

REQUEST: Site Plan Level III Review; Conditional Use - Social Service Residential Facility (SSRF)

Case Number	R14051	
Applicant	Broward County Board of County Commissioners	
General Location	325 SW 28 th Street	
Property Size	122,481 SF / 2.81 acres	
Existing Zoning	Heavy Commercial/Light Industrial (B-3)	
Proposed Zoning	Community Facility (CF)	
Existing Use	Vacant	
Future Land Use Designation	Commercial	
Applicable ULDR Sections	47-18.32 Social Service Residential Facility 47-23.4 Conditional Use Permit 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	N/A	N/A
Lot Size	N/A	122,481 SF / 2.81 acres
Lot Width	N/A	429'
Building Height	60' max	44'
Floor Area	N/A	50,234 SF
Landscape Area	N/A	44,811 SF
Parking	46	101
Waterway Use Setback	N/A	N/A
	Required	Proposed
Setbacks/Yards		
Front (S)	25'	51.75'
Side (W)	25'	85.16'
Side (E)	25'	164'
Rear (N)	25'	25'
Notification Requirements	Sign Notice, 15 days prior to meeting	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Eric Engmann, AICP, Planner II	

PROJECT DESCRIPTION:

The applicant is requesting approval for a Social Service Residential Facility (SSRF) at 325 SW 28th Street. The property will be developed as a Level V Facility for the relocation of the Broward Addiction Recovery Center (BARC). An associated application to rezone a 1.64 acre portion of the property from Heavy Commercial/Light Industrial (B-3) to Community Facility (CF) was recommended for approval by the Planning and Zoning Board on December 18, 2014 and is scheduled to go before the City Commission in February.

The associated site plan was reviewed by the Development Review Committee on November 25, 2014. The City has entered into an Interlocal Agreement with the County to allow the existing BARC facility to relocate to the subject property from its current location in the Sailboat Bend neighborhood, subject to locating the building and entrance on the eastern portion of the property in order to create a space that meets the needs of the facility, while being compatible with the surrounding area.

PRIOR REVIEWS:

The Development Review Committee (DRC) reviewed the application on December 18, 2014. Majority of comments have been addressed with the exception of staff's conditions of approval provided herein.

REVIEW CRITERIA:

The application is subject to ULDR 47-18.32 Social Service Residential Facility, Sec. 47-23.4 Conditional Use Permit, Sec. 47-25.2, Adequacy Requirements, and 47-25.3 Neighborhood Compatibility Requirements. The applicant has submitted narratives regarding the project's compliance with these sections, attached with the site plan and submittal material.

Social Service Residential Facility:

Pursuant to ULDR Section 47-18.32, the request is subject to Social Service Residential Facility Requirements. The applicant is proposing a Level V SSRF "the principal purpose of which shall be to provide personal care, shelter, sustenance or support services, or other treatment and therapy, in addition to active programmatic efforts and may be designed to encourage entry or reentry into the community."

A SSRF Level V use is an allowed use, subject to conditional use approval, in the Community Facility (CF) zoning district. The additional SSRF criteria address separation distance for uses, floor area requirements and outdoor recreation space. The applicant's site plan and narratives demonstrate that the development meets and for some aspects exceeds the minimum requirements. Documentation has been provided by the applicant that indicates the proposed facility is greater than 1,500 feet from an existing SSRF or child day care facility as defined in the ULDR. The applicant has also demonstrated that the facility will provide additional space beyond the minimum standards required for floor area and outdoor recreation space.

Conditional Use:

Pursuant to ULDR Section 47-24.3, Conditional Use Permit Requirements, the following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.

The Neighborhood Compatibility Requirements are addressed in a separate section below.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

The site is located in close proximity to several major roadways in the area including State Road 84 and SW 4th Avenue. The applicant's analysis states that the use will generate approximately 70 pm peak vehicular trips, which does not exceed the existing level of service for these major roadways. The proposed project is in an area which includes several other community facility uses. Traffic generated by this use should be in line with generation characteristics of other uses in this zoning district.

3. The applicant must show and it must be found by the reviewing body that the following have been met:
 - a. The location of the use or structure is not in conflict with the City's Comprehensive Plan;
 - b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;
 - c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the
 - d. use or structure;
 - e. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;
 - f. There are no adverse impacts of the use that affect the health, safety and welfare of adjacent properties.

The current use has operated in the City for more than 45 years and is regulated according to State and National guidelines. However to expand it requires appropriate siting and planning. With the associated rezoning to Community Facility zoning, the use will be consistent with the City's Comprehensive Plan. The location of the proposed use is in close proximity to other compatible uses. The site is located in an area with other community facility uses including the Broward County Health

Department- Main Campus, The Juvenile Assessment Center, The National Guard Armory and the Seagull School.

The applicant has designed the new building to minimize and/or eliminate impacts on adjacent properties by including adequate safety measures and internal areas to accommodate the activities on-site, while creating a private facility that fits in with other community facility uses in the area. More specifically, the site has been designed to incorporate a “campus-like” feel in which all of the uses will be self-contained on the property. The decorative walls and shade trees proposed will enhance the streetscape in the area. The site has been designed to primarily accommodate the use on the eastern portion of the property, limiting impacts on uses to the west. The site will include one entrance on the southeast corner of the property and two secure exits from the property.

The applicant has proposed several features on the property to reduce the potential impact of permitting the use in the area. The site will include additional recreation space and an interior courtyard area within the site to ensure that the active needs of the guests and staff can be accommodated within the property boundary.

Adequacy Requirements:

As per ULDR Section 47-25.2, the adequacy requirements ensure that adequate municipal services and utilities are available to the site to mitigate development related impacts.

The project is located on a site surrounded by existing development; public services including roadways and utility services are existing in the immediate area. As indicated in the applicant’s narratives, sufficient services and utilities will be available to handle the demand of the proposed development. The applicant will be required to connect to these utilities as a part of the building permit process.

Neighborhood Compatibility:

As per ULDR Section 47-25.2, neighborhood compatibility includes performance standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhoods...including improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.”

The general character of the overall area includes a variety of government, industrial and recreation uses. Other government related community facilities and services in the area are located on the city blocks immediately to the north and west of the project site. The surrounding properties to the north and west are also zoned CF. The properties to the south and east are zoned Industrial (I), which are also compatible with the intended use of the subject property. The nearest residential properties are located approximately a quarter of a mile to the west.

The proposed improvements will enhance the existing visual conditions on the property. The building has been designed for the specific needs of this facility and will create a self-contained environment that is similar in appearance to other uses in the area. The building itself has been developed to provide modern architecture that blends contemporary and traditional elements with building materials consisting of stone, glass, aluminum paneling, and stainless steel. The building and site have been oriented and designed to achieve “LEED Gold” certification from the U.S. Green Building Council. The 2.81 acre site allows for plenty of space to contain the aspect of the use within the perimeter of the site.

The perimeter of the facility itself includes a decorative wall between 6 feet to 8 feet high and includes perimeter lighting. Improvements to the public realm include new sidewalks, enhanced landscaping, street trees, and on-street parking spaces along SW 3rd Avenue. These improvements will enhance the pedestrian and vehicular experience in this area.

However, as a condition of approval, staff recommends that the 11 parking spaces, located on the southwest portion of the site, be removed. Since the site contains significantly more surface parking than is required by the ULDR, this area could be used for additional green space reducing the amount of impervious area on the property and further buffering the uses to the west.

Approval of this use would allow for the expansion of a necessary community facility on a site suitable for meeting its needs. The proposed use is consistent with other community facility and industrial uses in the area. The proposed site layout and building design maintain the impacts of the use within the confines of the property.

Comprehensive Plan Consistency:

The proposed development is consistent with the City's Comprehensive Plan in that the proposed community facility is allowed in the Commercial land use category.

STAFF FINDINGS:

Staff recommends the Board approve this request with the conditions as stated further below, and consistent with:

- ULDR Section 47-18.32, Social Service Residential Facilities
- ULDR Section 47-23.4, Conditional Use
- ULDR Section 47-25.2, Adequacy Requirements
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements

The applicant has provided a narrative response to the criteria, which is provided in the plan sets. Staff concurs with applicant's assessment.

CONDITIONS:

Should the Planning and Zoning Board approve the request, the following conditions shall apply:

1. The 11 parking spaces located on the southwest portion of the site will be removed and replaced with landscaping.
2. The site will contain only one (1) vehicular entrance, as currently provided (located no more than 120 feet from the southeast corner of the property) and will contain a maximum of two (2) points of vehicular egress from the property.

STRATEGIC CONNECTIONS

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- **Goal 6:** Be an inclusive community made up of distinct, complementary and diverse neighborhoods.

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

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.