LINE

TYPICAL 1.33' X 1.33' COLUMNS

TYPICAL 3.80' X 0.65' COLUMN

A.C. UNIT

FENCE 0.3'W. & 10.0'S.

FENCE 0.5'S

FENCE 1.5'S.W.

FENCE 0.44'W.

4-133-21

9/-3-91 (4)

SEE SHEET 3

SEE SHEET 6

SHEET 5 OF 6

30' CANAL RIGHT-OF-WAY

S.W. 2nd COURT (UNIMPROVED)

MAGNETIC

S.W. 147TH AVENUE

W. LINE, LOT 7

N 00°10'00" W

BLOCK 3

RIVER HIGHLANDS AMENDED
(PLAT BOOK 15, PAGE 69, BCR)

BLOCK 4

RIVER HIGHLANDS AMENDED
(PLAT BOOK 15, PAGE 69, BCR)

SCALE 1" = 20'

ASPHALT PAVING

SOUTHERN BELL INTERFACE

ONE STORY C.B.S.
"PARK MAINTENANCE"
LOWEST FLOOR ELEVATION = 6.10

180.2'

140.2'

TYPICAL 0.35" X 1.0" COLUMNS

ROOF LINE

4" BOTTLEBRUSH

ASPHALT RAMP

SAFETY STORAGE BUILDING

CONCRETE

GRAVEL

LIFT STATION

TYPICAL 0.5' CURB

OFFSET 4.36.94'

LOT 7

LOT 8

LOT 9

FLOOR ELEVATION = 6.08

11.85'

ANTENNA

CONC.

BENCH

153.09'

70.17'

39.9'

TYPICAL 0.75" X 1.35" COLUMN

ONE STORY C.B.S.
"PARKS OFFICE"
LOWEST FLOOR ELEVATION = 6.13

METAL STORAGE BUILDING

31.08'

69.98'

FRAME

COVERED STORAGE

COVERED WORK AREA

OFFSET 49.98' TO COLUMN

ONE STORY C.B.S.
"GENERAL SERVICES"
LOWEST FLOOR ELEVATION = 6.07

239.8'

TYPICAL 0.75" X 1.35" COLUMNS

S. LINE N. 850.00' LOT 9

0.04'

SET IRON ROD

SET NAIL IN CAP

OFFSET 12.13'

OFFSET 5.08'

OFFSET 5.03'

S 89°56'00" W

S. LINE, N. 855.00', LOT 7

188.25'

E. LINE, LOT 7

N 00°00'00" E

45.00'

50' ROAD EASEMENT PER DB 359, PG. 153

ASPHALT PAVING 50' ROAD EASEMENT

S.W. 2nd COURT PER DB. 363, PG. 39 (LOTS 7,8 &9)

CHAIN LINK FENCE 2.75' S

SET IRON ROD

S. LINE, N. 900.00', LOT 8

E. LINE, LOT 8

S 00°00'00" E

50.00'

FOUND PERMANENT REFERENCE MONUMENT NO. 3356

S 89°56'00" W

209.00'

PARCEL "A"

ADMINISTRATIVE FACILITY (PLAT BOOK 137, PAGE 19, B.C.R.)

OFFICE NOTES:

DRAWN BY: JMMJr

CHECKED BY: R.C.M.

FIELD BOOK NO.: 1044 – 12 TO 29 & PRINTS

JOB ORDER NO: R-0077

COMPUTER FILE NO.: (DTK) E:\SAMP\R0077.DWG

9-3-91 (5)

4-133-21

SEE SHEET 4

SEE SHEET 5

SHEET 6 OF 6

S.W. 2nd STREET NOW VACATED (PER OR 13309, PAGE 541, B.C.R.)

10' X 20' UTILITY EASEMENT (PER OR 13309, PAGE 541, B.C.R.)

S.W. 2nd STREET

ASPHALT PAVING

ASPHALT RAMP

ASPHALT LOADING AREA

CONCRETE

BROKEN ASPHALT AND ROCK

OFFSET 362.10'

FENCE 0.2'W.
FENCE 2.6'E.

S 00°03'00" E

S.W. 12TH AVENUE

ASPHALT PAVING

LOT 9

ROOF LINE

ONE STORY C.B.S.
"RADIO SHOP & SURVEY OFFICE"
LOWEST FLOOR ELEVATION = 5.93

FLOOR ELEVATION = 6.08

BENCH

BENCH

TYPICAL 0.35' X 1.0' COLUMN

CONCRETE

ASPHALT

COVERED

TELEPHONE

BLOCK 117

15 16 17 18 19 20 21 22 23 24 25 26 27 28

10' ALLEY NOW VACATED (PER CITY OF FORT LAUDERDALE ORDINANCE # C-86-20)

E. LINE, BLOCK 117

ASPHALT PARKING

BLOCK 116

15 16 17

10' ALLEY

14 13 12

WAVERLY PLACE (PLAT BOOK 2, PAGE 19, D.C.R.)

MAGNETIC

SCALE 1" = 20'

TYPICAL 0.75' X 1.35' COLUMNS

TIME CLOCK

TIME CLOCK

CONCRETE

TANK
ENGINE
MOTOR

130.48'

S.LINE
N. 850.00'
LOT 9

COLUMN
0.04'S. & 74.33'W.

CONC.

FENCE ON LINE

S 89°56'00" W

209.00'

E. LINE, LOT 9

TYPICAL 0.5' CURB

SET IRON ROD

10.00'

N 00°00'00" E

S. LINE, BLOCK 117

SET IRON ROD

S 89°56'00" W 350.80'

FOUND 3/4" IRON PIPE

SOLAR PANEL

FENCE
10.0'N. & 2.6'E.

25.0'

SE. CORNER BLOCK 117
POINT OF BEGINNING

S.W. 2nd COURT

ASPHALT PAVING

S.W. 2nd COURT

15 16 17 18 19 20 21 22 23 24 25 26 27 28

BLOCK 110

WAVERLY PLACE (PLAT BOOK 2, PAGE 19, D.C.R.)

BLOCK 111

WAVERLY PLACE (PLAT BOOK 2, PAGE 19, D.C.R.)

OFFICE NOTES:

DRAWN BY: JMM jr

CHECKED BY: R.C.M.

FIELD BOOK NO.: 1044 – 12 TO 29 & PRINTS

JOB ORDER NO: R-0077

COMPUTER FILE NO.: (DTK) E:\SAMP\R0077.DWG

91-3-91 (6)

4-133-21

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD
FORT LAUDERDALE, FL 33312



HISTORIC PRESERVATION BOARD SUBMITTAL
JANUARY 24, 2022

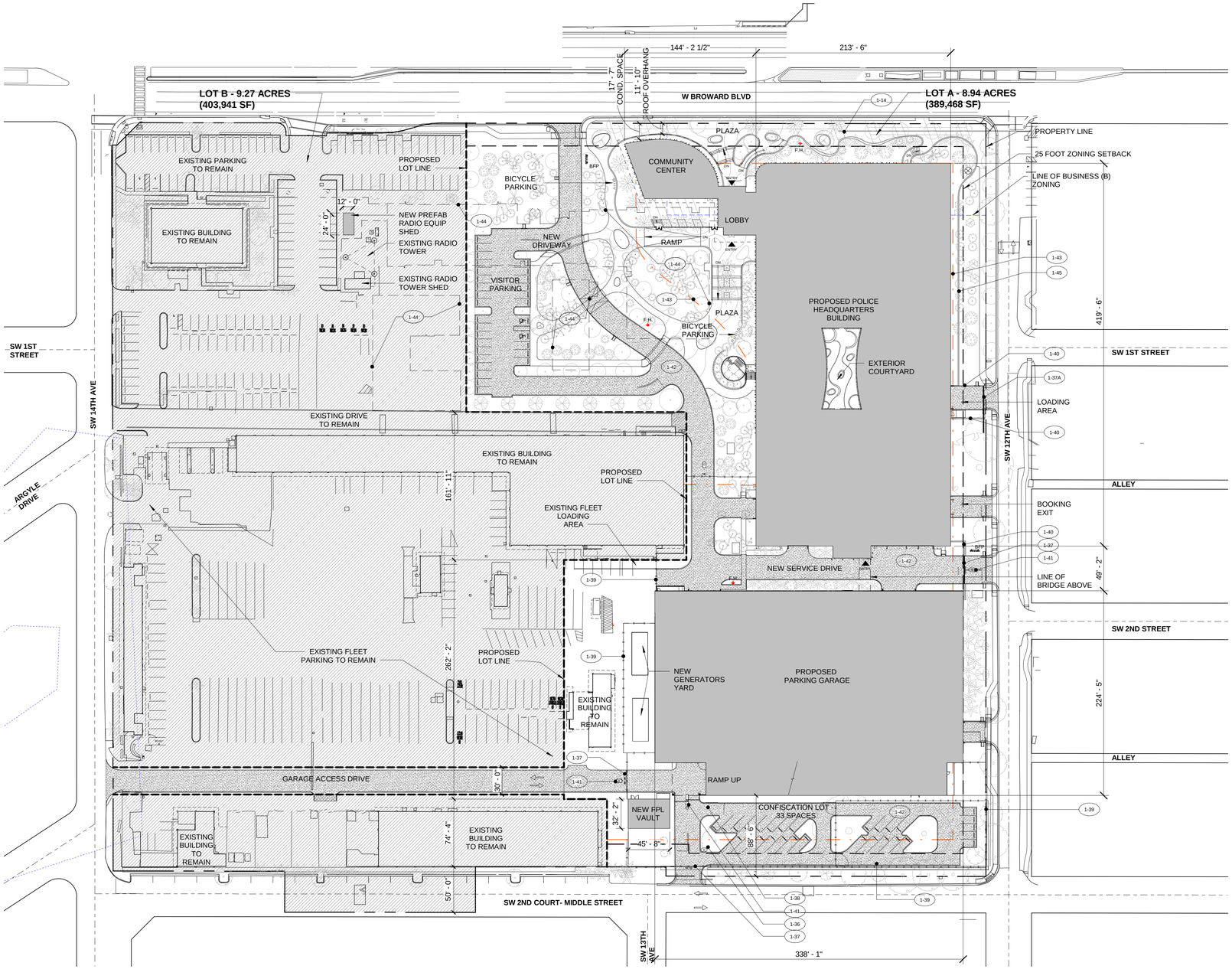
AECOM

2 ALHAMBRA PLAZA, SUITE 900
CORAL GABLES, FL 33134
TEL: 305.444.4691
FAX: 305.675.3843

110 EAST BROWARD BLVD, SUITE 700
FORT LAUDERDALE, FL 33301

www.aecom.com

CLIENT	ARCHITECTURE	STRUCTURE	MECHANICAL	ELECTRICAL	PLUMBING & FIRE PROTECTION	SECURITY	COMMUNICATION	LANDSCAPE	CIVIL & TRAFFIC	PARKING
CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT 100 N ANDREWS AVE FORT LAUDERDALE, FL 33301 TEL: 954.828.5772 FAX: 954.828.5074 www.fortlauderdale.gov	AECOM 2 ALHAMBRA PLAZA, SUITE 900 CORAL GABLES, FL 33134 TEL: 305.444.4691 FAX: 305.675.3843 www.aecom.com	THORNTON TOMASETTI 101 NE THIRD AVENUE, SUITE 1170 FORT LAUDERDALE, FL 33301 TEL: 954.903.9300 FAX: 954.903.9301 www.thorntontomasetti.com/	AECOM 2 ALHAMBRA PLAZA, SUITE 900 CORAL GABLES, FL 33134 TEL: 305.444.4691 FAX: 305.675.3843 www.aecom.com	AECOM 2 ALHAMBRA PLAZA, SUITE 900 CORAL GABLES, FL 33134 TEL: 305.444.4691 FAX: 305.675.3843 www.aecom.com	HAMMOND & ASSOCIATES, INC 150 NW 70TH AVENUE, SUITE 10, PLANTATION, FL 33317 TEL: 954.327.7111 FAX: ###.###.#### www.hammondengineers.com	AECOM 2 ALHAMBRA PLAZA, SUITE 900 CORAL GABLES, FL 33134 TEL: 305.444.4691 FAX: 305.675.3843 www.aecom.com	AECOM 2 ALHAMBRA PLAZA, SUITE 900 CORAL GABLES, FL 33134 TEL: 305.444.4691 FAX: 305.675.3843 www.aecom.com	KEITH 2312 S. ANDREWS AVE, FORT LAUDERDALE, FL 33316 TEL: 954.788.3400 FAX: ###.###.#### www.keithteam.com	KEITH 2312 S. ANDREWS AVE, FORT LAUDERDALE, FL 33316 TEL: 954.788.3400 FAX: ###.###.#### www.keithteam.com	THA CONSULTING 40 NW 3RD ST., SUITE 1102 MIAMI, FL 33128 TEL: 305.592.7123 FAX: 305.592.7113 www.tha-consulting.com



KEYNOTES

1-14	PRECAST CONCRETE PAVER SIDEWALK/PLAZA
1-36	PEDESTAL MOUNTED CARD READER, INTERCOM AND AUTOMATIC GATE OPENER
1-37	BI-PARTING SLIDING SECURITY GATE - 8FT HIGH
1-37A	SLIDING SECURITY GATE - 8FT HIGH
1-38	SWINGING SECURITY GATE - 8FT HIGH
1-39	SECURITY FENCING - 8FT HIGH
1-40	SECURITY MASONRY WALL - 8FT HIGH
1-41	PEDESTAL MOUNTED CARD READER, SECURITY GATE ARM ACCESS CONTROL
1-42	ASPHALT DRIVEWAY, SEE CIVIL DWGS
1-43	50 FOOT SECURITY SETBACK (FROM FACE OF CURB)

KEYNOTES

1-44	LINE OF EXISTING BUILDING TO DEMO SEE DEMO DWGS.
1-45	2' RETAINING WALL WALL SEE LANDSCAPE DWGS.

1 **SITE PLAN**
Scale: 1" = 60'-0"

N

SCALE: 1" = 60'-0" 0 60' 120' 180'

PROJECT DATA

FORT LAUDERDALE POLICE HEADQUARTERS
1300 W BROWARD BLVD
FORT LAUDERDALE, FL 33321
OWNERS: CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

EXISTING CONDITIONS

ZONING	CF - COMMUNITY FACILITY, B-1 - BUSINESS
FLOOD ZONE	ZONE AH & ZONE X
LOT SIZE	793,409 SF (18.21 ACRES) LOT A - 389,486 SF (8.94 ACRES)

LEGAL DESCRIPTION

ALL OF BLOCKS 117, 118, 125; AND THE 10 FOOT ALLEYS WITHIN SAID BLOCKS; AND THAT PORTION OF FLORIDA STREET (S.W. 1st STREET) AND NORTH 3rd STREET (S.W. 2nd STREET) LYING BETWEEN SAID BLOCKS, PER WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND LESS THEREOF THE RIGHT-OF-WAY FOR WEST BROWARD BOULEVARD AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP OF STATE ROAD NO. 842, SECTION 86006-2501, DATED 7-15-1971.

TOGETHER WITH:

THE NORTH 855.00 FEET OF LOT 7, THE NORTH 900.00 FEET OF LOT 8, AND THE NORTH 850.00 FEET OF LOT 9, W.C. VALENTINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND LESS THEREOF THE RIGHT-OF-WAY FOR WEST BROWARD BOULEVARD AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP OF STATE ROAD NO. 842, SECTION 86006-2501, DATED 7-15-1971.

BUILDING HEIGHT

	ALLOWED	PROVIDED
NEW BUILDING	60 FT	50 FT

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT	25 FT	17'-7" COND. SPACE 11'-10" ROOF OVERHANG
SIDE	25 FT	38'-7"
REAR	25 FT	88'-6"

FLOOD LEGEND

HIGHEST CROWN OF ROAD (EXISTING)	PROPOSED GROUND FLOOR	ADJACENT GRADE (SIDEWALK)
4.95' (NAVD88)	8.00' (NAVD88)	4.49' (NAVD88)

PROPOSED SITE IMPROVEMENTS

	EXISTING	NEW
NEW BUILDING - USABLE (A/C)	-	190,980 SF
GARAGE	-	222,081 SF
TOTAL	0 SF	413,061 SF

FLOOR AREA RATIO - FAR

MAXIMUM FAR	NEW PROPOSED
1.0 X 389,486 = 389,486 SF	HEADQUARTERS BUILDING 190,980 SF (NOT INCLUDING PARKING GARAGE)

LOT COVERAGE

ALLOWED	NEW PROPOSED	
NOT APPLICABLE	HEADQUARTERS =	98,480 SF
	PARKING GARAGE =	78,044 SF
	FPL VAULT =	2,060 SF
TOTAL NEW BUILDING FOOT PRINT:		178,605 SF

NEW 3 STORY BUILDING & 3 STORY PARKING GARAGE

COST OF CONSTRUCTION : SCOPE OF WORK

ITEMIZED LIST:

NEW CONSTRUCTION

COST OF CONSTRUCTION : SCOPE OF WORK

NEW (A/C) 190,980 SQ. FT. OF CONSTRUCTION
NEW (GARAGE) 222,081 SQ. FT. OF CONSTRUCTION

TOTAL COST OF WORK : $ 83,390,250

AECOM

PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT

AECOM
2 ALHAMBRA PLAZA, SUITE 900
CORAL GABLES, FL 33134
305.444.4691 tel 305.675.3843 fax
http://www.aecom.com

CONSULTANTS

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION
4	NOV 24, 2021	75% CONSTRUCTION DOCS
3	AUG 16, 2021	DRC RESUBMIT
2	JUNE 21, 2021	DESIGN DEVELOPMENT
1	MAR 15, 2021	SCHEMATIC DESIGN

KEY PLAN

PROJECT NUMBER

60639620

SHEET TITLE

ARCHITECTURAL SITE PLAN - OVERALL

SHEET NUMBER

HQ-A1-1-01

Project Management Initials:
Designer: Designer Checked: Checker Approved: Approver ARCH D 24" x 36"

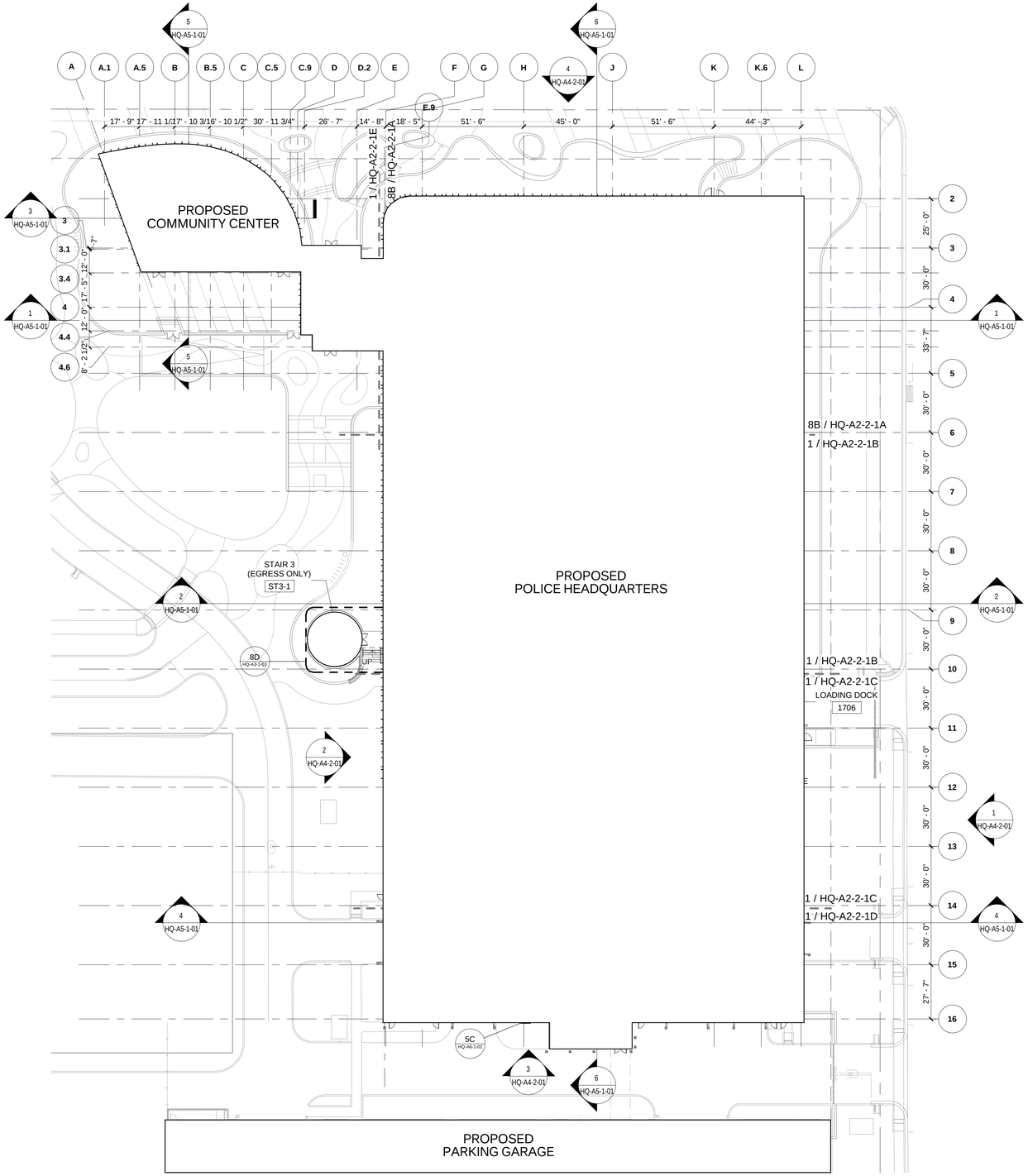
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1 HQ BLDG - FLOOR PLAN LEVEL 1 - OVERALL

Scale: 1" = 30'-0"

N

SCALE: 1" = 30'-0" 0 30' 60' 90'

GENERAL NOTES

1. REFER TO SHEET HQ-A0-1-01 AND HQ-A0-1-02 G2 FOR ABBREVIATIONS, LEGENDS, SYMBOLS, AND GENERAL NOTES.
2. ALL NEW PARTITION TYPES TO BE 'TYPE XX', UON.
3. ALL NEW COLUMN ENCLOSURES TO BE PARTITION 'TYPE XX', UON.
4. GC SHALL LAYOUT SPRINKLERED HEADS, LIGHT FIXTURES, MECHANICAL DEVICES, SMOKE / FIRE DEVICES AND ALL SIMILAR CEILING ITEMS TO BE INSTALLED IN CEILING AND EXPOSED CEILINGS ON FLOOR FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION. REFER TO REFLECTED CEILING PLANS FOR ADDITIONAL PARTITIONS ABOVE FINISHED CEILINGS.
5. ALIGNMENT OF DOOR HEAD, INTERIOR WINDOWS, AND CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL RELATIVE TO THE CEILING PLANE, AND SHALL NOT FOLLOW VARIATIONS IN THE FLOOR PLANE.
6. INSTALL FIRE EXTINGUISHERS AND CABINETS WHERE REQUIRED BY APPLICABLE CODES AS DIRECTED BY THE ARCHITECT. PROVIDE ADDITIONAL CODE REQUIRED FIRE EXTINGUISHERS WHERE DIRECTED BY CODE OFFICIALS. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
7. PROVIDE BRACING TO DECK AT DOOR OPENINGS, JAMBS, WINDOWS, AND MILLWORK THAT MEET CEILING.
8. PROVIDE ADDITIONAL STUDS AS REQUIRED TO ACHIEVE OUTLET GROUPINGS.
9. COORDINATE BLOCKING REQUIREMENTS FOR MILLWORK OR OTHER ELEMENTS WITH PLANS, ELEVATIONS, AND DETAILS.
10. VERIFY DIMENSIONS NOTED CLEAR, HOLD, OR MINIMUM DURING LAYOUT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
11. PREPARE ALL WALLS AND FLOOR SURFACES TO RECEIVE NEW FINISHES ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
12. ALL EXPOSED, SEMI-EXPOSED AND VISIBLE END PANELS AND WORK SURFACE EDGES SHALL BE FINISHED.
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14. ALL LOCATIONS WHERE MILLWORK OCCURS BETWEEN TWO WALLS OR COLUMNS, WALL SHALL EXTEND 1" BEYOND THE FRONT FACE OF COUNTERTOP, UON

PARTITION LEGEND

- NEW MILLWORK
- MEDICAL GRADE MILLWORK
- NEW PARTITION
- S14B0 — DENOTES PARTITION TYPE
- 1022 — DOOR NUMBER
- # — WINDOW TAG
- ROOM NAME / 400A — ROOM NAME AND NUMBER

AECOM

PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT

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CORAL GABLES, FL 33134
305.444.4691 tel 305.675.3843 fax
http://www.aecom.com

CONSULTANTS

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION
3	NOV 24, 2021	75% CONSTRUCTION DOCS
2	JUNE 21, 2021	DESIGN DEVELOPMENT
1	MAR 15, 2021	SCHEMATIC DESIGN

KEY PLAN

PROJECT NUMBER

60639620

SHEET TITLE

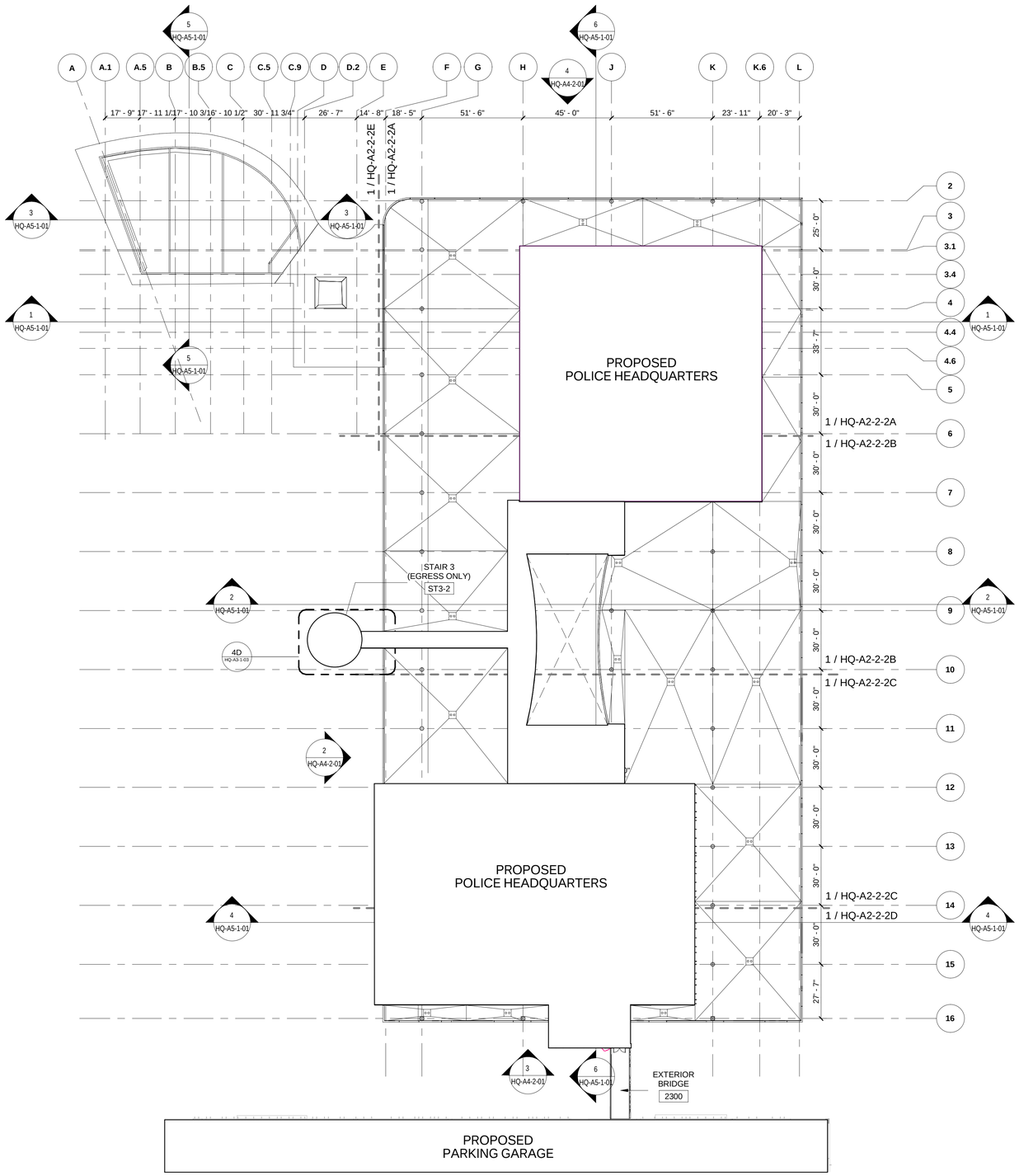
HEADQUARTERS BLDG - FLOOR PLAN LEVEL 1 - OVERALL

SHEET NUMBER

HQ-A2-2-01

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1 HQ BLDG - FLOOR PLAN LEVEL 2 - OVERALL

Scale: 1" = 30'-0"

GENERAL NOTES

1. REFER TO SHEET HQ-A0-1-01 AND HQ-A0-1-02 G2 FOR ABBREVIATIONS, LEGENDS, SYMBOLS, AND GENERAL NOTES.
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PARTITION LEGEND

- NEW MILLWORK
- MEDICAL GRADE MILLWORK
- NEW PARTITION
- S14B0 — DENOTES PARTITION TYPE
- 1022 — DOOR NUMBER
- # — WINDOW TAG
- ROOM NAME / 400A — ROOM NAME AND NUMBER

N

SCALE: 1" = 30'-0" 0 30' 60' 90'

AECOM

PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT

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2 ALHAMBRA PLAZA, SUITE 900
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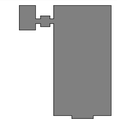
CONSULTANTS

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION
3	NOV 24, 2021	75% CONSTRUCTION DOCS
2	JUNE 21, 2021	DESIGN DEVELOPMENT
1	MAR 15, 2021	SCHEMATIC DESIGN

KEY PLAN



PROJECT NUMBER

60639620

SHEET TITLE

HEADQUARTERS BLDG - FLOOR PLAN LEVEL 2 - OVERALL

SHEET NUMBER

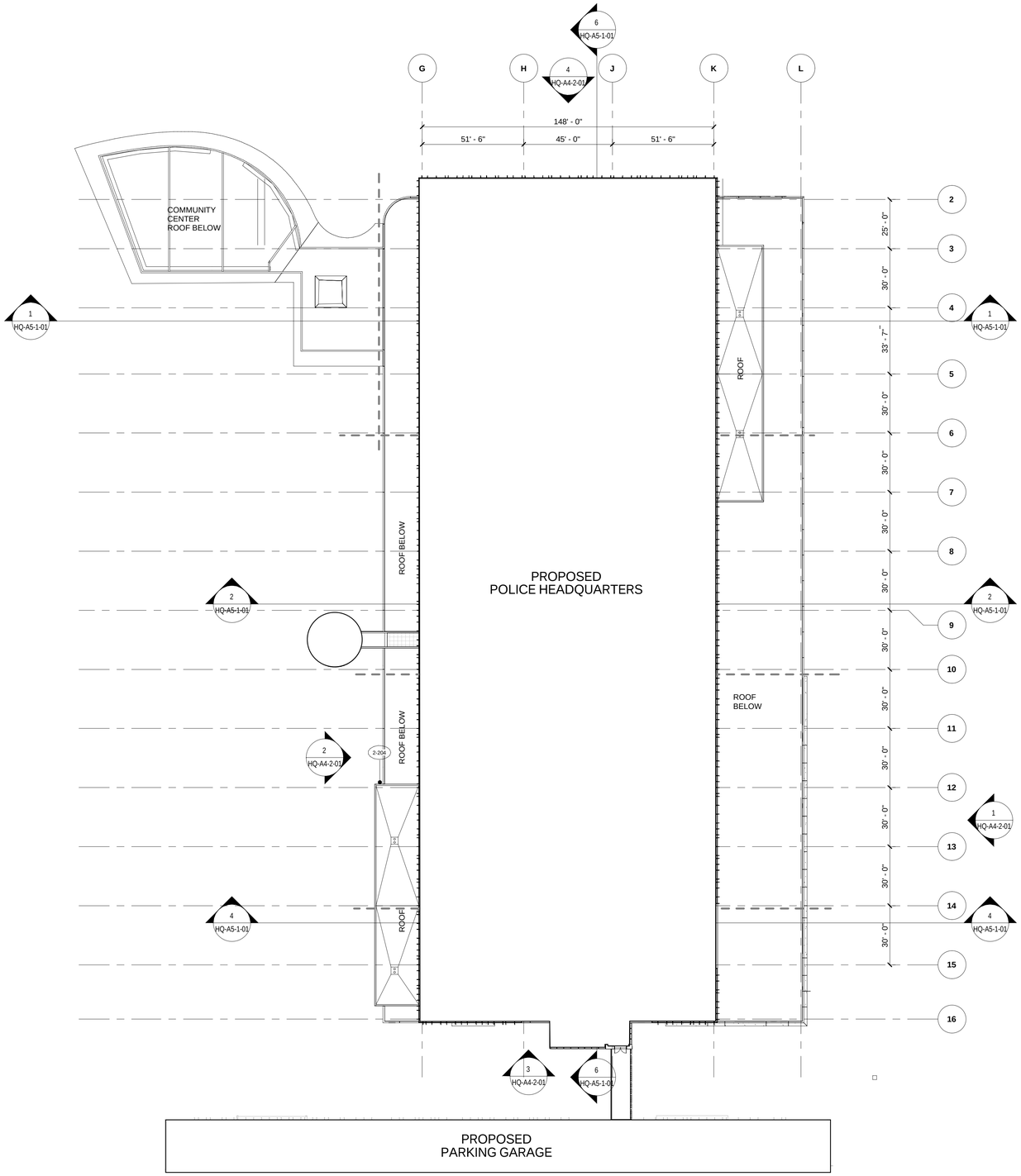
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1 **HQ BLDG - FLOOR PLAN LEVEL 3 - OVERALL**
Scale: 1" = 30'-0"

GENERAL NOTES

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- MEDICAL GRADE MILLWORK
- NEW PARTITION
- S14B0 — DENOTES PARTITION TYPE
- 1022 — DOOR NUMBER
- # — WINDOW TAG
- ROOM NAME / 400A — ROOM NAME AND NUMBER

N

SCALE: 1" = 30'-0" 0 30' 60' 90'

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AECOM

PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT

AECOM
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CONSULTANTS

REGISTRATION

ISSUE/REVISION

3	NOV 24, 2021	75% CONSTRUCTION DOCS
2	JUNE 21, 2021	DESIGN DEVELOPMENT
1	MAR 15, 2021	SCHEMATIC DESIGN

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60639620

SHEET TITLE

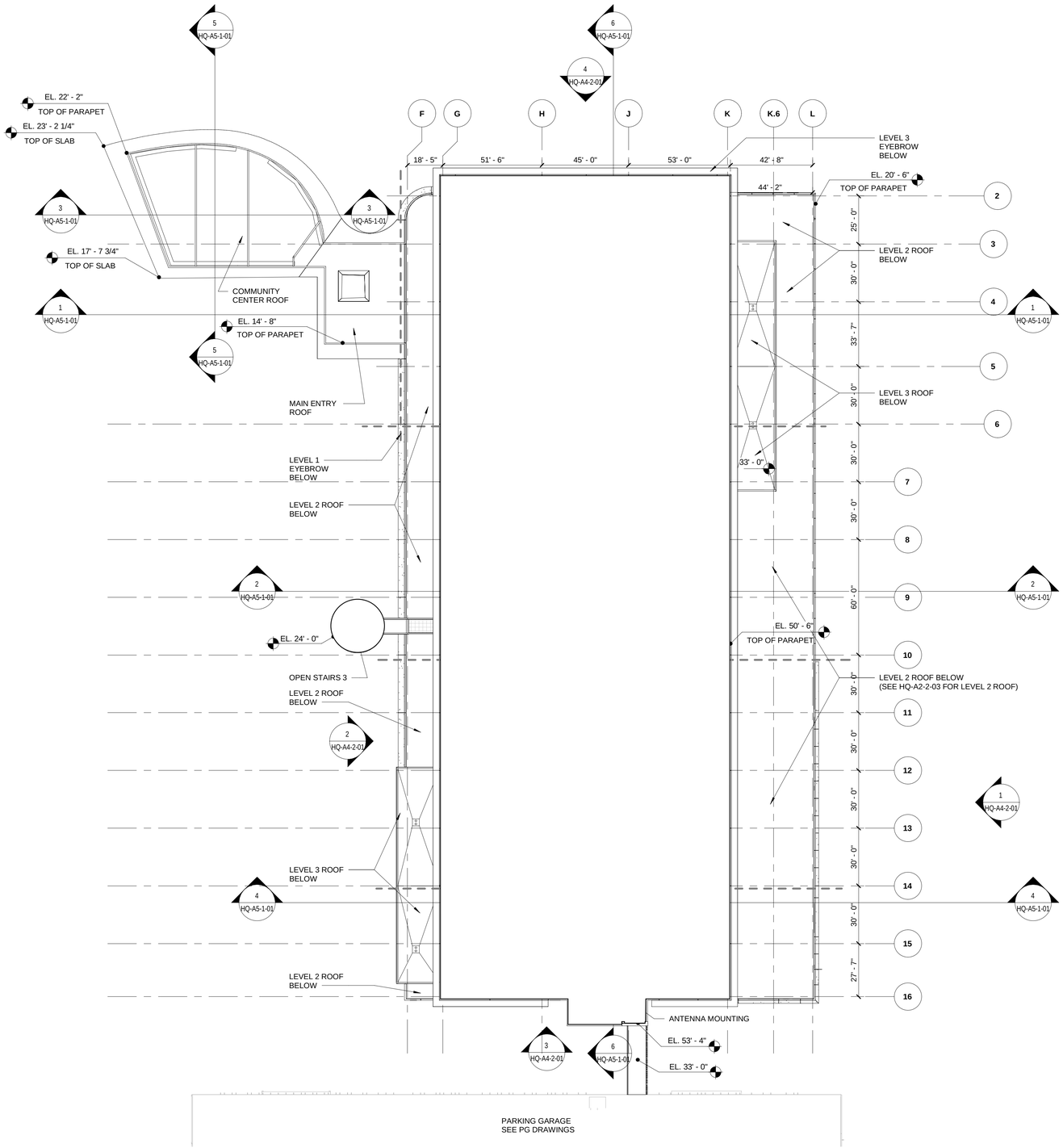
HEADQUARTERS BLDG - FLOOR PLAN LEVEL 3 - OVERALL

SHEET NUMBER

HQ-A2-2-03

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1 **HQ BLDG - ROOF PLAN - OVERALL**

Scale: 1" = 30'-0"

THE FOLLOWING ROOF SYSTEMS SHALL BE APPLIED TO THE ENTIRE HEADQUARTER BUILDING:

ROOF SYSTEM 1 - TPO OVER LWIC (PRIMARY ROOFING): FLORIDA PRODUCT APPROVAL FL16758-R21. SYSTEM LC-A-22 ON PAGE 29 OF 70
- TPO MEMEBRANE OVER LIGHT WEIGHT INSULATED CONCRETE, WITH A 4" MINIMUM RIGID INSULATION WITHIN. MIN. R 20
- SEE ROOF SYSTEM ASSEMBLY ON SHEET 3A/HQ-A6-1-01
- SEE ROOF DETAILS
- MUST MEET WIND PRESSURES ON STRUCTURAL DRAWINGS.
- MUST MEET REQUIREMENTS AND INSTALL PER MIAMI-DADE COUNTY N.O.A. OR FLORIDA PRODUCT APPROVAL WITH HVHZ REQUIREMENT

ROOF SYSTEM 2 - PAVER SYSTEM ON 2ND & 3RD FLOOR: NOA 18071702, PAGE 13
- 1-5/8" THICK CONCRETE PAVERS OVER REINFORCED MORTAR, OVER MIN. 4" THICK XPS DENSE INSULATION (60 PSI)(MIN. R-20) OVER DRAINAGE MAT, OVER SBS ROOFING MEMBRANE, OVER HIGH STRENGTH SECONDARY CONCRETE POUR FOR SLOPE, OVER STRUCTURAL CONCRETE DECK.
- SEE ROOF SYSTEM ASSEMBLY ON SHEET 3B/HQ-A6-1-01
- SEE ROOF DETAILS.
- MUST MEET WIND PRESSURES ON STRUCTURAL DRAWINGS.
- MUST MEET REQUIREMENTS OF AND INSTALL PER MIAMI-DADE COUNTY N.O.A. OR FLORIDA PRODUCT APPROVAL WITH HVHZ REQUIREMENTS

ROOF SYSTEM 3 - TPO OVER INSULATION BD. (COMMUNITY ROOM SLOPED ROOF): FLORIDA PRODUCT APPROVAL FL16758-R21. SYSTEM C-A-4 ON PAGE 2 OF 70
- TPO MEMEBRANE OVER INSULATED LIGHTWEIGHT CONCRETE, WITH A 4" MINIMUM RIGID INSULATION WITHIN. MIN. R 20
- SEE ROOF SYSTEM ASSEMBLY ON SHEET 3C/HQ-A6-1-01
- SEE ROOF DETAILS
- MUST MEET WIND PRESSURES ON STRUCTURAL DRAWINGS.
- MUST MEET REQUIREMENTS AND INSTALL PER MIAMI-DADE COUNTY N.O.A. OR FLORIDA PRODUCT APPROVAL WITH HVHZ REQUIREMENT

ROOF SYSTEM 4 - BLDG. EYEBROWS :
- LIQUID APPLIED WATERPRROFING OVER SLOPED PRECAST CONCRETE EYEBROW

N

SCALE: 1" = 30'-0" 0 30' 60' 90'

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PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

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CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

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1	JUNE 21, 2021	DESIGN DEVELOPMENT

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

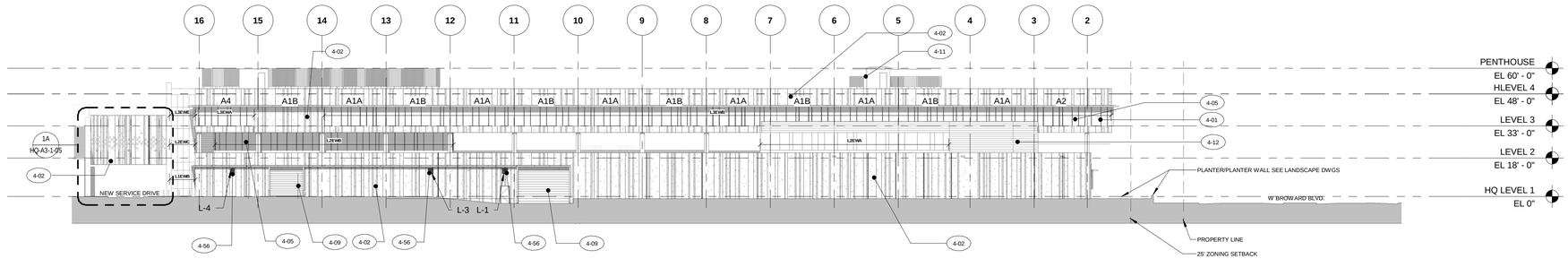
60639620

SHEET TITLE

HEADQUARTERS BLDG - ROOF PLAN - OVERALL

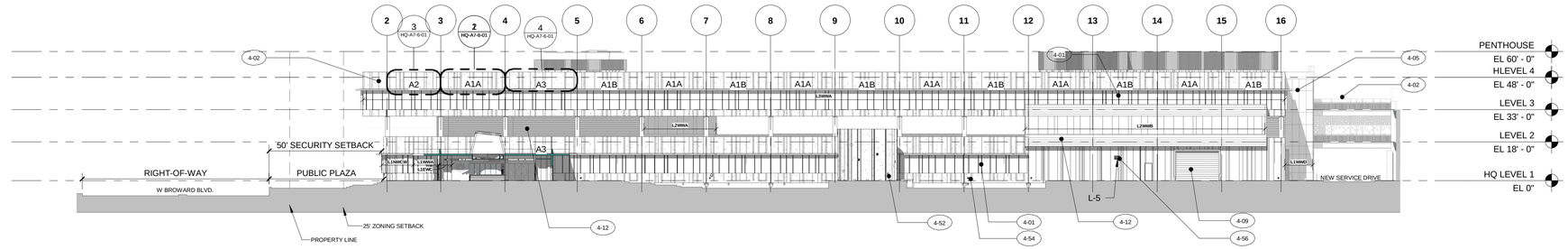
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HQ-A2-2-04



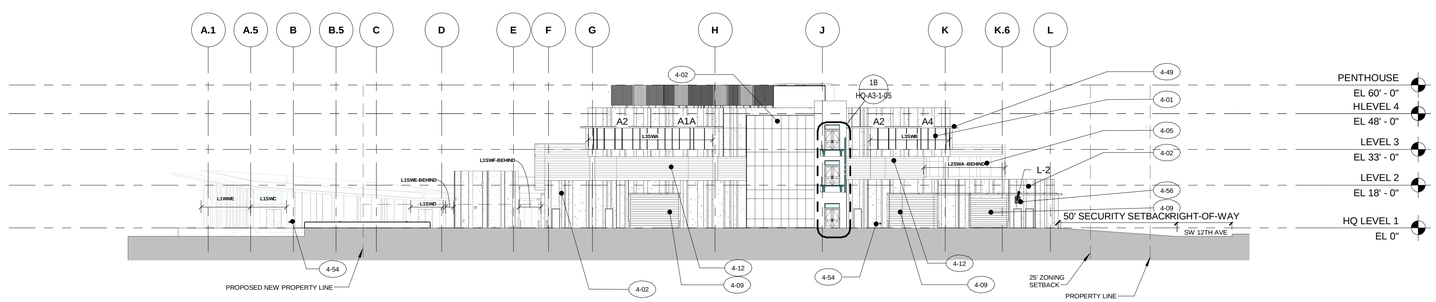
1 HQ BLDG - OVERALL BUILDING ELEVATION EAST

Scale: 1" = 30'-0"



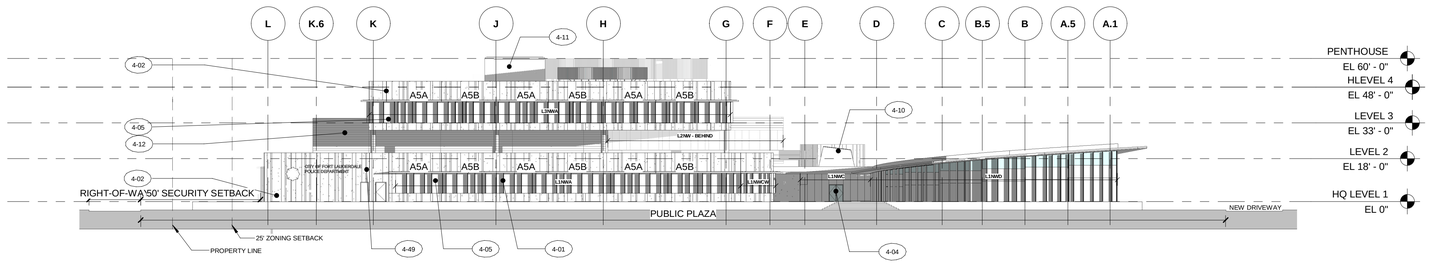
2 HQ BLDG - OVERALL BUILDING ELEVATION WEST

Scale: 1" = 30'-0"



3 HQ BLDG - OVERALL BUILDING ELEVATION SOUTH

Scale: 1" = 30'-0"



4 HQ BLDG - OVERALL BUILDING ELEVATION NORTH

Scale: 1" = 30'-0"

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-04	IMPACT RESISTANT GLASS ON ALUMINUM STOREFRONT DOOR
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-09	IMPACT RESISTANT PAINTED STEEL OVERHEAD DOOR
4-10	PRECAST CONCRETE WALLS SUPPORTING SKYLIGHT ABOVE
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-49	PRECAST CONCRETE EYEBROW
4-52	12"X12" GLASS BLOCK INSERT
4-54	NICKEL PLATED DOWNSPOUT NOZZLE (COW'S TONGUE) AT MINIMUM 2'-3" ABOVE GRADE HEIGHT
4-56	ALUMINUM MECHANICAL LOUVERS, SEE MECHANICAL

SCALE: 1" = 30'-0" 0 30' 60' 90'

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4	NOV 24, 2021	75% CONSTRUCTION DOCS
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2	JUNE 21, 2021	DESIGN DEVELOPMENT
1	MAR 15, 2021	SCHEMATIC DESIGN

KEY PLAN

PROJECT NUMBER

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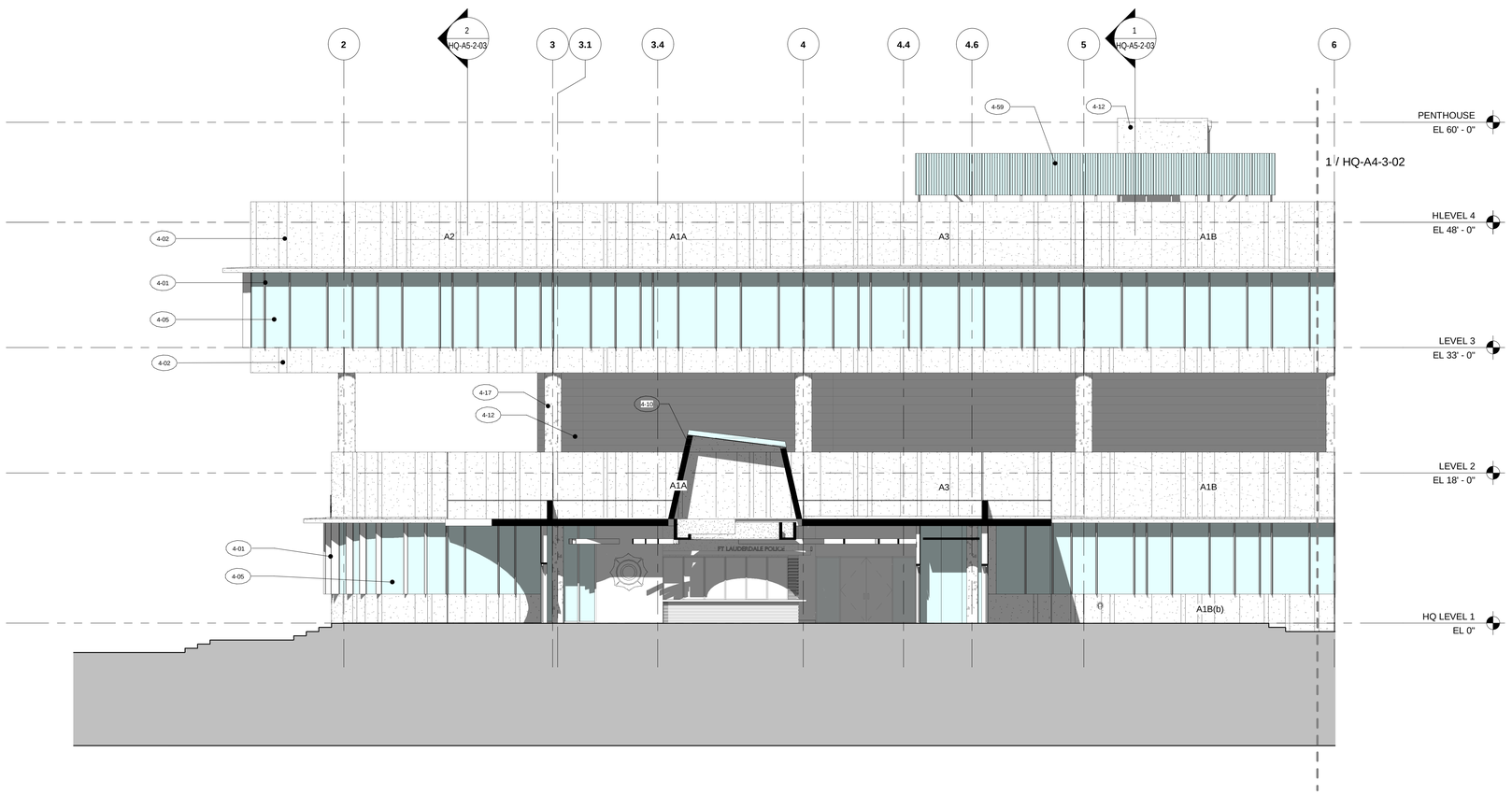
HEADQUARTERS BLDG - BUILDING ELEVATIONS - OVERALL

SHEET NUMBER

HQ-A4-2-01

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1 ENLARGED BUILDING ELEVATION - WEST AREA A

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-10	PRECAST CONCRETE WALLS SUPPORTING SKYLIGHT ABOVE
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-17	CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS
4-59	ROOF TOP EQUIPMENT SCREEN, PAINTED METAL PANEL

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FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

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PROJECT NUMBER

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SHEET TITLE

HEADQUARTERS BLDG - BUILDING ELEVATION WEST - ENLARGED

SHEET NUMBER

HQ-A4-3-01

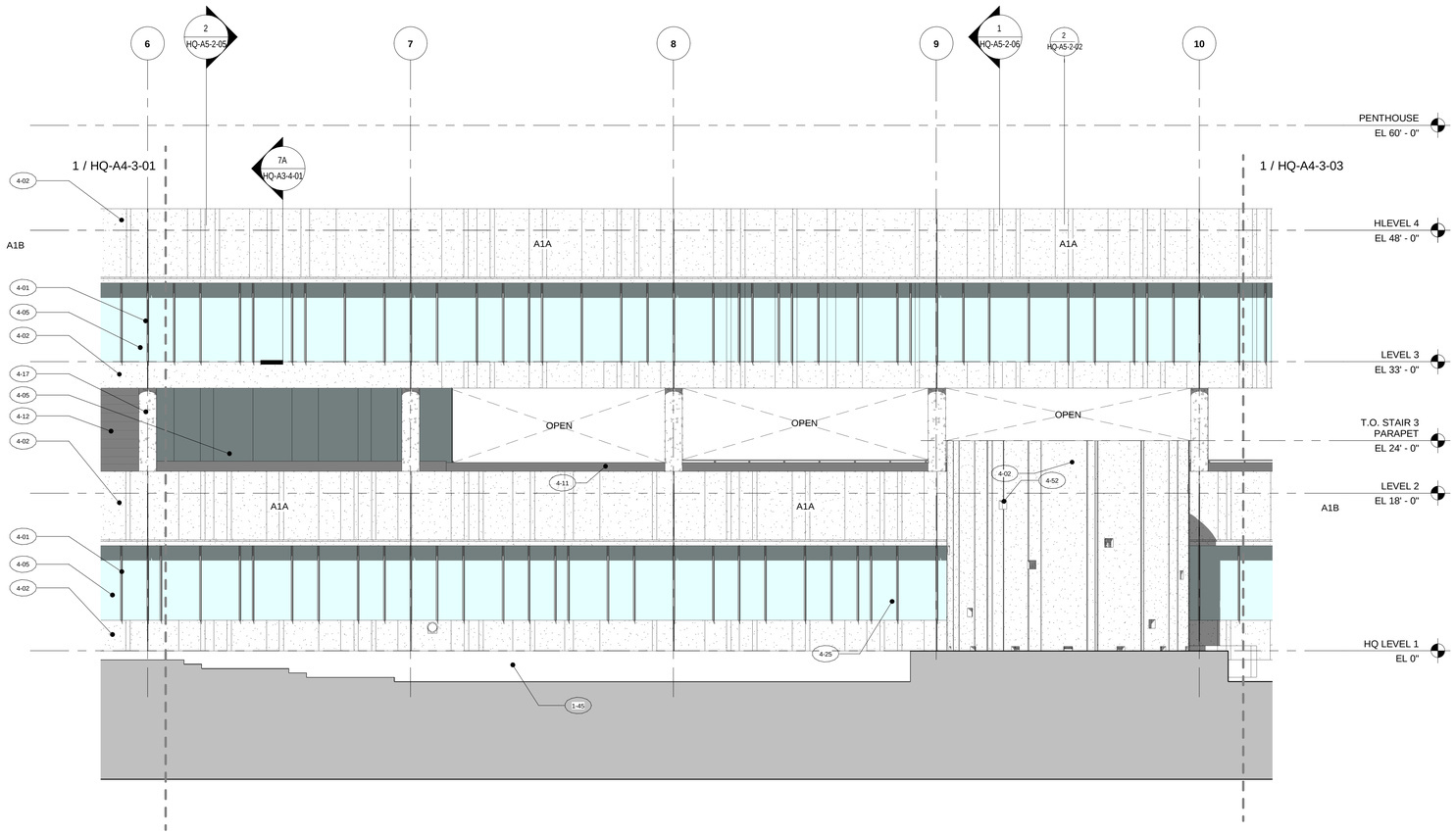
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1 ENLARGED BUILDING ELEVATION - WEST AREA B

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

1-45	2' RETAINING WALL WALL SEE LANDSCAPE DWGS.
4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-17	CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS
4-25	CONCRETE LANDSCAPE WALL, SEE LANDSCAPE DRAWINGS
4-52	12"X12" GLASS BLOCK INSERT

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PROJECT NUMBER
60639620

SHEET TITLE
HEADQUARTERS BLDG - BUILDING ELEVATIONS WEST - ENLARGED

SHEET NUMBER
HQ-A4-3-02

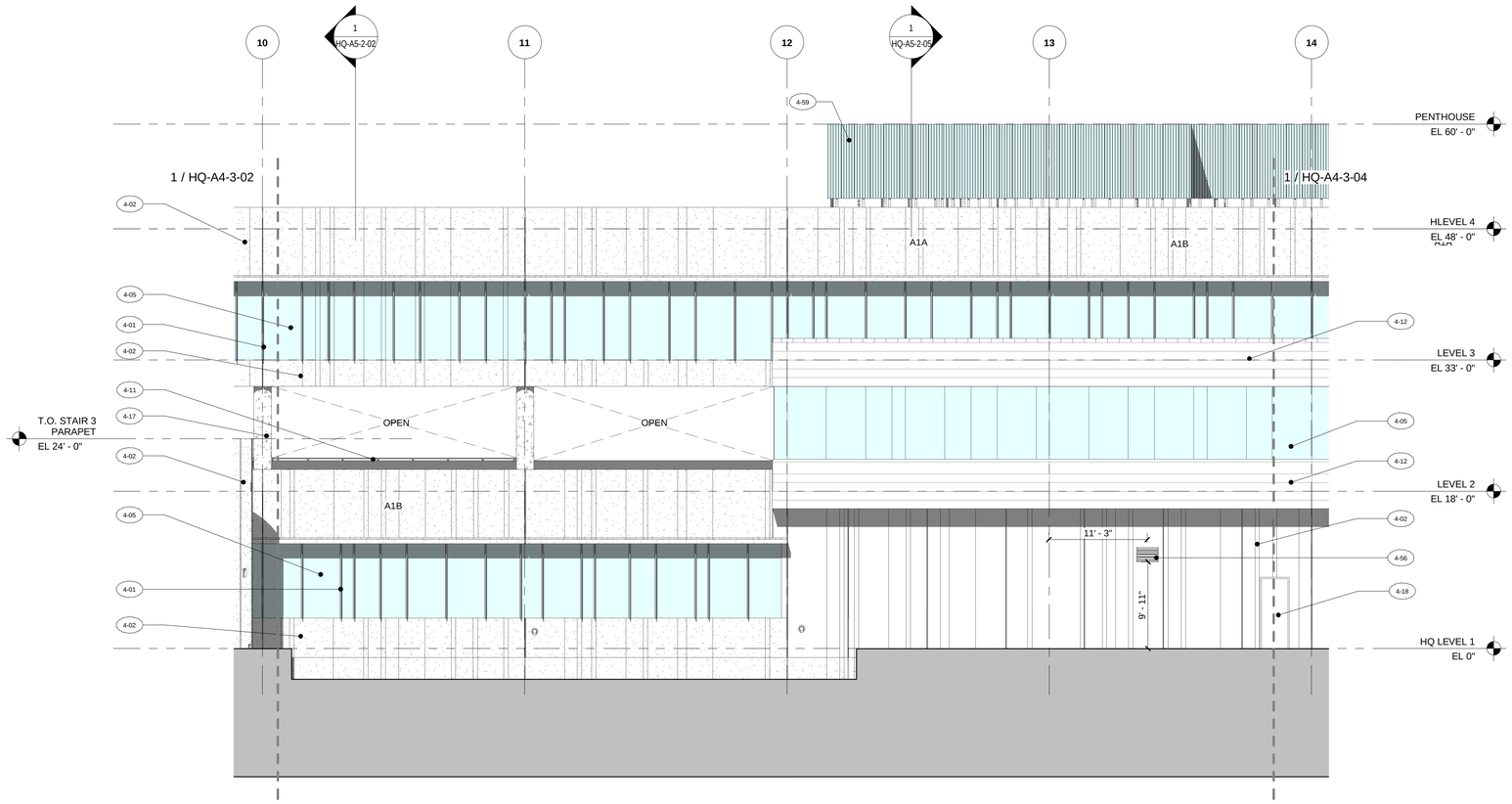
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1 ENLARGED BUILDING ELEVATION - WEST AREA C

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-17	CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS
4-18	IMPACT RESISTANT HOLLOW METAL DOOR
4-56	ALUMINUM MECHANICAL LOUVERS, SEE MECHANICAL
4-59	ROOF TOP EQUIPMENT SCREEN, PAINTED METAL PANEL

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SHEET TITLE

HEADQUARTERS BLDG - BUILDING ELEVATIONS WEST - ENLARGED

SHEET NUMBER

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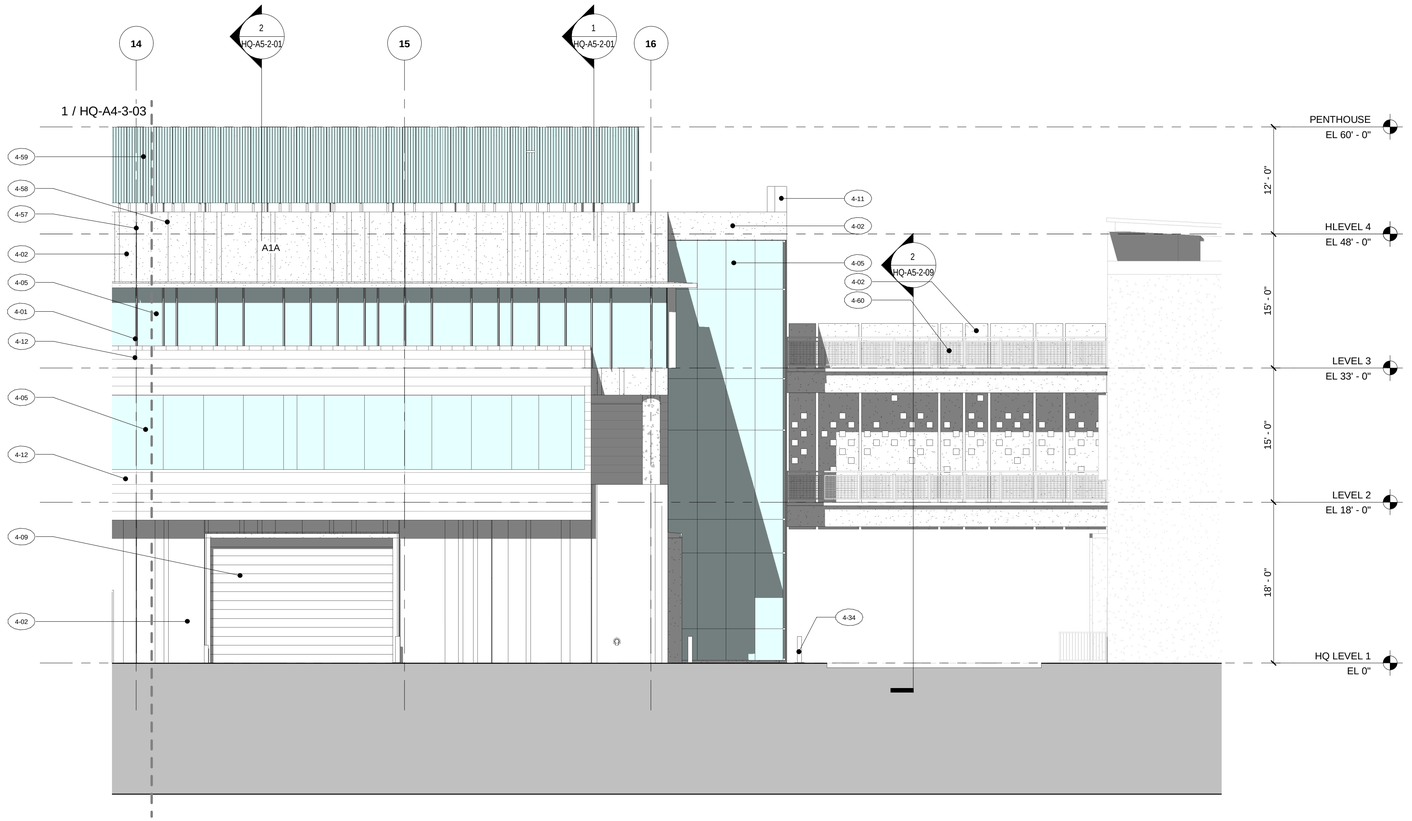
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1 ENLARGED BUILDING ELEVATION - WEST AREA D

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-09	IMPACT RESISTANT PAINTED STEEL OVERHEAD DOOR
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-34	BOLLARD
4-57	PRECAST PANEL JOINT, TYP
4-58	PRECAST PANEL REVEAL, TYP
4-59	ROOF TOP EQUIPMENT SCREEN, PAINTED METAL PANEL
4-60	GALV. STEEL GUARDRAIL W/METAL MESH INFILL PANEL

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SHEET TITLE

HEADQUARTERS BLDG - BUILDING ELEVATIONS WEST - ENLARGED

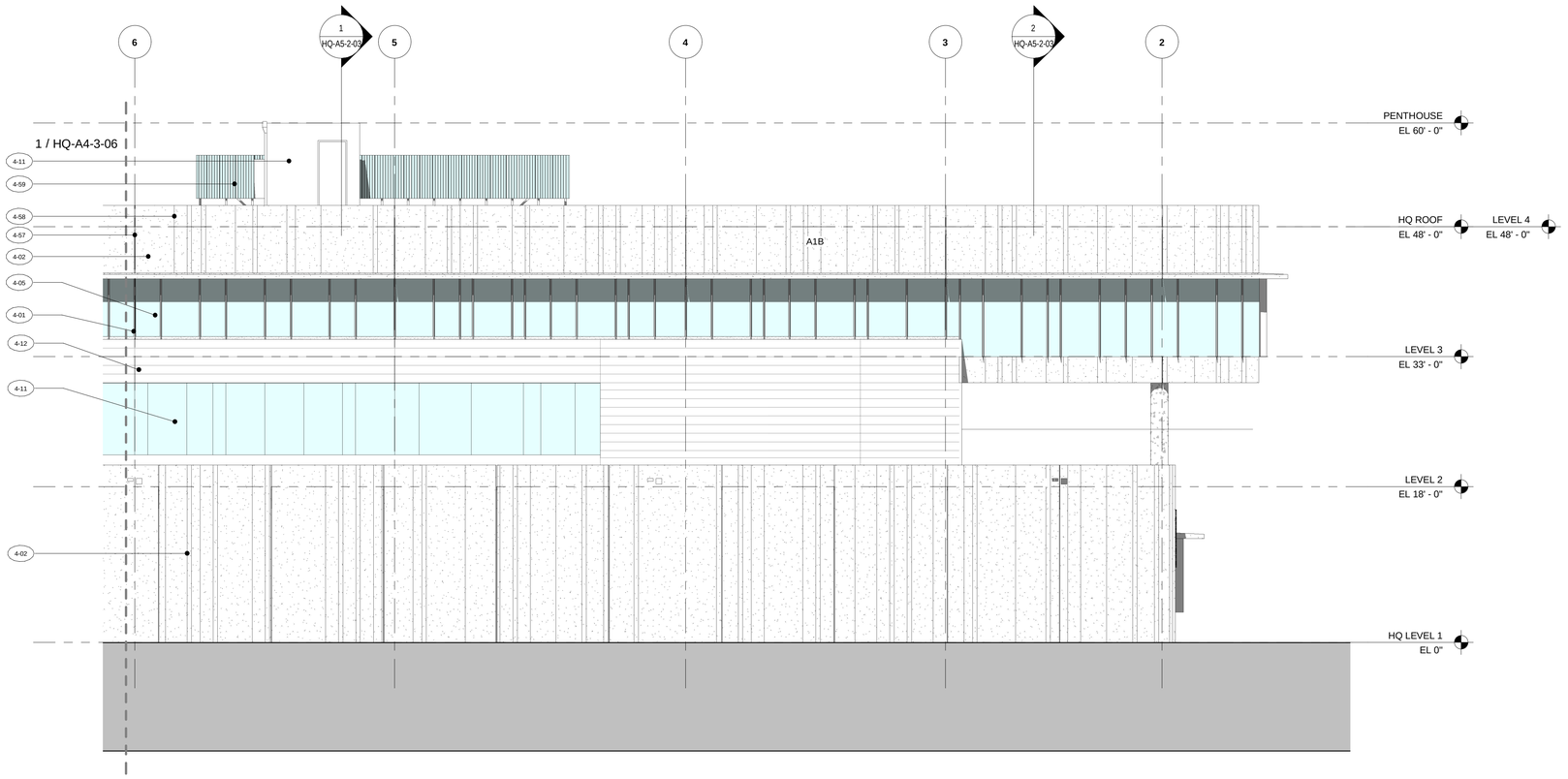
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1 ENLARGED BUILDING ELEVATION - EAST AREA A

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-57	PRECAST PANEL JOINT, TYP
4-58	PRECAST PANEL REVEAL, TYP
4-59	ROOF TOP EQUIPMENT SCREEN, PAINTED METAL PANEL

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SHEET TITLE

HEADQUARTERS BLDG - BUILDING ELEVATIONS EAST- ENLARGED

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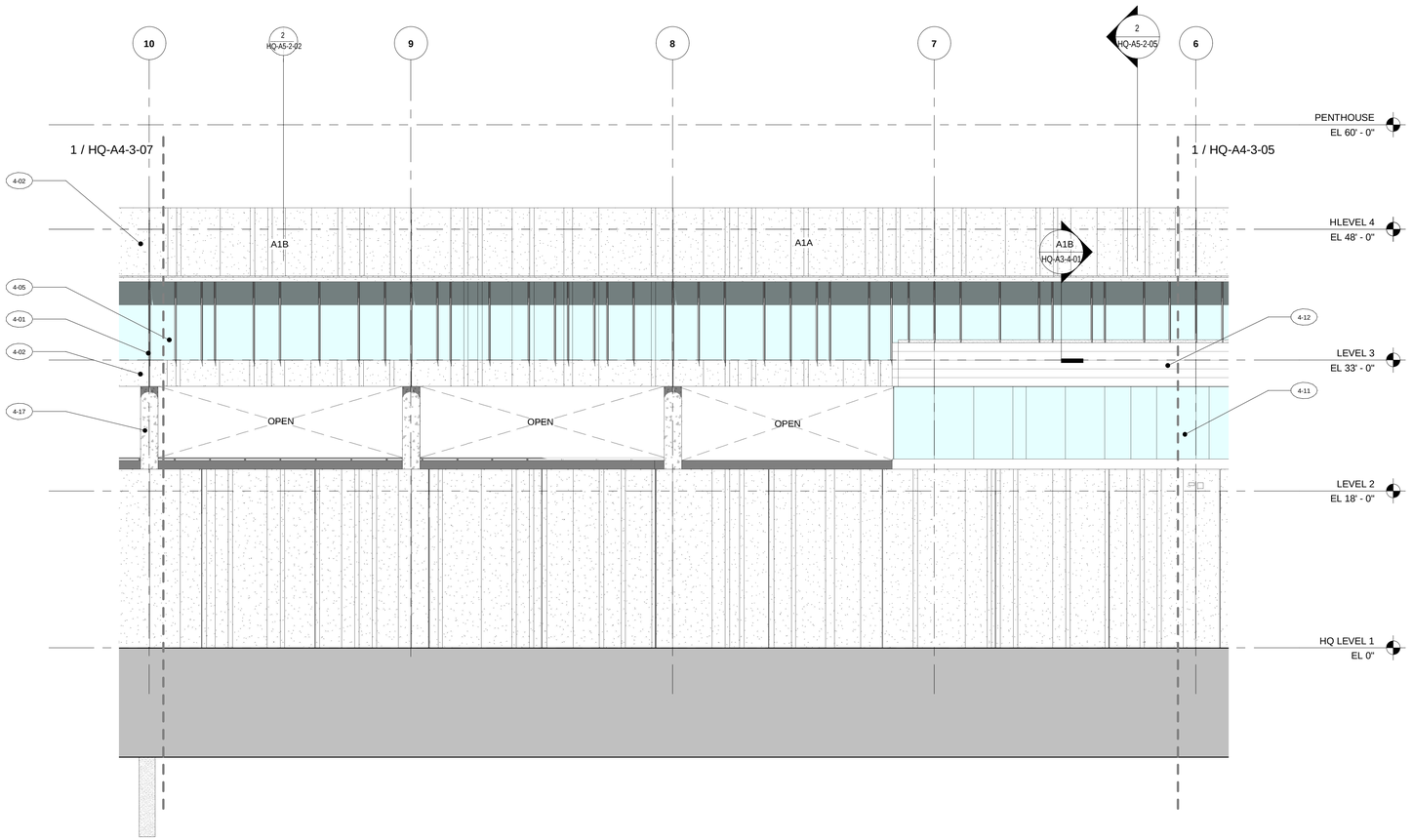
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1 ENLARGED BUILDING ELEVATION - EAST AREA B
Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-17	CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS

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KEY PLAN

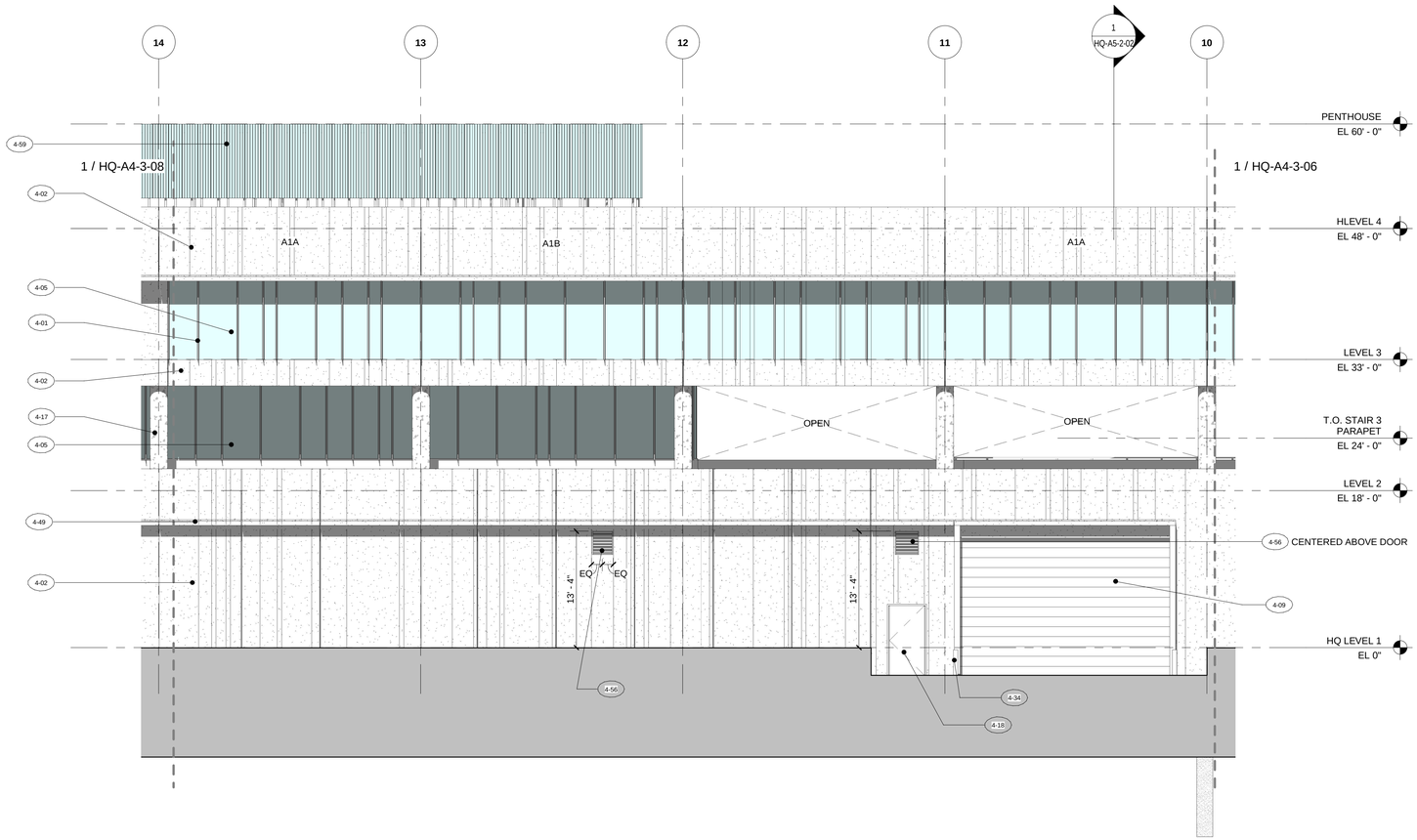
PROJECT NUMBER
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SHEET TITLE
HEADQUARTERS BLDG - BUILDING ELEVATION EAST - ENLARGED

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1 ENLARGED BUILDING ELEVATION - EAST AREA C

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-09	IMPACT RESISTANT PAINTED STEEL OVERHEAD DOOR
4-17	CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS
4-18	IMPACT RESISTANT HOLLOW METAL DOOR
4-34	BOLLARD
4-49	PRECAST CONCRETE EYEBROW
4-56	ALUMINUM MECHANICAL LOUVERS, SEE MECHANICAL
4-59	ROOF TOP EQUIPMENT SCREEN, PAINTED METAL PANEL

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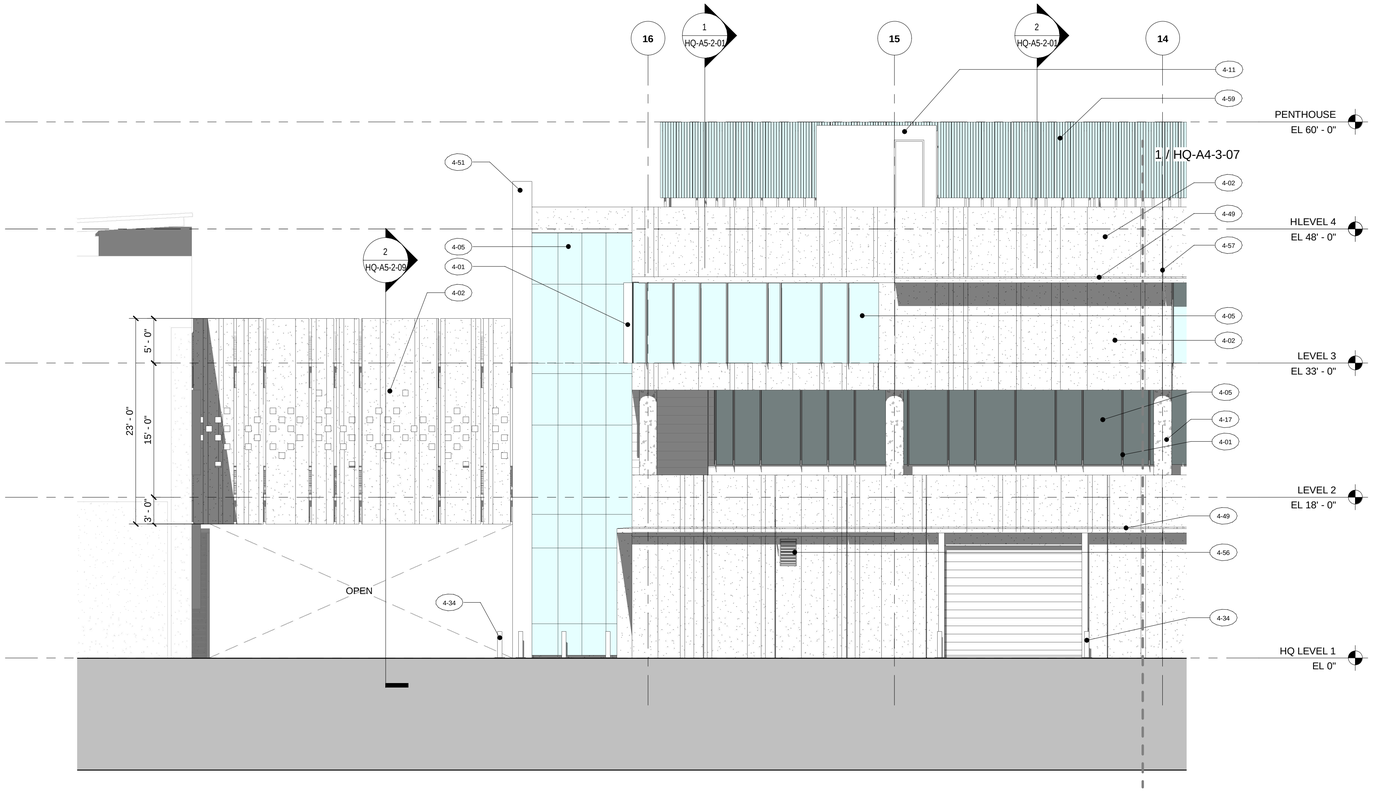
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1 ENLARGED BUILDING ELEVATION - EAST AREA D

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-17	CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS
4-34	BOLLARD
4-49	PRECAST CONCRETE EYEBROW
4-51	ARCHITECTURAL FINISHED CAST-IN-PLACE CONCRETE
4-56	ALUMINUM MECHANICAL LOUVERS, SEE MECHANICAL
4-57	PRECAST PANEL JOINT, TYP
4-58	PRECAST PANEL REVEAL, TYP
4-59	ROOF TOP EQUIPMENT SCREEN, PAINTED METAL PANEL

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PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT

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KEY PLAN

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SHEET TITLE

HEADQUARTERS BLDG - BUILDING ELEVATION EAST - ENLARGED

SHEET NUMBER

HQ-A4-3-08

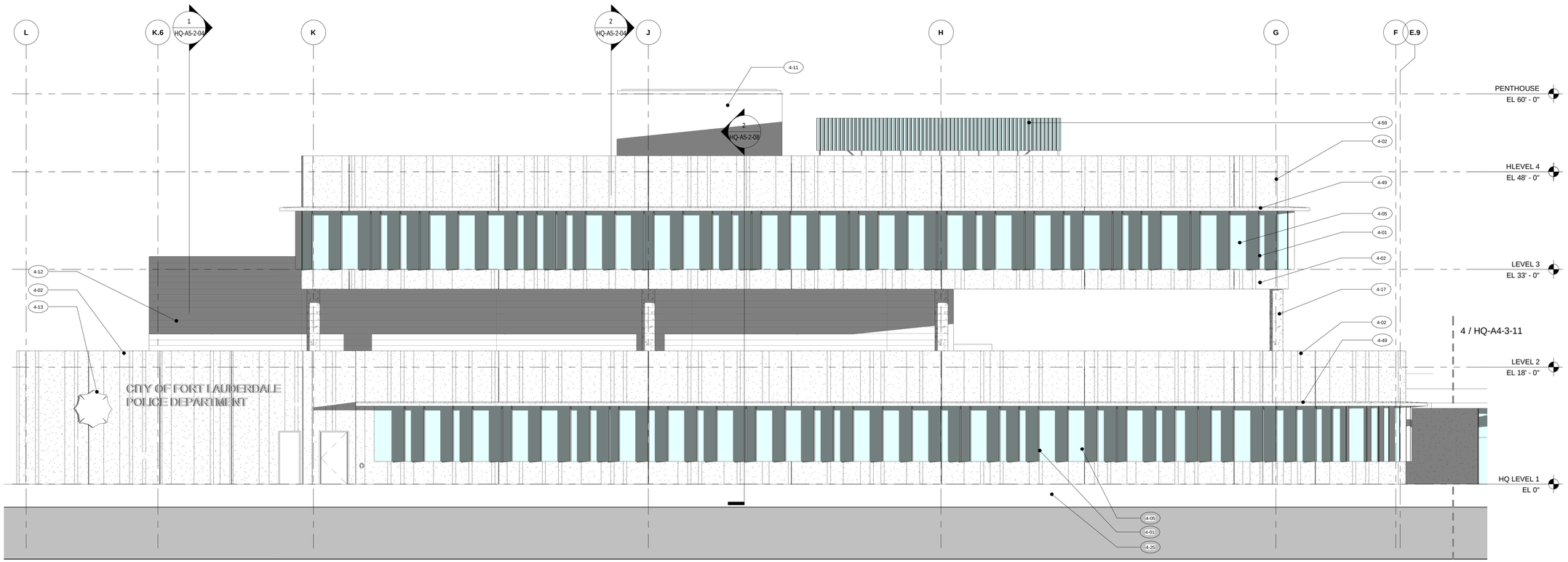
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1 ENLARGED BUILDING ELEVATION - NORTH AREA A

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-13	SIGNAGE, NIC
4-17	CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS
4-25	CONCRETE LANDSCAPE WALL, SEE LANDSCAPE DRAWINGS
4-49	PRECAST CONCRETE EYEBROW
4-59	ROOF TOP EQUIPMENT SCREEN, PAINTED METAL PANEL

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SHEET TITLE

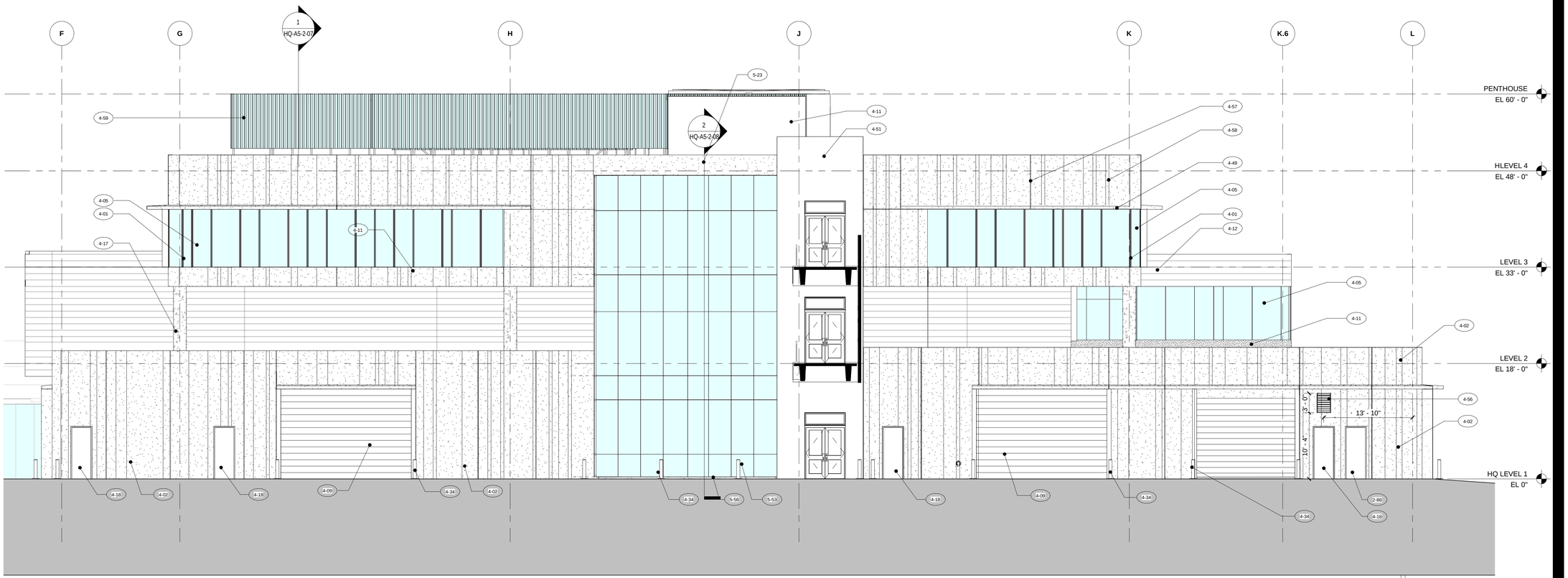
HEADQUARTERS BLDG - BUILDING ELEVATION NORTH - ENLARGED

SHEET NUMBER

HQ-A4-3-09

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1 ENLARGED BUILDING ELEVATION - SOUTH AREA D

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

2-88	BOLTED BOLLARD, REFER TO DETAIL 10/A6-6-01
4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-09	IMPACT RESISTANT PAINTED STEEL OVERHEAD DOOR
4-11	PAINTED STUCCO FINISH ON MASONRY WALL
4-12	PAINTED STUCCO FINISH ON MASONRY WALL WITH REVEALS
4-17	CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS
4-18	IMPACT RESISTANT HOLLOW METAL DOOR
4-34	BOLLARD
4-49	PRECAST CONCRETE EYEBROW
4-51	ARCHITECTURAL FINISHED CAST-IN-PLACE CONCRETE
4-56	ALUMINUM MECHANICAL LOUVERS, SEE MECHANICAL
4-57	PRECAST PANEL JOINT, TYP
4-58	PRECAST PANEL REVEAL, TYP
4-59	ROOF TOP EQUIPMENT SCREEN, PAINTED METAL PANEL
5-23	8" PRECAST CONCRETE PANEL
5-53	ALUMINUM CURTAIN WALL SYSTEM WITH HURRICANE RESISTANT LAMINATED GLASS
5-56	CONCRETE CURB

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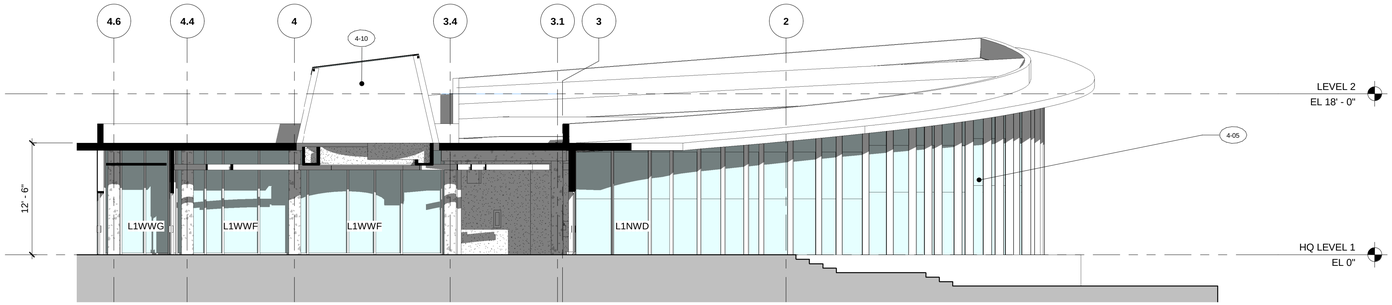
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HEADQUARTERS BLDG - BUILDING ELEVATION SOUTH - ENLARGED

SHEET NUMBER

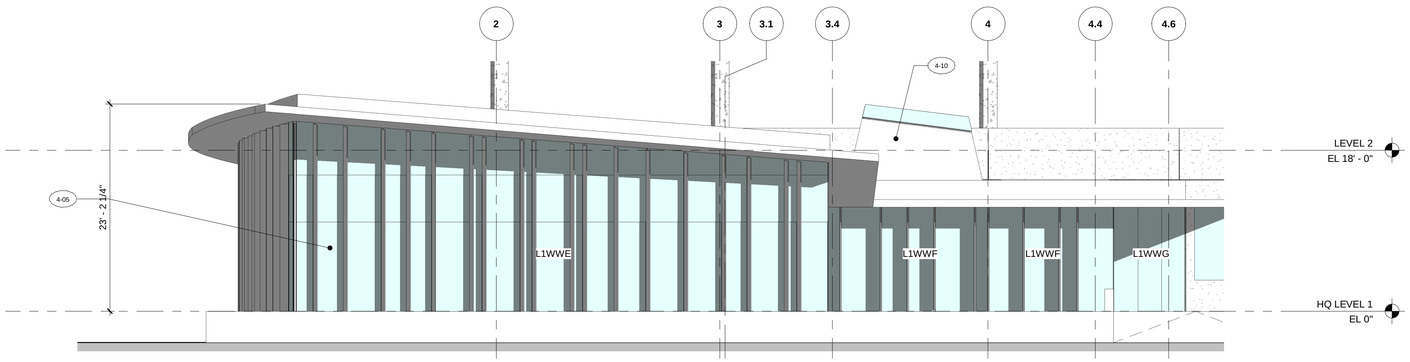
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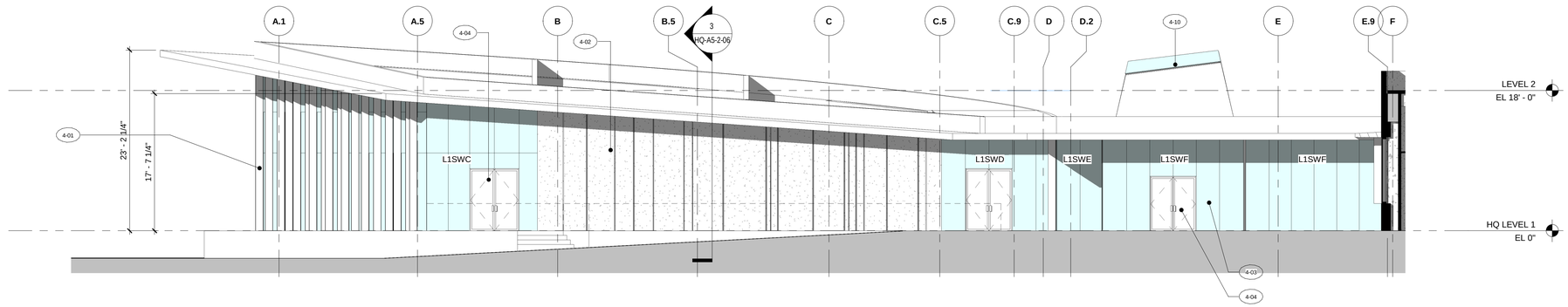
3 ENLARGED BUILDING ELEVATION - COMMUNITY CENTER - EAST

Scale: 1/8" = 1'-0"



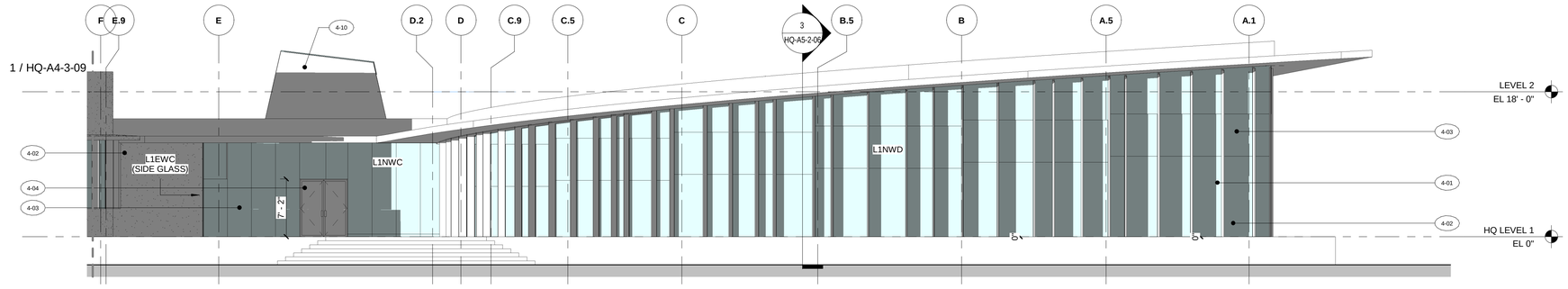
1 ENLARGED BUILDING ELEVATION - COMMUNITY CENTER - WEST

Scale: 1/8" = 1'-0"



2 ENLARGED BUILDING ELEVATION - COMMUNITY CENTER - SOUTH

Scale: 1/8" = 1'-0"



4 ENLARGED BUILDING ELEVATION - COMMUNITY CENTER - NORTH

Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16' 24'

KEYNOTES

4-01	PAINTED ALUMINUM SLATS ON METAL FRAME
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-03	IMPACT RESISTANT GLASS ON ALUMINUM STOREFRONT WINDOWS
4-04	IMPACT RESISTANT GLASS ON ALUMINUM STOREFRONT DOOR
4-05	LIGHTLY-TINTED LOW-E IMPACT RESISTANT GLASS ON PAINTED ALUMINUM MULLIONS
4-10	PRECAST CONCRETE WALLS SUPPORTING SKYLIGHT ABOVE

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SHEET TITLE

HEADQUARTERS BLDG - BUILDING ELEVATIONS - COMMUNITY CENTER

SHEET NUMBER

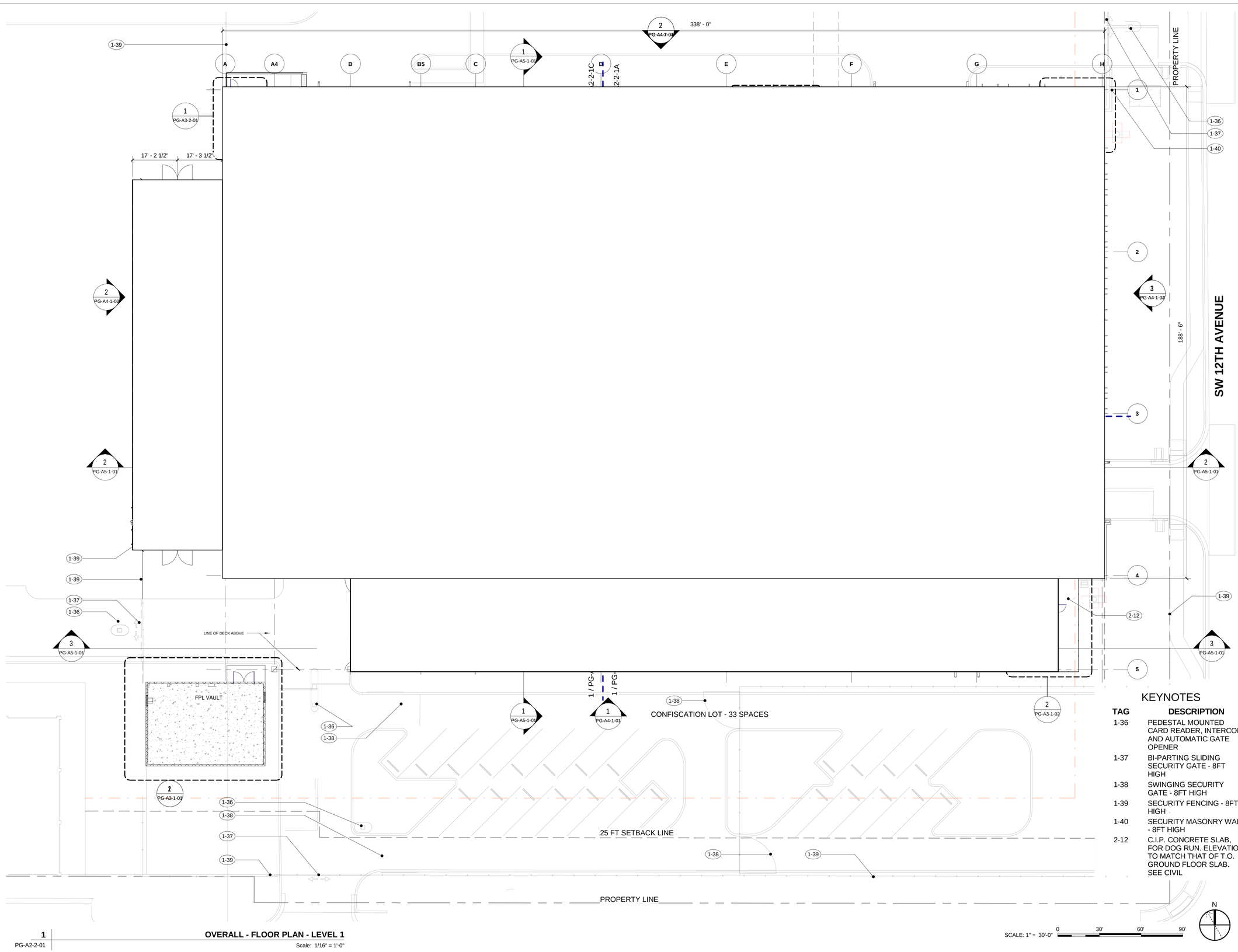
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KEYNOTES

TAG	DESCRIPTION
1-36	PEDESTAL MOUNTED CARD READER, INTERCOM AND AUTOMATIC GATE OPENER
1-37	BI-PARTING SLIDING SECURITY GATE - 8FT HIGH
1-38	SWINGING SECURITY GATE - 8FT HIGH
1-39	SECURITY FENCING - 8FT HIGH
1-40	SECURITY MASONRY WALL - 8FT HIGH
2-12	C.I.P. CONCRETE SLAB, FOR DOG RUN. ELEVATION TO MATCH THAT OF T.O. GROUND FLOOR SLAB. SEE CIVIL

1 PG-A2-2-01 — **OVERALL - FLOOR PLAN - LEVEL 1**
Scale: 1/16" = 1'-0"

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2	JUNE 21,2021	DESIGN DEVELOPMENT
1	MAR 15, 2021	SCHEMATIC DESIGN

KEY PLAN

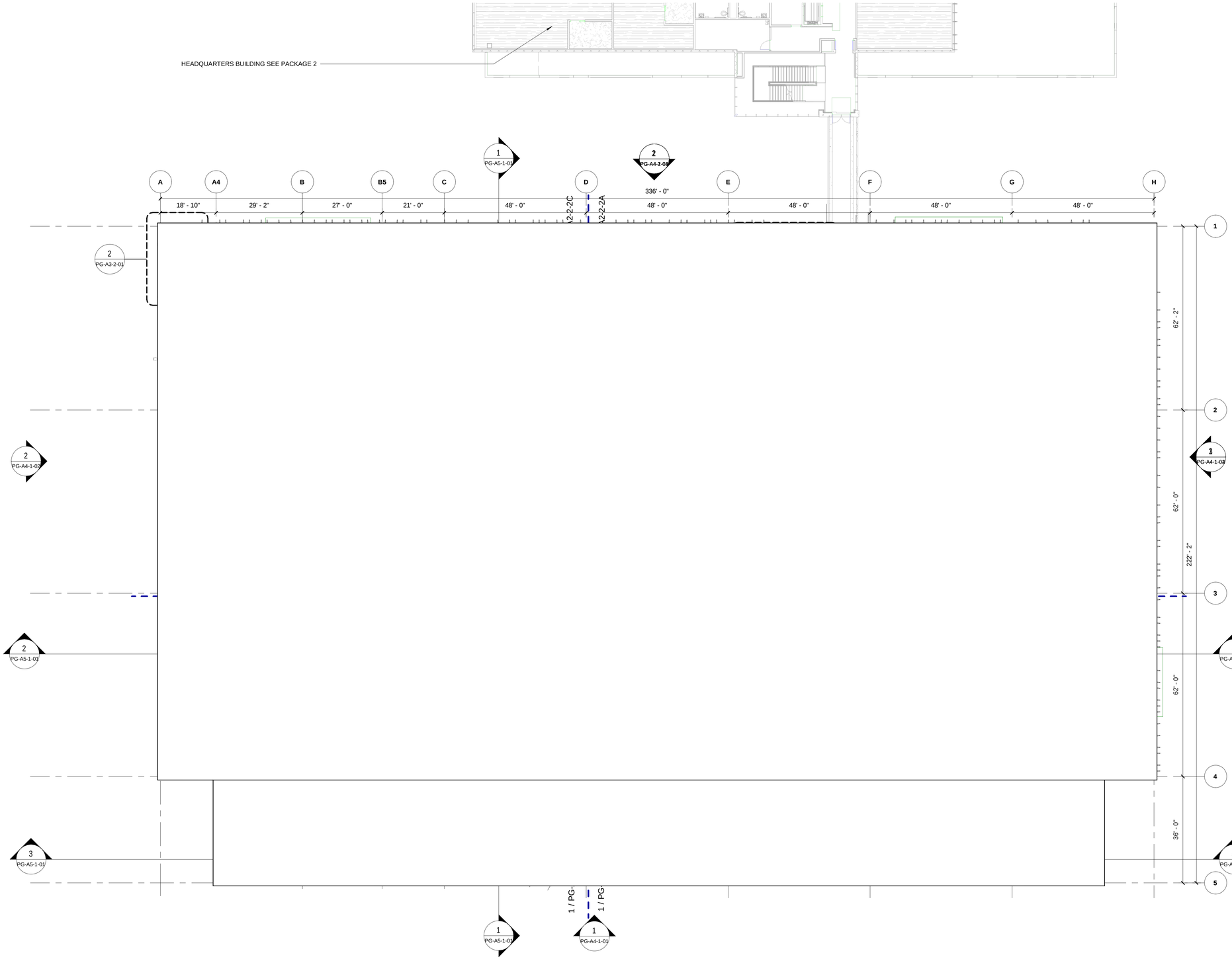
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SHEET TITLE
PARKING GARAGE - FLOOR PLAN LEVEL 1 - OVERALL

SHEET NUMBER
PG-A2-2-01

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1 PG-A2-2-02

OVERALL - FLOOR PLAN - LEVEL 2

Scale: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32' 48'

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SHEET TITLE

PARKING GARAGE - FLOOR PLAN LEVEL 2 - OVERALL

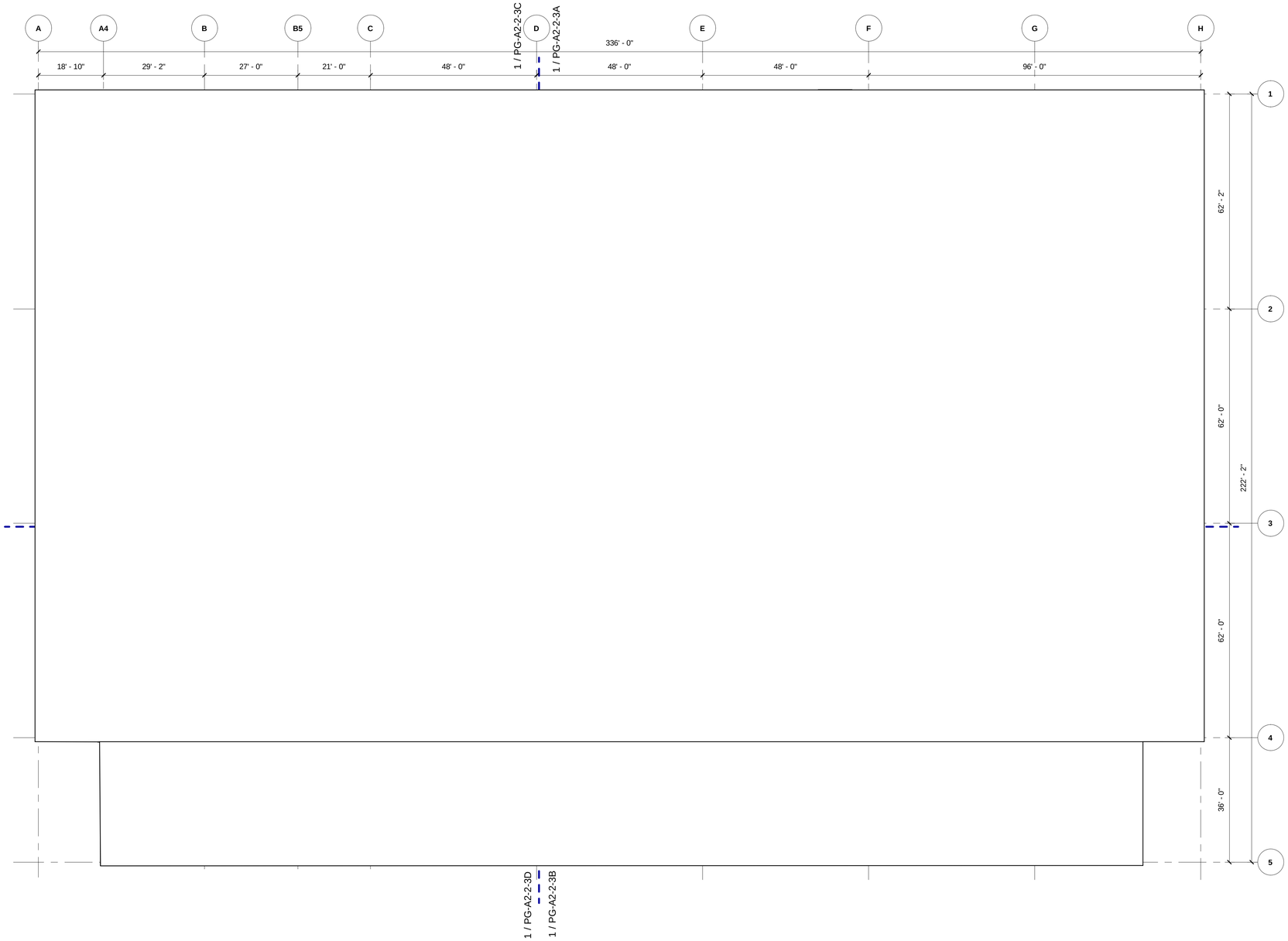
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ARCH D 24" x 36"

KEYNOTES

TAG	DESCRIPTION
1-38	SWINGING SECURITY GATE - 8FT HIGH
1-39	SECURITY FENCING - 8FT HIGH
2-03	4" WHITE TRAFFIC MARKING (TYP)
2-04	4' BLUE TRAFFIC MARKING
2-08	E.V. PARKING SYMBOL IN WHITE PAINT
2-18	GRAY FILLED AREA DENOTES FLOOR AREA DIRECTLY ABOVE SHOOTING RANGE. PROVIDE PMMA TRAFFIC WATERPROOFING SYSTEM OVER THIS AREA



N

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32' 48'

1 **OVERALL - FLOOR PLAN - LEVEL 3**

PG-A2-2-03 Scale: 1/16" = 1'-0"

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I/R	DATE	DESCRIPTION

KEY PLAN

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SHEET TITLE

PARKING GARAGE - FLOOR PLAN LEVEL 3 - OVERALL

SHEET NUMBER

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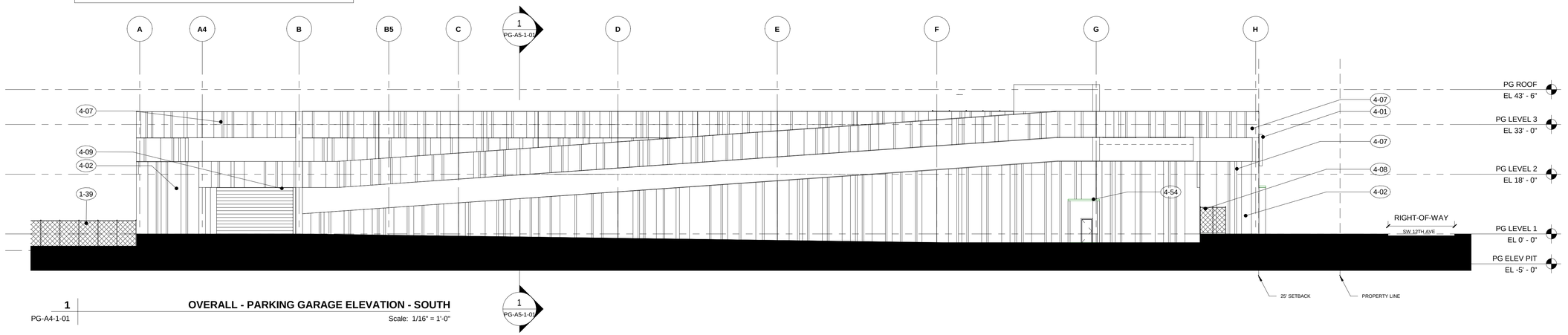
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OPEN AIR CALCULATIONS FOR NORTH ELEVATION

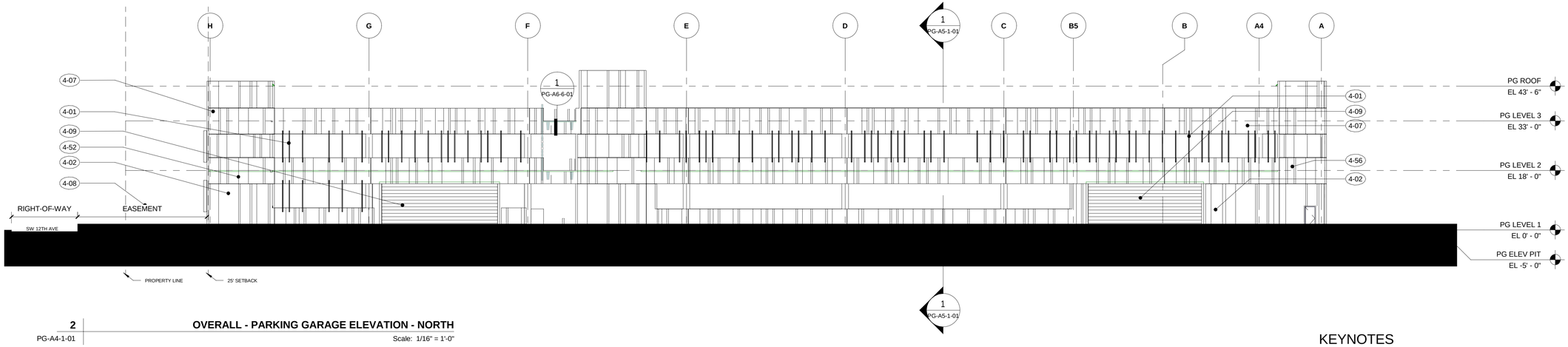
TOTAL LENGTH OF NORTH ELEVATION = 242'-0"

TOP OF 1ST FLOOR SLAB TO BOTTOM OF 2ND FLOOR SLAB HEIGHT = 17'-6"
AREA OF NORTH FACADE WALL (L x H) LEVEL 1 = 5,880 SF
REQUIRED OPEN AREA: 5,882 X 20% = 1,176 SF
OPEN AREA PROVIDED: 1,349 SF

TOP OF 2ND FLOOR SLAB TO BOTTOM OF 3RD FLOOR SLAB HEIGHT = 14'-6"
AREA OF NORTH FACADE WALL (L x H) LEVEL 2 = 4,872 SF
REQUIRED OPEN AREA: 4,872 X 20% = 975 SF
OPEN AREA PROVIDED: 1,813 SF



1 PG-A4-1-01 — **OVERALL - PARKING GARAGE ELEVATION - SOUTH**
Scale: 1/16" = 1'-0"



2 PG-A4-1-01 — **OVERALL - PARKING GARAGE ELEVATION - NORTH**
Scale: 1/16" = 1'-0"

KEYNOTES

TAG	DESCRIPTION
1-39	SECURITY FENCING - 8FT HIGH
4-01	EXTRUDED ALUMINUM FINS ANCHORED TO PRECAST CONCRETE PANELS
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-07	PRECAST CONCRETE PANEL GUARD RAIL/SPANDREL PANEL
4-08	ALUMINUM SECURITY FENCE
4-09	IMPACT RESISTANT PAINTED STEEL OVERHEAD DOOR
4-52	12"X12" GLASS BLOCK INSERT
4-53	MECHANICAL EQUIPMENT, SEE MECHANICAL
4-54	PRECAST CONCRETE PORTAL
4-56	12"X12" OPENING

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32' 48'

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SHEET TITLE
OVERALL BUILDING ELEVATIONS

SHEET NUMBER
PG-A4-1-01

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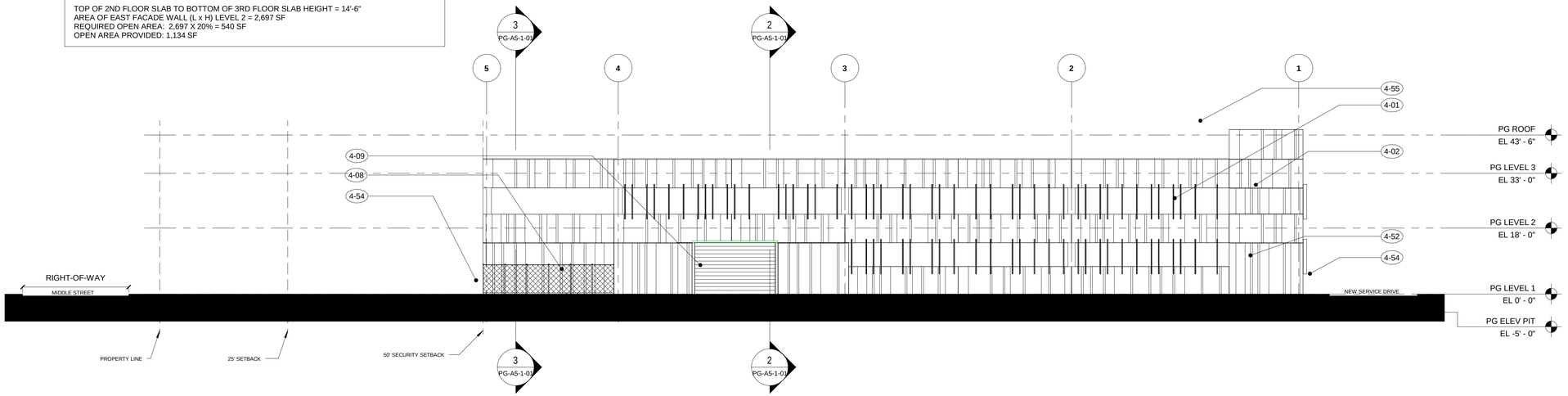
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OPEN AIR CALCULATIONS FOR EAST ELEVATION

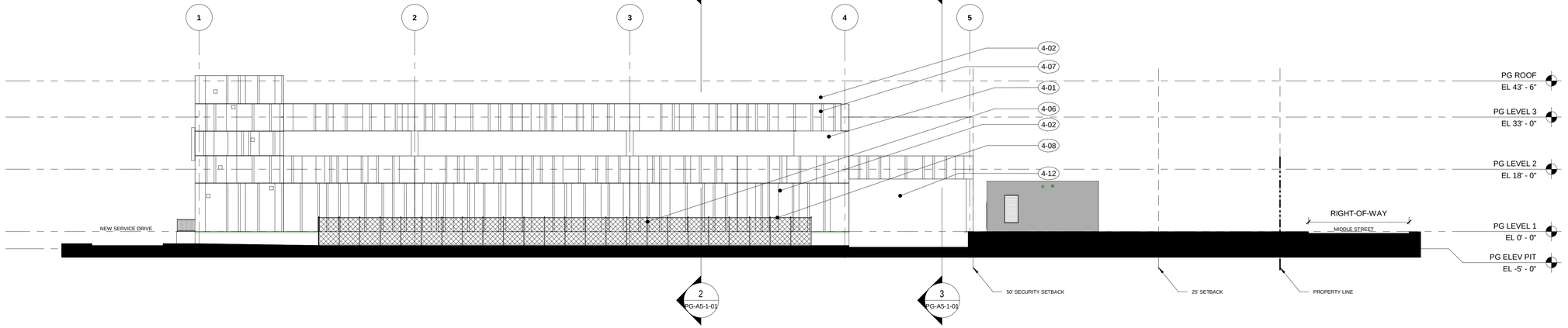
TOTAL LENGTH OF EAST ELEVATION = 186'-0" (NOT INCLUDING OUTBOARD VEHICULAR RAMP)

TOP OF 1ST FLOOR SLAB TO BOTTOM OF 2ND FLOOR SLAB HEIGHT = 17'-6"
AREA OF EAST FACADE WALL (L x H) LEVEL 1 = 3,255 SF
REQUIRED OPEN AREA: 3,255 SF X 20% = 651 SF
OPEN AREA PROVIDED: 663 SF

TOP OF 2ND FLOOR SLAB TO BOTTOM OF 3RD FLOOR SLAB HEIGHT = 14'-6"
AREA OF EAST FACADE WALL (L x H) LEVEL 2 = 2,697 SF
REQUIRED OPEN AREA: 2,697 X 20% = 540 SF
OPEN AREA PROVIDED: 1,134 SF



1 PG-A4-1-02 — **OVERALL - PARKING GARAGE ELEVATION - EAST**
Scale: 1/16" = 1'-0"



2 PG-A4-1-02 — **OVERALL- PARKING GARAGE ELEVATION - WEST**
Scale: 1/16" = 1'-0"

KEYNOTES

TAG	DESCRIPTION
4-01	EXTRUDED ALUMINUM FINS ANCHORED TO PRECAST CONCRETE PANELS
4-02	LIGHTLY SANDBLASTED ARCHITECTURAL PRECAST CONCRETE PANELS, WHITE CEMENT AND COLOR IN FACE MIX, FALSE JOINTS
4-06	IMPACT RESISTANT LOUVERED OPENINGS
4-07	PRECAST CONCRETE PANEL GUARD RAIL/SPANDREL PANEL
4-08	ALUMINUM SECURITY FENCE
4-09	IMPACT RESISTANT PAINTED STEEL OVERHEAD DOOR
4-12	CAST IN PLACE CONCRETE VEHICULAR RAMP
4-52	12"X12" GLASS BLOCK INSERT
4-54	PRECAST CONCRETE PORTAL
4-55	METAL STRUCTURAL FRAME SUPPORTING PHOTOVOLTAIC PANEL ROOF CANOPY

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32' 48'

Last Plotted: 2/16/2022 3:36:21 PM
Filename: BIM 360://BP-AMER (USA) 60639620-FLPH/60639620_FLPH_PG_ARCH_R20.rvt

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PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS
1300 W BROWARD BLVD - FORT LAUDERDALE, FL 33312

CLIENT

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PRIME CONSULTANT

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http://www.aecom.com

CONSULTANTS

REGISTRATION

ISSUE/REVISION

4	NOV 24, 2021	75% CONSTRUCTION DOCS
3	AUG 16, 2021	DRC RESUBMIT
2	JUNE 21,2021	DESIGN DEVELOPMENT
1	MAR 15, 2021	SCHEMATIC DESIGN

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60639620

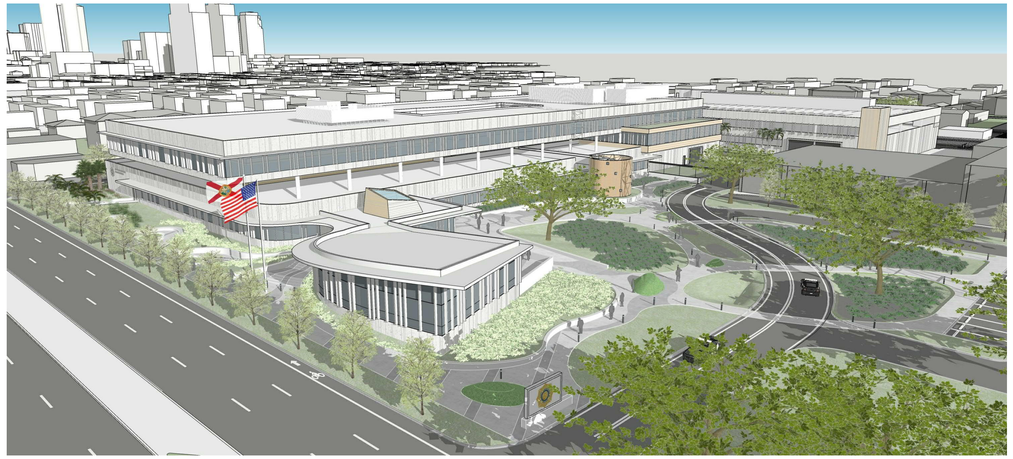
SHEET TITLE

OVERALL BUILDING ELEVATIONS

SHEET NUMBER

PG-A4-1-02

Project Management Initials:
Designer: Designer Checked: Checker Approved: Approver ARCH D 24" x 36"



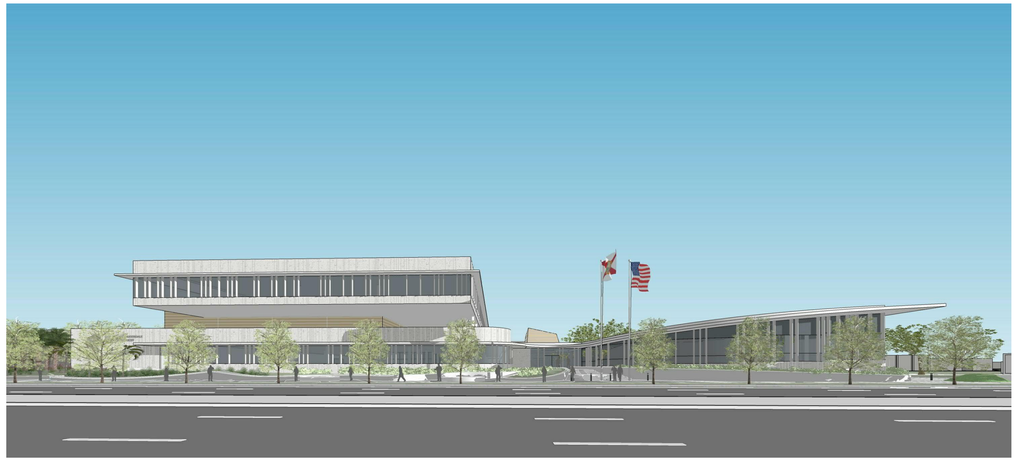
1 3D VIEW-NORTHWEST CORNER (FOR INFORMATION ONLY)
Scale: NTS



2 3D VIEW-NORTHEAST CORNER (FOR INFORMATION ONLY)
Scale: NTS



3 3D VIEW-ENTRANCE PLAZA (FOR INFORMATION ONLY)
Scale: NTS



4 3D VIEW-NORTH ELEVATION (FOR INFORMATION ONLY)
Scale: NTS

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PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT

AECOM
2 ALHAMBRA PLAZA, SUITE 900
CORAL GABLES, FL 33134
305.444.4691 tel 305.675.3843 fax
http://www.aecom.com

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3	NOV 24, 2021	75% CONSTRUCTION DOCS
2	JUNE 21, 2021	DESIGN DEVELOPMENT
1	MAR 15, 2021	SCHEMATIC DESIGN

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60639620

SHEET TITLE

HEADQUARTERS BLDG - RENDERINGS (FOR INFORMATION ONLY)

SHEET NUMBER

HQ-A8-1-01

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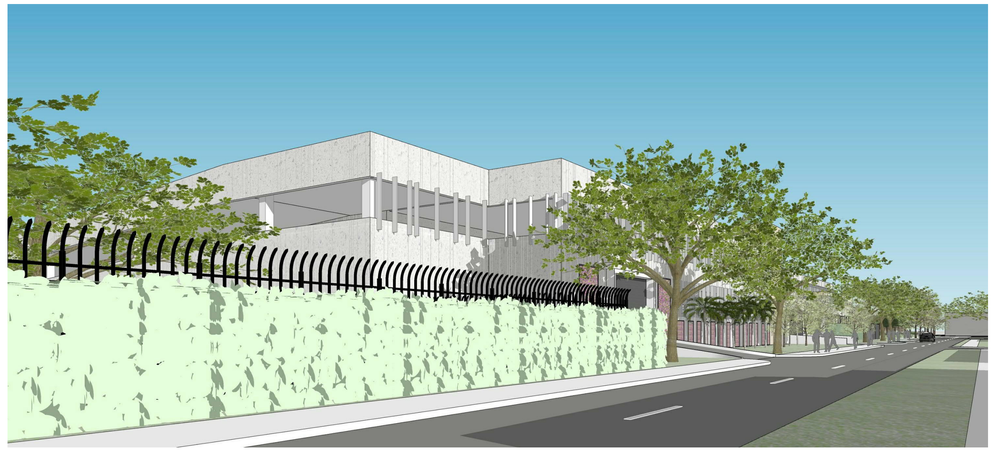
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Project Management Initials:
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Filename: BIM 360://BP-AMER (USA) 60639620-FLPH60639620_FLPH_HQ_ARCH_P20.rvt
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1 **3D VIEW-OFFICER BRIDGE ENTRANCE (FOR INFORMATION ONLY)**
Scale: NTS



2 **3D VIEW-SOUTHEAST CORNER (FOR INFORMATION ONLY)**
Scale: NTS



3 **3D VIEW-LOADING DOCK/TRASH AREA (FOR INFORMATION ONLY)**
Scale: NTS

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PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT

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I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60639620

SHEET TITLE

HEADQUARTERS BLDG - RENDERINGS (FOR INFORMATION ONLY)

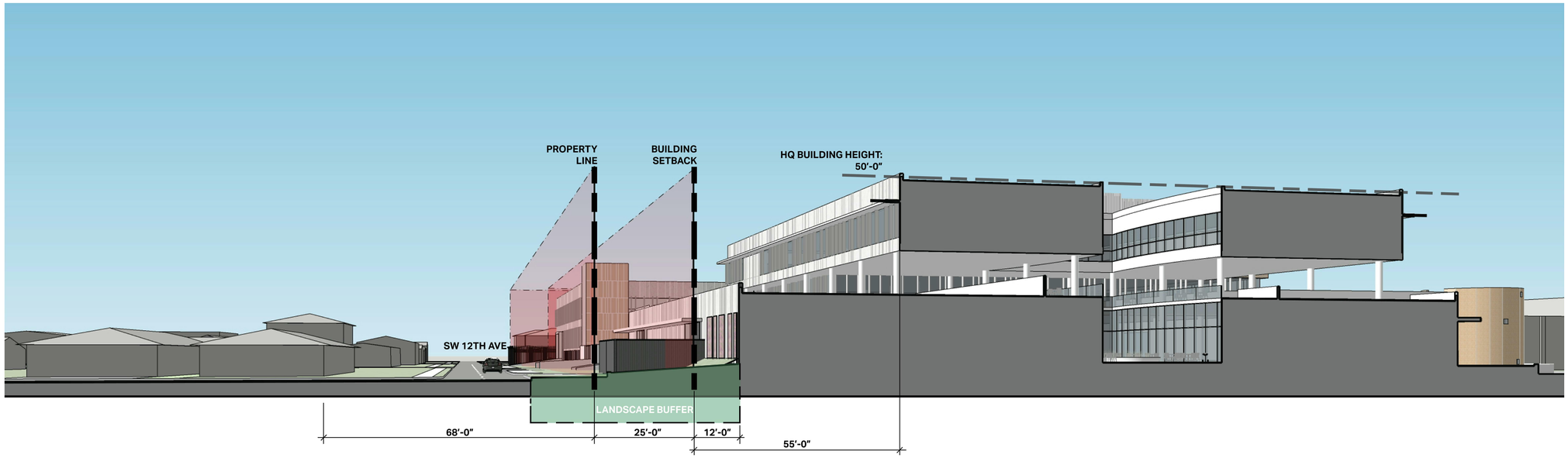
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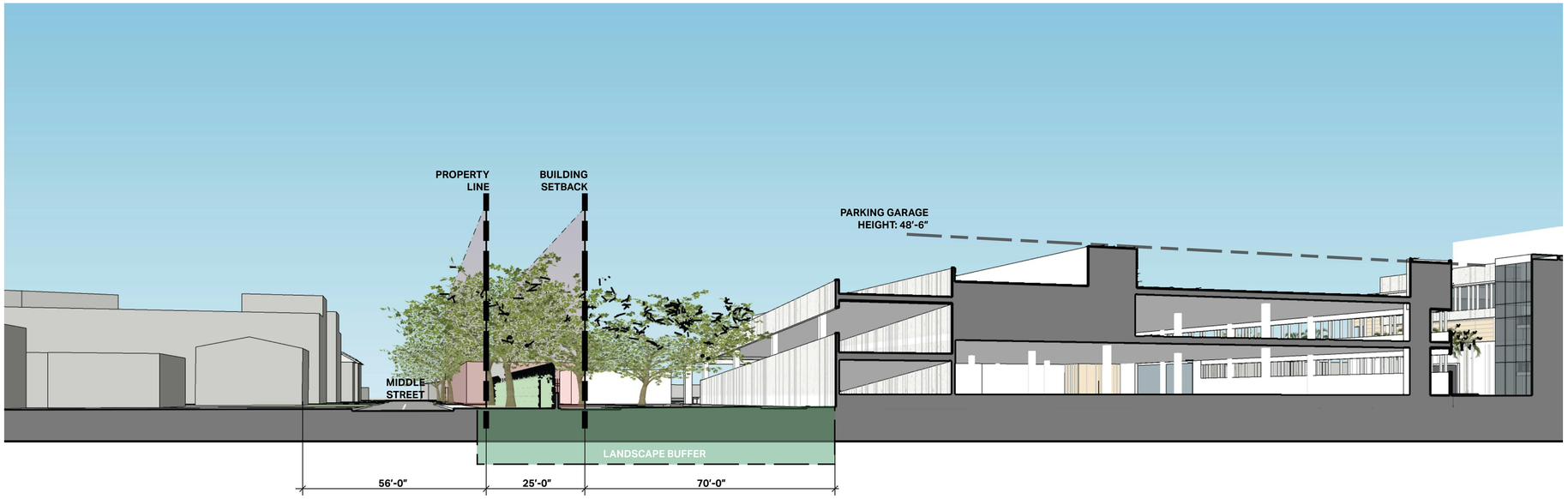
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Project Management Initials:
Designer: Designer Checked: Checker Approved: Approver ARCH D 24" x 36"



1 | 3D VIEW-PERSPECTIVE SECTION 1
Scale: N.T.S.



2 | 3D VIEW-PERSPECTIVE SECTION 2
Scale: N.T.S.

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PROJECT
FORT LAUDERDALE POLICE HEADQUARTERS
1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

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I/R	DATE	DESCRIPTION
1	NOV 24, 2021	75% CONSTRUCTION DOCS

KEY PLAN

PROJECT NUMBER
60639620

SHEET TITLE
HEADQUARTERS BLDG - PERSPECTIVE SECTION DIAGRAMS (FOR INFORMATION ONLY)

SHEET NUMBER
HQ-A8-1-03

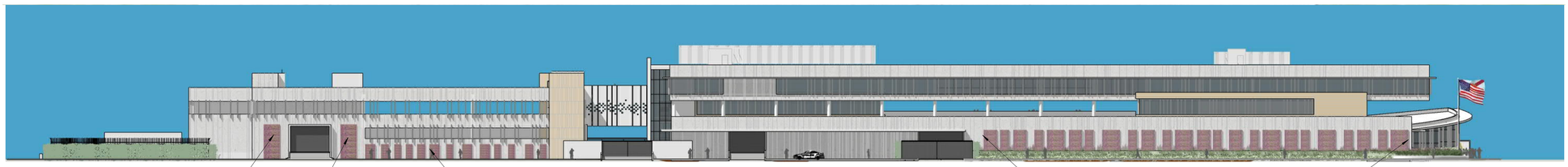
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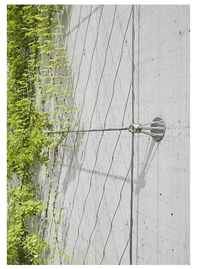
PLANS ARE EXEMPT FROM PUBLIC DISCLOSURE PURSUANT TO F.S. 119.071(3)(b)1





1 **GREEN SCREENS CONCEPT**

Scale: NTS



2 **GREEN SCREENS HARDWARE**

Scale: NTS

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PROJECT

FORT LAUDERDALE POLICE HEADQUARTERS

1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT

CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT

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CORAL GABLES, FL 33134
305.444.4691 tel 305.675.3843 fax
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CONSULTANTS

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60639620

SHEET TITLE

GREEN SCREENS CONCEPT

SHEET NUMBER

HQ-A8-1-04

Project Management Initials:
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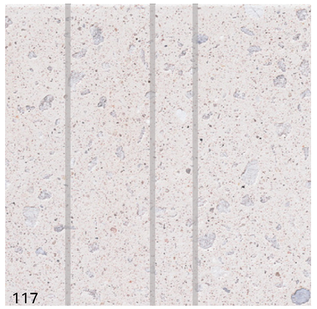
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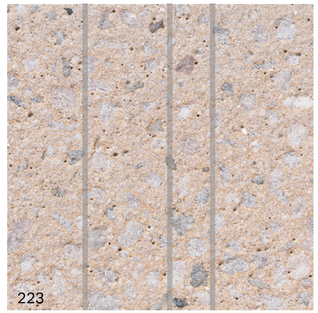
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Project Management Initials:
Designer: Designer
Checked: Checker
Approved: Approver
ARCH D 24" x 36"

PRECAST CONCRETE BASE WALLS



PRECAST CONCRETE ACCENT WALLS



STUCCO WALLS

SW 7684
CONCORD BUFF

EXTERIOR SOFFITS

SW 7006
EXTRA WHITE

CURTAIN WALL FINS

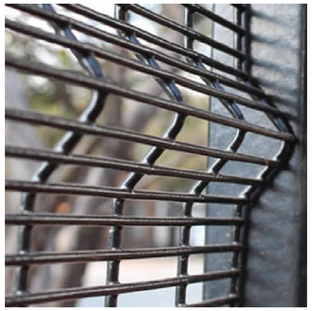
SW 6265
QUICKSILVER

BUILDING RENDERINGS





SECURITY FENCING





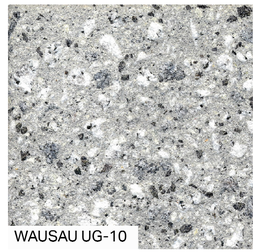
EXTERIOR CURTAIN WALL GLAZING



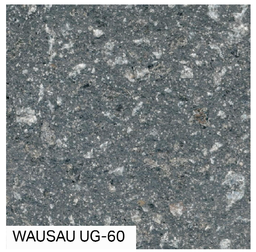


IMAGE FOR FINS REFERENCE ONLY
NOT FOR GLAZING COLOR

EXTERIOR PAVERS



WAUSAU UG-10



WAUSAU UG-60

1 **MATERIAL BOARD**
Scale: NTS

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PROJECT
FORT LAUDERDALE POLICE HEADQUARTERS
1300 W BROWARD BLVD, FT LAUDERDALE, FL 33312

CLIENT
CITY OF FORT LAUDERDALE DEPARTMENT OF PUBLIC WORKS

PRIME CONSULTANT
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CONSULTANTS

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER
60639620

SHEET TITLE
MATERIALS BOARD

SHEET NUMBER
HQ-A8-1-05

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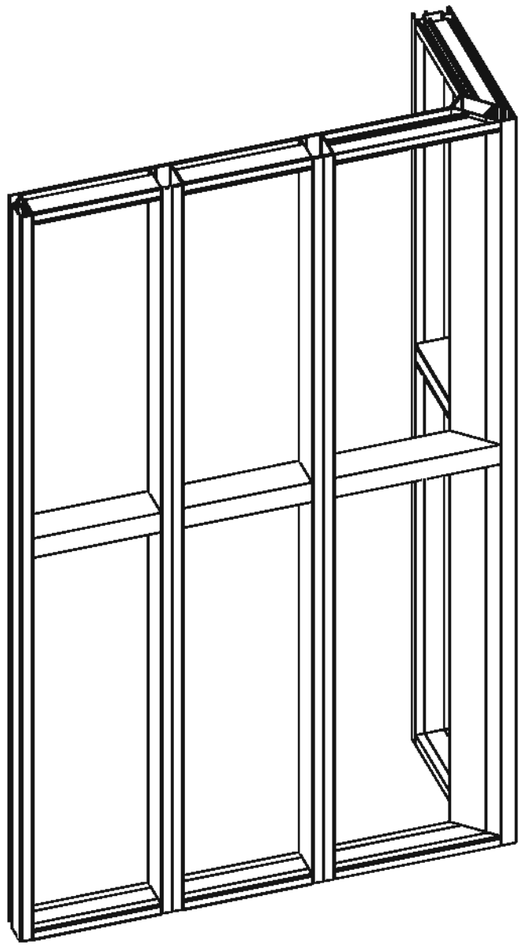
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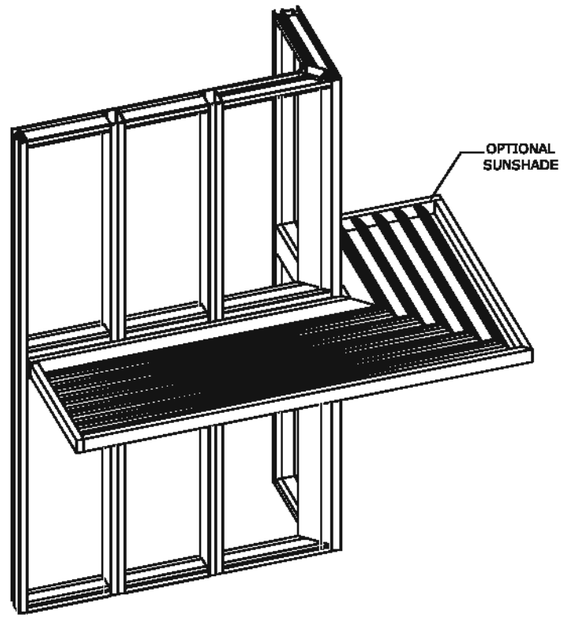
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CRAWFORD TRACEY CORPORATION

PRO-TECH 7SG ALUMINUM CURTAINWALL SYSTEM
L.M.I. & S.M.I. (MISSILE LEVEL "E" & "D")
(OPTIONAL SUNSHADE)





Digitally signed by Frank Bennardo
Date: 2020.12.18 13:08:53 -05'00'

GENERAL NOTES:

1. THE SYSTEM AND GLASS TYPES DESCRIBED HEREIN COMPLY AND HAVE BEEN DESIGNED AND TESTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) PER
   a. ASTM E330-14, E331-00, E283-04, E1886-13a, E1996-14
   b. TAS 201 / 202 / 203
   c. AAMA 501
   d. ANSI Z97.1-2015 (400 ft-lb. IMPACT)
2. FOR USE WITHIN AND OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
3. DESIGN PRESSURES NOTED HEREIN ARE BASED ON MAXIMUM TESTED PRESSURES DIVIDED BY A 1.5 SAFETY FACTOR.
4. NO 33-1/3% INCREASE IN ALLOWABLE STRESS HAS BEEN USED IN THE DESIGN OF THIS SYSTEM. WIND LOAD DURATION FACTOR Cd=1.6 HAS BEEN USED FOR WOOD ANCHOR DESIGN.
5. THE ARCHITECT/ENGINEER OF RECORD FOR THE PROJECT SUPERSTRUCTURE WITH WHICH THIS DESIGN IS USED SHALL BE RESPONSIBLE FOR THE INTEGRITY OF ALL SUPPORTING SURFACES TO THIS DESIGN WHICH SHALL BE COORDINATED BY THE PERMITTING CONTRACTOR.WOOD BUCKS (BY OTHERS) SHALL BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE EXISTING STRUCTURE.
6. THE SYSTEM DETAILED HEREIN IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SPECIFIC SITE. FOR SITE CONDITIONS DIFFERENT FROM THE CONDITIONS DETAILED HEREIN, A LICENSED ENGINEER OR REGISTERED ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE IN CONJUNCTION WITH THIS DOCUMENT.
7. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.
8. FASTENERS SHALL BE CADMIUM-PLATED OR OTHERWISE CORROSION-RESISTANT MATERIAL AND SHALL COMPLY WITH "SPECIFICATIONS FOR ALUMINUM STRUCTURES" SECTION J.3.7.2 BY THE ALUMINUM ASSOCIATION, INC., & ANY APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES
9. ENGINEER SEAL AFFIXED HERE TO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
10. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.
11. PRESSURE VALUES ON THIS APPROVAL ARE (ASD) ALLOWABLE DESIGN PRESSURES.
12. ALTERATIONS, ADDITIONS, OR OTHER MARKINGS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE THIS CERTIFICATION.
13. SAFEGUARDS MUST BE OBSERVED (NOT IN THIS CERTIFICATION)
14. IF SLOPED GLAZING IS NEEDED, IT SHALL BE ALLOWED UNDER SITE SPECIFIC ENGINEERING. DESIGN MUST BE CHECKED AND APPROVED BY A PROFESSIONAL ENGINEER AND MANUFACTURER.
15. PRODUCT SHALL BE PERMANENTLY LABELED WITH A MINIMUM OF ONE LABEL PER SYSTEM CONTAINING THE FOLLOWING:
    CRAWFORD TRACEY CORPORATION
    3301 S.W. 13th DRIVE
    DEERFEILD BEACH, FLORIDA 33442
    APPROVED BY FLORIDA BUILDING COMMISSION
    FLORIDA PRODUCT APPROVAL NUMBER FL# 29520

SHEET INDEX

# SHEET	DESCRIPTION
01	COVER SHEET
02-04	ELEVATIONS
05	SYSTEM CONFIGURATIONS
06-36	GLASS LOADING TABLES
37-41	MULLION LOADING TABLES
42	SIDE LOADED FRAME
43	SUNSHADE LOADING TABLES
44-65	DETAILS
66-83	ANCHOR LAYOUT & ANCHOR CAPACITY TABLES
84-88	EXTRUSIONS / PART LIST/ FRAME ASSEMBLY
88	TOTAL

VISIT ECALC.IO/29778

FOR HELPFUL RESOURCES, SITE SPECIFIC JOB ORDERING & MORE INFORMATION ABOUT THIS PRODUCT & RELATED SERVICES

SCAN HERE:

FRANK BENNARDO, P.E.
PE# 0046549 CA 9885

FL#29520.2

ENGINEERING EXPRESS
CORPORATE OFFICE:
160 SW 12th AVE, SUITE 106
DEERFIELD BEACH, FL 33442
(954) 354-0660 | (866) 396-9999
TEAM@ENGINEERINGEXPRESS.COM
ENGINEERINGEXPRESS.COM

CRAWFORD TRACEY CORPORATION
3301 S.W. 13th DRIVE
DEERFIELD BEACH, FL, 334422-8101
Phn. (954) 698-6888

PRO-TECH 7SG ALUMINUM CURTAINWALL SYSTEM
FLORIDA STATE APPROVAL

REMARKS	DRWN	CHKD	DATE
FBC 2020 UPDATE	JPC	AJP	08/06/20

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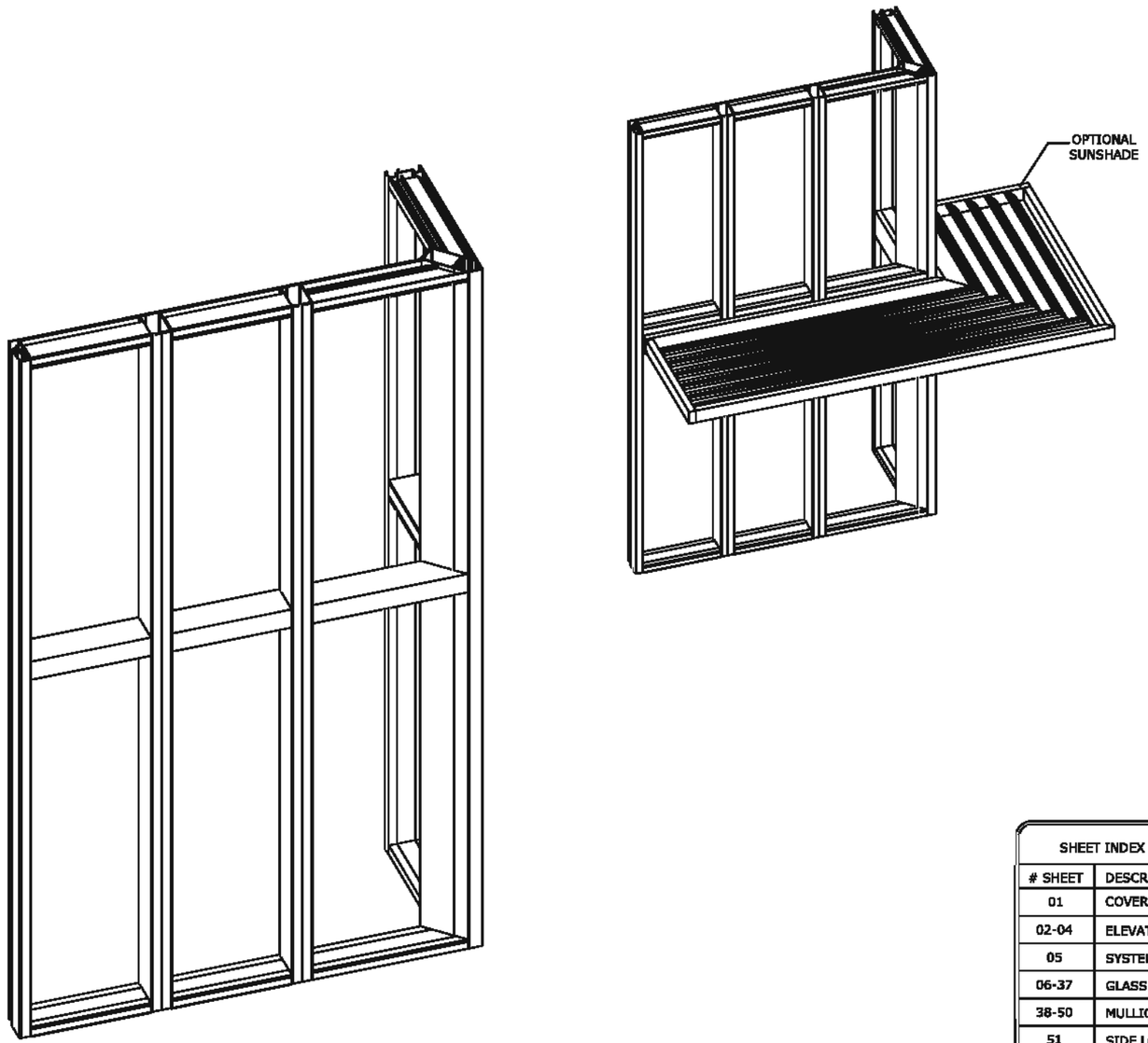
20-29778

SCALE: NTS UNLESS NOTED

01 OF 88

CRAWFORD TRACEY CORPORATION

PRO-TECH 9SG ALUMINUM CURTAINWALL SYSTEM
L.M.I. & S.M.I. (MISSILE LEVEL "E" & "D")
(OPTIONAL SUNSHADE)



GENERAL NOTES:

1. THE SYSTEM AND GLASS TYPES DESCRIBED HEREIN COMPLY AND HAVE BEEN DESIGNED AND TESTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) PER
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   b. TAS 201 / 202 / 203
   c. AAMA 501
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    3301 S.W. 13th DRIVE
    DEERFEILD BEACH, FLORIDA 33442
    APPROVED BY FLORIDA BUILDING COMMISSION
    FLORIDA PRODUCT APPROVAL NUMBER FL# 29520

SHEET INDEX

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01	COVER SHEET
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52	SUNSHADE LOADING TABLES
53-79	DETAILS
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86-90	EXTRUSIONS / PART LIST/ FRAME ASSEMBLY
90	TOTAL

VISIT ECALC.IO/29773

FOR HELPFUL RESOURCES, SITE SPECIFIC JOB ORDERING & MORE INFORMATION ABOUT THIS PRODUCT & RELATED SERVICES

SCAN HERE:

Digitally signed by Frank Bennardo
Date: 2020.12.18 13:08:53 -05'00'

FRANK BENNARDO, P.E.
PE# 0046549 CA 9885

ENGINEERING EXPRESS
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TEAM@ENGINEERINGEXPRESS.COM
ENGINEERINGEXPRESS.COM

FL#29520.3

CRAWFORD TRACEY CORPORATION
3301 S.W. 13th DRIVE
Phn: (954) 698-6888
DEERFIELD BEACH, FL, 33442-8101

PRO-TECH 9SG ALUMINUM CURTAINWALL SYSTEM
FLORIDA STATE APPROVAL

REMARKS	DRWN	CHKD	DATE
2020 FBC UPDATE	JPC	AJP	08/06/20

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20-29773

SCALE: NTS UNLESS NOTED

01 OF 90

HISTORIC PRESERVATION BOARD AGENDA ITEM REPORT

DATE: March 7, 2022

CASE:

REQUEST(S):

APPLICANT/ OWNER:

AGENT:

ADDRESS:

HISTORIC LANDMARK /
HISTORIC DISTRICT:

GENERAL LOCATION:

LEGAL DESCRIPTION:

ZONING DISTRICT:

COMMISSION DISTRICT:

BACKUP:

HISTORIC PRESERVATION BOARD AGENDA ITEM REPORT

DATE: March 7, 2022

CASE:

REQUEST(S):

APPLICANT/ OWNER:

AGENT:

ADDRESS:

HISTORIC LANDMARK /
HISTORIC DISTRICT:

GENERAL LOCATION:

LEGAL DESCRIPTION:

ZONING DISTRICT:

COMMISSION DISTRICT:

BACKUP: