



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: March 3, 2015

TITLE: QUASI-JUDICIAL – De Novo Hearing of Site Plan Level III – Broward
Addiction Recovery Center (BARC) – Broward County - Case R14051.

Recommendation

It is recommended that the City Commission adopt a resolution approving the issuance of a Conditional Use Permit and Site Plan Development Permit for the BARC project, approved by the Planning & Zoning Board (PZB) as a Social Service Residential Facility (SSRF) contingent upon the rezoning of the property to a Community Facilities (CF) zoning district.

Background

Pursuant to ULDR Sec. 47-26.A.2, City Commission Request for Review, the Commission voted (5-0) at the February 17, 2015 Regular City Commission meeting to set a hearing to review the application at the Regular City Commission meeting on March 3, 2015.

Pursuant to Section 47-24.2.A.8 of the ULDR, the application for a site plan was combined with and reviewed in accordance with the procedures for a conditional use application. As part of the submittal the applicant proposed to construct a Level V Facility for the relocation of the Broward Addiction Recovery Center (BARC) located on the west side of SW 3rd Avenue between SW 27th Street and SW 28th Street. The Development Review Committee (DRC) reviewed the application on December 18, 2014. The applicant has complied with the requirements of the DRC and the record of the meeting is available as part of the official record.

The BARC project was reviewed by the PZB on January 20, 2015 for a conditional use approval of a Social Service Residential Facility (SSRF). Approval was then granted by PZB subject to a condition of approval that 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 on SW 28th Street) and will contain a maximum of two (2) points of vehicular egress from the property (one located on SW 27th Street and one located on SW 28th Street).

There is an associated case (15-0046) to rezone a 71,414 square-foot (1.64 acre) portion of a parcel of land from Heavy Commercial/Light Industrial (B-3) to Community Facility (CF).

The City Commission also directed staff and the applicant to meet with members of the community to discuss concern of the neighborhood regarding ingress/egress along SW 28th Street. On February 12, 2015 staff met with members of the County's design team along with the President of the Edgewood Civic Association and the President of the Council of Fort Lauderdale Civic associations to discuss alternative to the proposed ingress and egress to the site. The president of the Edgewood Civic Association raised concerns about traffic exiting the site onto SW 28th Street and heading west into the residential portion of the neighborhood in order to avoid the traffic light on SW 4th Avenue and State Road 84. The neighborhood expressed the desire to have all traffic to exit the site onto SW 27th Street, which because of a median splitting the north and south bound traffic on SW 4th Avenue, would keep cars from traveling west through the residential community.

The County's design team explained the necessity of the site layout due to site circulation as well as the need to accommodate fire, police and ambulance vehicles. As stated above the site is set up with one entrance on SE 28th Street for ingress and an exit point directly to the north on SW 27th Street that will handle the majority of the vehicles arriving and departing the site including garbage and fire trucks. The exit on SW 28th Street will primarily provide egress for ambulances and other vehicles dropping off directly at the main entrance to the building, which faces the SW 28th Street right-of-way. In addition, the County explained that the ingress/egress points of the site are controlled through pressure sensitive gates that will only allow vehicles to enter and exit at the specified points.

The design solution presented would be to require vehicles utilizing the SW 28th Street exit to be directed east (left turn only) through the utilization of a traffic control structure. This would consist of a "Type B Curb" that will direct typical vehicular traffic to turn left and go east bound on SW 28th Street while allowing emergency vehicles to be able to mount the curb and to travel west (right) on SW 28th Street, if needed.

The revised site plan, including elevations and renderings are provided as part of Exhibit 1.

Criteria for Approval

If the City Commission determines that the proposed development or use meets the requirements of the ULDR, including the criteria for conditional use review, the city commission shall approve or approve with conditions necessary to ensure compliance with the requirements of the ULDR and criteria for the proposed development or use and issue the condition use permit.

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 use or structure;
- d. 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;
- e. 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.

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.

Resource Impact

There is no fiscal impact associated with this action.

Related CAM: #15-0046

March 3, 2015

15-0226

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*.

Conditions

1. The site will contain only one (1) point of vehicular ingress, as currently provided (located no more than 120 feet from the southeast corner of the property).
2. The site will contain a maximum of two (2) points of vehicular egress from the property. The point of egress on SW 28th St will contain a traffic device to restrict vehicular flow other than emergency vehicles to the east (left turn only).
3. The site plan is conditioned upon the approval of the rezoning of a portion of the property (Z14007) from Heavy Commercial/Light Industrial (B-3) to Community Facilities (CF).

Attachments

- Exhibit 1: Site Plan
 - Exhibit 2: Planning & Zoning Board Staff Report
 - Exhibit 3: Application
 - Exhibit 4: Resolution to Approve
 - Exhibit 5: Resolution to Deny
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