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**Broward Addiction Recovery Center
325 SW 28th Street
Statement of Use and Justification for Rezoning from B-3 to CF**

Broward County ("Petitioner") proposes to develop the property located at 325 SW 28th Street in the City of Fort Lauderdale ("Property") as the new home for the Broward Addiction Recovery Center ("BARC"). The Property is currently zoned CF, Community Facility, and B-3, Heavy Commercial / Light Industrial Business. Although the CF zoning district permits BARC as a conditional use, the B-3 zoning district does not. As such, Petitioner respectfully requests that the City rezone the B-3 portion of the Property to the CF zoning district.

In accordance with Section 47-24.4 of the City's Unified Land Development Regulations ("ULDRs"), Petitioner will demonstrate that: (1) the zoning district proposed is consistent with the city's comprehensive plan; (2) substantial changes in the character of development in or near the area under consideration supports the proposed rezoning; and (3) the character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The Broward Addiction Recovery Center (BARC) located in Broward County, Florida is a Division under the Human Services Department and operates under the auspices of Broward County. As an Equal Opportunity Employer and a provider of comprehensive substance abuse treatment services, BARC is a Joint Commission Accredited treatment program serving all Broward County residents ages 18 and over who present with substance abuse or co-occurring disorders. What began originally as a means to prevent the homeless alcoholic from being arrested and jailed has since grown to the largest provider of substance abuse services in Broward County and a leader throughout the state in the provision of innovative treatment for those affected by substance abuse issues. From its inception in 1968 by the Broward County Commission on Alcoholism, BARC has helped thousands of individuals and their families recover from the destructive effects of substance abuse so as to enhance their quality of life. Approximately 4,500 clients each year are admitted to BARC and benefit from residential or outpatient treatment and support services. More than 1,800 clients per year benefit from medically supervised drug and alcohol withdrawal treatment offered by the professionals at BARC's Detoxification Unit.

1. The zoning district proposed is consistent with the city's comprehensive plan

The Property is designated Commercial on the City's Future Land Use Map. Community facilities such as the Project are permitted within the City's Commercial land use designation. As such, the Project is consistent with the City's Comprehensive Plan.

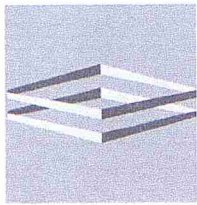
2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning;

The Property is an ideal location for BARC, which is currently located in a residential area in a building that is not ideally suited for the nature of such a use. The new building design on the Property in a CF zoning district is the perfect setting for BARC. The Property is located in close proximity to the Juvenile Assessment Center, Broward County Health Department and Seagull Alternative High School. The Project provides a clean and contemporary architectural design. In contrast, the Juvenile Assessment Center and Broward County Health Department appear to be more architecturally industrial in nature. Seagull Alternative High School is designed as the educational facility that it is. Though these facilities have compatible uses, the character of the structures are significantly different and thus will not impact the character of the zoning district in which the Project is located. In addition, the properties to the south and the east of the Project are developed for heavy commercial and light industrial uses. The Property is an ideal location for a Social Services Residential Facility considering the mix of uses in close proximity and lack of residential uses.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses

The Property is located in an ideal area for BARC with heavy commercial and industrial uses to the south and east and a variety of community facility uses located to the north and west. The nearest residential properties are more than a quarter mile away to the west. As such, BARC fits perfectly with the surrounding community. BARC does not create any adverse impacts that will affect the health, safety and welfare of adjacent properties. BARC has been designed as a completely self-contained facility that provides for all activities and services within the confines of the building. The proposed wall and decoratively fenced enclosure combined with the security vestibule at the main entrance will eliminate any potential adverse impacts. In addition, BARC is compatible with surrounding uses and is also located in close proximity to Broward General Medical Center, the Courthouse and Broward County Health Department's Central Campus. The location of these uses will allow BARC to provide the necessary services to its clients while reducing the length of trips to the facility and without further impacting other areas of the City.

It is also important to note that BARC is currently located in the middle of the Sailboat Bend residential neighborhood. The existing facility is not large enough to serve all of its clients, which causes many clients to wait outside for their services and are perceived by the residents of the area to be loitering. The new planned facility has ample spaces designed into it to shield clients and provide them internal break areas during their visit. Considering that the Property is located more than one-quarter (1/4) mile from the nearest residential neighborhood to the West and is surrounded by complementary uses, approval of this Rezoning request will not only avoid adverse impact on adjacent properties, but will improve the health, safety and welfare of the City at large.



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**Broward Addiction Recovery Center
325 SW 28th Street
Statement of Compliance with Social Service Residential Facility Requirements**

Broward County ("Petitioner") proposes to develop the property located at 325 SW 28th Street in the City of Fort Lauderdale ("Property") as the new home for the Broward Addiction Recovery Center ("BARC"). The Property is currently zoned CF, Community Facility, and B-3, Heavy Commercial / Light Industrial Business. Although the CF zoning district permits BARC as a conditional use, the B-3 zoning district does not. As such, Petitioner has submitted a concurrent rezoning application to rezone the B-3 portion of the Property to the CF zoning district. Petitioner has also submitted an application to the City requesting Conditional Use approval for a Social Service Residential Facility. Petitioner will demonstrate herein that the Project complies with the requirements of a Social Service Residential Facility ("SSRF") in accordance with Section 47-18.32, E-K, of the City's Unified Land Development Regulations.

In order to develop BARC, Petitioner respectfully requests Conditional Use approval for a Social Service Residential Facility, as follows:

E. Standards for SSRF development approval.

1. *No permitted SSRF use shall be granted development approval until the city has made a determination that the proposed SSRF has met all of the requirements of this chapter including those requirements in the specific zoning district in which the proposed SSRF is to be located. Prior to the issuance of any permits or use approval the applicant for the SSRF shall provide the city with evidence of applicable preliminary state agency approval or with a current state agency license when a license is required by state agency.*

The proposed BARC facility meets all requirements of the City's ULDRs. Attached hereto as Exhibit "A" is a copy of the State license for the BARC facility.

- a. *Conditional use SSRF. Development approval of a conditional use SSRF may be granted by the planning and zoning board after a recommendation of the development review committee.*

A conditional use request for the BARC facility is included with this submittal.

- b. *No conditional use SSRF shall be approved unless it is demonstrated that each proposed facility has met all of the requirements of this chapter, including those requirements in the specific*

zoning district in which the proposed SSRF is to be located, has received applicable preliminary state agency approval or current state agency license when a license is required by any state agency and site plan approval. Recommendation and approval shall be based upon consideration of the following factors:

- i. If a facility is proposed to be located in a residentially zoned area, it shall be developed in a manner that is compatible with the character of the surrounding area. This standard applies to design density, lot size, landscaping, building height limit, building site requirements, yard requirements, minimum floor area, lot coverage and open space.*

This criterion is not applicable as the Property is not located in a residentially zoned area.

- ii. Any adverse impact on the abutting properties from the proposed facility, including but not limited to, outdoor lighting, noise and traffic generated by the proposed use, location of outdoor play area, parking, ingress and egress, loading and unloading, circulation area and location of streets and their capacity to carry the traffic generated by the proposed use.*

This criterion is addressed in the Statement of Use and Justification for a Conditional Use, Statement of Compliance with Neighborhood Compatibility Requirements, and Statement of Compliance with Adequate Facilities Requirements, all of which are included with this submittal.

- c. An application for SSRF conditional use approval shall be submitted and reviewed in accordance with the requirements for a conditional use permit as provided in Section 47-24.3.*

A conditional use request for the BARC facility is included with this submittal.

- F. Schedule of permitted and conditional uses, by category of uses. The location of all SSRF shall be determined as designated on the matrix provided.*

The BARC facility is permitted as a conditional use in the CF, Community Facility, zoning district.

- G. Additional requirements.*

- 1. Dispersal. The purpose of dispersal requirements is to further the objectives of this section by avoiding the undue concentration of SSRF facilities, thus preserving residential environment. The measurement for dispersal shall be made along a straight line from the nearest property line of the proposed facility (from the facility proposed for enlargement, increased licensed bed capacity, expansion or conversion) to the nearest property line of the closest existing facility.*

- a. Level I. Dispersal requirements shall not apply to any level I SSRF.*

This criterion is not applicable as the BARC facility is not a Level 1 SSRF.

- b. *Levels II, III, IV, and V. When the proposed SSRF is to be located in a residential district, the following dispersal distances shall be applied to all SSRF, whether located in a residential district or a nonresidential district. No portion of any level II, III, IV or V SSRF shall be permitted, or shall be enlarged or expanded, or increased in size or number of persons licensed to be served by the State of Florida or Broward County when it is located within a distance of one thousand five hundred (1,500) feet from any other property with a level II, III, IV or V SSRF or from any other property containing a small, intermediate or large child day care facility as defined in Section 47-18.8 located in either a residential or nonresidential district.*

This criterion is not applicable as the BARC facility is not located within a residential district.

- c. *Dispersal requirements shall not apply to SSRF facilities on property located entirely within nonresidential districts. However, SSRF proposed to be located in nonresidential districts shall be one thousand five hundred (1,500) feet from any existing SSRF or child day care center in a residential district.*

The BARC facility is located entirely in a non-residential zoning district and more than one thousand five hundred (1,500) feet from any existing SSRF or childcare center in residential districts. Attached hereto as Exhibit "B" is a map that clearly identifies the location of all licensed child care facilities in proximity to the Project, none of which are located within both a residential zoning district and one thousand five hundred (1,500) feet of the Property.

2. *Floor area requirements.*

- a. *Level I. No minimum, except as required by the underlying zoning district requirements and as required by state agencies.*

This criterion is not applicable as the BARC facility is not a Level 1 SSRF.

- b. *Levels II, III, IV and V. In addition to the minimum floor area requirements of the underlying zoning district, the following floor area shall be provided:*

- i. *Bedroom space: In a sole occupancy bedroom, a minimum of ninety (90) square feet of floor area shall be provided.*

Sole occupancy bedrooms are a minimum of one hundred sixteen (116) square feet.

- ii. *In a multiple occupancy bedroom, a minimum of sixty (60) square feet of floor area per adult resident and a minimum of fifty (50) square feet of floor area per child resident shall be provided.*

The only multiple occupancy rooms are proposed to have two (2) beds. The minimum size for a two (2) person room is one hundred seventy-two (172) square feet. That said, the majority of two (2) person rooms are between one hundred ninety-two (192) to one hundred ninety-five (195) square feet on average.

- iii. *Bedroom floor area requirements may be reduced by the planning and zoning board when:*
 - a. *The size of a bedroom or bedrooms within an existing conforming structure requires such reduction; or*
 - b. *A commensurate increase in the living and recreation space of the facility is proposed; or*
 - c. *The relative stay of the residents dictates such reduction (i.e., facility provides primarily short term housing).*

No bedroom floor area reduction is being requested.

- iv. *Living/dining/recreation space: A minimum of forty (40) square feet of floor area per resident shall be provided for living, dining and recreation area.*

Considering that there will be a maximum of fifty (50) residents, two thousand (2,000) square feet of living/dining/recreation space is required. The BARC facility contains approximately five thousand (+/- 5,000) square feet of interior living/dining/recreation space and three thousand (3,000) square feet of exterior living/dining/recreation space.

3. *Outdoor recreation space.*

- a. *Level I. A minimum of one thousand five hundred (1,500) square feet of outdoor recreation space, three hundred (300) square feet of which shall be landscaping, shall be required.*

This criterion is not applicable as the BARC facility is not a Level 1 SSRF.

- b. *Levels II, III, IV and V. A minimum of thirty (30) square feet of outdoor recreation space per resident shall be required. One-third (1/3) of said area shall be landscaping.*

Considering that there will be a maximum of fifty (50) residents, one thousand five hundred (1,500) square feet of outdoor recreation are required. Approximately fourteen thousand (14,000) square feet provided on the Property.

- c. *Adult foster home facilities, family foster home facilities and short-term emergency facilities, including but not limited to, shelter units, emergency shelter facilities for abused children and adults, and emergency shelter facilities, as defined in this section, shall be exempt from the requirements for outdoor recreation space.*

This criterion is not applicable as the BARC facility is not a foster home facility, family foster home facility or short-term emergency facility.

- d. *When all residents of the SSRF facility are non-ambulatory, the requirements of this subsection shall be met by providing one thousand five hundred (1,500) square feet of outdoor recreation space, of which three hundred (300) square feet shall be landscaping.*

This criterion is not applicable as the BARC facility is not for all non-ambulatory residents.

- H. *Administrative requirements. In addition to the requirements of the ULDR, all SSRF shall comply with the applicable statutory and administrative rule requirements of the State of Florida.*

Acknowledged

- I. *The director shall coordinate with applicable state and local agencies to ensure a mutual effort in the exchange of information relative to the enforcement of this section.*

Acknowledged

- J. *General administration. To ensure the enforcement of this section and to protect and promote the health, safety, and welfare of SSRF residents and the citizens of the city, the department shall require that an applicant for a SSRF use provide evidence of preliminary state agency approval, such as a temporary license, probationary license, provisional license, interim license, conditional license, or a current state agency license when one is required.*

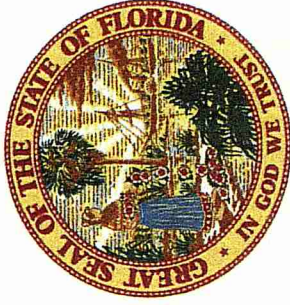
Acknowledged. A copy of BARC's state license is attached hereto as Exhibit "A".

- K. *The applicant for a SSRF shall submit to the department information regarding the proposed facility's location, maximum number of residents, building and site plans, and all other documentation, plans, and calculations necessary to show compliance with the applicable requirements of the State of Florida and the ULDR.*

The required information is included with this submittal.

Exhibit "A"

[State License for BARC Facility]



State of Florida
Department of Children and Families

CERTIFIES THAT

Broward County Government

BROWARD ADDICTION RECOVERY CENTER DIVISION

1011 SW 2nd Court

Ft. Lauderdale, FL 33311

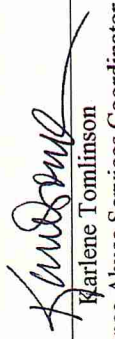
is licensed in accordance with Chapter 397, Florida Statutes to provide substance abuse services
for Adults for the following component:

Residential Detoxification (34 Beds)

Day or Night Treatment

"This license was issued based, in part, on the survey report of a department recognized accrediting organization"


Patricia Kramer
Behavioral Healthcare Services Director


Karlene Tomlinson
Substance Abuse Services Coordinator

03-27-2014

Effective Date

Regular

Type of License

1706AD053104

License Number

03-25-2015

Expiration Date

Exhibit "B"

[Radius Map of Licensed Child Care Facilities]



- 1) THIS SPECIFIC FUNDING SURVEY WAS PERFORMED TO ESTABLISH THE DISTANCE FROM THE SERVICE DELIVERERS' FIRST LINE OF WORK TO PLANT GROW, 1 PAGE 25. THE COUNTY WAS REQUESTING TO SEE DATA FROM THE SURVEY TO DETERMINE THE DISTANCE FROM PLANT GROW TO A POLICE STATION, AND TO HAVE THE DISTANCE COUNTY TRAIL (RECORDING)
- 2) THE DISTANCE SHOWN HEREIN IS BASED UPON A CLOSED FIELD TRAILER, UTILIZING A 3" TUB, AND AN ALTIMETER. THIS COLLECTION SURVEY WAS CONDUCTED IN 2010.
- 3) THIS MAP IS PRODUCED EXCLUSIVELY FOR THE USE OF FINANCIAL COUNTY. APPLICANTS' MAPS COULD BE OBTAINED.
- 4) THIS MAP IS PRODUCED EXCLUSIVELY FOR THE USE OF FINANCIAL COUNTY. SURVEYOR AND MAPPER.

LATEST DATE OF FIELD SURVEY: 12-05-13

DATA

1	DATE	APPROVAL	BY	FIELD BOOK #	WVA	2014-024-RHW/209
2	FIELD SURVEY	V. KING	12-05-13	DESKING SCALE:	1" = 100'	
3			12-05-13	FILE NAME:		
4	BURNIN BY	E. AUGUSTO	12-09-13			
5	DIGGING BY	\\SHERIN\2014-024\2014-024.DWG	12-09-13			
6	FIELD SURVEY	DATE:	12-05-13			
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SPECIFIC PURPOSE SURVEY

DISTANCE FROM THE WEST LINE OF BLOCK 12 (PB 1, PG 52, DCR) TO THE EAST LINE OF LOTS 4 & 5, BLOCK 3 (PB 30, PG 36, BCR) TO

Section 22-50-42



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**Broward Addiction Recovery Center
325 SW 28th Street
Statement of Compliance with Neighborhood Compatibility Requirements**

Broward County ("Petitioner") proposes to develop the property located at 325 SW 28th Street in the City of Fort Lauderdale ("Property") as the new home for the Broward Addiction Recovery Center ("BARC"). The Property is currently zoned CF, Community Facility, and B-3, Heavy Commercial / Light Industrial Business. Although the CF zoning district permits BARC as a conditional use, the B-3 zoning district does not. As such, Petitioner has submitted a rezoning application to rezone the B-3 portion of the Property to the CF zoning district along with a concurrent conditional use application to permit the BARC facility in the CF zoning district. In fulfillment of the aforementioned application requirements, Petitioner will demonstrate that the BARC facility complies with the neighborhood compatibility requirements set forth in Section 47-25.3 of the City's Unified Land Development Regulations ("ULDR"), as follows:

1. Adequacy requirements.

A narrative addressing the adequacy requirements as set forth in Section 47-25.2 has been provided under separate cover.

2. Smoke, odor, emissions of particulate matter and noise.

The BARC facility does not involve activities that will produce any smoke, odor or emissions of particulate matter and noise. The addiction recovery use will be operated in such a manner to ensure that any activities occurring within the facility will not produce unreasonable noise levels or otherwise disturb the surrounding area. In addition, the entire BARC facility will be a non-smoking facility.

3. Design and performance standards.

a. Lighting.

The properties surrounding the BARC facility are developed with a mix of community facilities, heavy commercial and industrial uses. Considering that the Property does not abut any residentially zoned or used properties, this criterion is not applicable. That said, the BARC facility is designed such that all lighting levels are in compliance with the ULDR. Additional pedestrian lighting has been added to the decorative perimeter wall to increase safety and visibility around the Property. Please refer to Sheets E-1, E-2 and E-3, which are included with this submittal.

b. Control of appearance.

The BARC facility is not located adjacent to any residentially zoned or used properties. As such, these criteria are not applicable. That being said, the BARC facility is designed to protect the surrounding area from any negative visual impact as follows:

i. Architectural features.

The BARC facility is designed to complement the surrounding area on all sides of the facility. The BARC facility is designed as a two (2) story structure with a clean and contemporary design. Architectural features are provided on all sides of the building to provide a pleasant aesthetic experience from any direction. The building includes fenestration in the form of windows with white aluminum mullions on all sides of the building. The windows are varying shapes and sizes to suit the interior use of the space and help to create architectural interest. In addition, there are glass doors on the front of the building providing access to the BARC facility and doors on the other sides of the building to provide access to the outdoor areas serving the facility's residents and staff. There are a number of architectural details and embellishments including color and material banding, building mass changes including projection and recession and multiple types and angles of roofline. Specifically, the front (south) facade of the building includes a medium stucco finish on the western portion of the façade, a portion of which is set back further from the property line than the rest of the southern façade. The south facade then steps closer to the property line and transitions to Coronado Getty stone with tile trim, Alucobond panels and an arched steel I-beam over the entrance. The facade under the arched I-beam to the east of the entrance then shifts to a glass wall with white aluminum features running through it and a Coronado Getty stone feature wall. The material switches back to a medium stucco above the arched steel I-beam and east of the Coronado Getty stone. There is also a vertical Coronado Getty stone feature projecting from the eastern end of the building. The rear (north) facade of the building has a number of architectural features, projections, recessions and roofline changes. The western portion of the north facade is composed of medium stucco with two (2) reveals running horizontally and begins set back significantly farther than the remainder of the facade in order to provide for an outdoor recreation area. The building then steps further north and the material switches to tile with a curved reveal projecting from the facade and breaking the building plane. The building then steps closer to the property line again and the material switches to medium stucco with a number of reveals running horizontally along the façade. The roofline of the north facade varies greatly with some parapets being higher than others. There is a standing seam feature along the central portion of the roofline and an arched standing seam on the eastern portion of the north façade. The eastern facade is composed mostly of medium stucco finish with reveals running horizontally and vertically. There is a Coronado Getty stone feature wall surrounding a building projection that has a

medium stucco finish on the southern portion of the eastern façade. In addition, there is much variation in the eastern roofline with an arched standing seam on the northern portion of the roof and a block-like standing seam just to the south of the arched standing seam. The remainder of the roofline has variation in the heights of the parapet walls. The western facade is similar to the eastern facade and is composed primarily of medium stucco. There is a Coronado Getty stone feature running vertically up the south corner of the building and then horizontally along the roofline. Tile is also incorporated as a vertical feature in the central portion of the western façade. There is variation in the roofline with an arched standing seam feature on the northern portion of the roofline. These features, embellishments, projections, recession and roofline variations come together to create a structure with architectural significance that will substantially improve the aesthetic appeal of the surrounding area.

ii. Loading facilities.

The Property does not abut any residentially zoned or used properties. As such this criterion is not applicable. That said, the loading facilities for the BARC facility will be located in the parking area in the northeastern portion of the Property and screened from the view of adjacent properties. The loading area is screened from the south and the west by the building, from the north by a wall and from the east by another wall. As such, no loading area will be visible from the surrounding properties.

iii. Screening of rooftop mechanical equipment.

The BARC facility is designed to screen all rooftop mechanical equipment. Specifically, the facility's design employs parapet walls to screen the required mechanical equipment.

c. Setback regulations.

The BARC facility complies with required setbacks on all sides of the Property as follows:

Property Line	Required	Proposed
South	25'	51'-9"
West	25'	85'-2" to new PL / 241'-2" to PL @ SW 4 th Ave
East	25'	164' to Building / 63'-11" to Chiller
North	25'	25'

As the Property is not contiguous to any residentially zoned or used properties, no additional setbacks apply.

d. *Buffer yard requirements.*

The Property is not contiguous to any residentially zoned or used properties. As such, these criteria are not applicable. That said, the Project is designed to screen the use from the view of the surrounding properties as follows:

i. *Landscape strip requirements.*

A ten foot (10') wide landscape buffer strip is provided where possible along the Property lines that includes trees, shrubs, and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements.

ii. *Parking restrictions.*

There are no residential properties contiguous to the Property. As such, this criterion does not apply.

iii. *Dumpster regulations.*

There are no residential properties contiguous to the Property. As such, this criterion does not apply. That said, the proposed dumpster location is twelve feet and three inches (12'-3") from the Property line and is screened from view by aluminum doors in accordance with the requirements of ULDR Section 47-19.

iv. *Wall requirements.*

There are no residential properties contiguous to the Property. As such, this criterion does not apply. That said, the BARC facility provides an eight foot (8') high privacy wall along portions of the Property in order to provide privacy for the facility's clients and staff in the outdoor recreational areas. In other areas where a wall or decorative fencing is provided, it will vary from approximately six feet and six inches (6'-6") high to eight feet (8') high based on requirements.

v. *Application to existing uses.*

There are no uses existing on the Property.

e. Neighborhood compatibility and preservation

The BARC facility is compatible with the surrounding community. The dynamic design and functional use of the facility adds to the overall character and integrity of the area. The BARC facility's scale and varying massing of the buildings is compatible with surrounding structures and uses and is designed to ensure that neighboring uses are not adversely impacted. The facility will revitalize the vacant block and infill underutilized property with an innovative design, while also providing an important service to Fort Lauderdale and Broward County residents. The architectural style of the BARC facility is innovative and will create an architecturally expressive and unique addition to the City. Overall, the facility is designed to be compatible with the existing neighborhood and provide an example for future redevelopment in the surrounding area.

It is also important to note that BARC is currently located in the middle of the Sailboat Bend residential neighborhood. The existing facility is not large enough to serve all of its clients, which causes many clients to wait outside for their services and are perceived by the residents of the area to be loitering. An internal courtyard has been integrated into the design of the new BARC facility as an internal break area for non-residential day clients, removing the need for clients to exit the building to get outside. In addition, the properties on which the BARC facility is currently located will be sold upon relocation to the new facilities, creating revenue as they return to the City's tax rolls. As the BARC facility is currently located in a residential area undergoing transformation and redevelopment, the current market value of the existing BARC property is significant.



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**Broward Addiction Recovery Center
325 SW 28th Street
Statement of Compliance with Adequacy Requirements**

Broward County ("Petitioner") proposes to develop the property located at 325 SW 28th Street in the City of Fort Lauderdale ("Property") as the new home for the Broward Addiction Recovery Center ("BARC"). The Property is currently zoned CF, Community Facility, and B-3, Heavy Commercial / Light Industrial Business ("Project"). Although the CF zoning district permits BARC as a conditional use, the B-3 zoning district does not. As such, Petitioner has submitted a rezoning application to rezone the B-3 portion of the Property to the CF zoning district along with a concurrent conditional use application to permit the BARC facility in the CF zoning district. In fulfillment of the aforementioned application requirements, Petitioner will demonstrate that the Project complies with the adequacy requirements set forth in Section 47-25.2 of the City's Unified Land Development Regulations ("ULDR"), as follows:

A. *Applicability.*

The Adequacy Requirements set forth in ULDR Section 47-25.2 are applicable to the Project to evaluate the demand it will place on public services and facilities.

B. *Communications network.*

The Project does not interfere with the City's communication network.

C. *Drainage facilities.*

The Project will be designed to meet the required stormwater retention as required by South Florida Water Management District and Broward County – Development and Environmental Regulation Division. The Property will seek to utilize exfiltration trench and drainage wells to achieve the required water quality and retention and discharge of the runoff generated by the Project.

D. *Environmentally sensitive lands.*

The Project will be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, the Project will be reviewed in accordance with the following Broward County Ordinances that address environmentally sensitive lands and wellfield protection: Broward County Ordinance No. 89-6, Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances, and Broward County Ordinance No. 84-60. Petitioner will ensure that the impacts of the Project to any environmentally sensitive lands will be mitigated in accordance with all applicable regulations. Asbestos was detected in the now demolished buildings. It has been remediated and safely removed from the Property for proper disposal prior to the demolition of the structures. No

contaminants are known to be present on site. An Environmental Phase I report prepared by Solutech Environmental Consultants confirms this.

E. *Fire protection.*

The Project will conform to all applicable fire protection codes including access, sprinklers and hydrants. Adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards. There is a four inch (4") fire line with fire department connect for the building. In addition, there is a proposed fire hydrant on the south side of the Property and an existing fire hydrant on the northeast corner of the Property.

F. *Parks and open space.*

No residential units are proposed. Therefore, park fees do not apply to the Project.

G. *Police protection.*

The Project provides improvements that are compliant with the principles of Crime Prevention through Environmental Design ("CPTED"). A combination of natural surveillance, natural access control, and territorial reinforcement has been used throughout the plans to ensure that the Project will be compliant with the CPTED principles. The "See and be Seen" approach to natural surveillance is heavily utilized in the design of this Project with windows overlooking sidewalks and parking lots, a transparent weather/security vestibule at the entrance and appropriate lighting in pedestrian areas. Natural access control is provided through the use of the building to divert people into the security vestibule and lobby in order to enter the building. The use of territorial reinforcement is evident in the proposed landscaping, which will be maintained such that it communicates an alert and active presence for the Project.

H. *Potable water.*

Adequate potable water service is available for the needs of the Project, which will meet the requirements of the Florida Building Code and City Engineering Department as applicable. Initial research of the existing water infrastructure indicates that the existing six inch (6") water main along SW 27th Street and the existing eight inch (8") water main along SW 28th Street will be able to handle the additional service demands created by the Project.

a. *Potable water facilities.*

The existing water treatment facilities and systems have sufficient capacity to provide for the needs of the Project. The Project will be tied in to the City's treatment facility. A written determination of reservation of available capacity has been requested from the City and will be provided upon receipt.

I. *Sanitary sewer.*

The existing sewer treatment facilities and systems have sufficient capacity to provide for the needs of the Project. The Project will be tied in to the City's treatment facility using the existing sanitary

sewer facilities on SW 27th Street and on SW 28th Street. A written determination of reservation of available capacity has been requested from the City and will be provided upon receipt.

J. *Schools.*

There are no residential units proposed as a part of the Project. As such, there will be no impact on the school system as a result of the Project.

K. *Solid waste.*

Petitioner will obtain adequate solid waste collection facilities and service in connection with the Project development and will provide evidence to the City demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements. Solid waste services will be retained through the County annual contracts for waste removal and recycling, currently being provided through Waste Management and Choice Environmental Services.

a. *Solid waste facilities.*

Petitioner will obtain written assurance confirming the adequacy of the solid waste collection service and facilities and provide it to the City upon receipt.

L. *Storm water.*

Storm water facilities will be designed to provide the required retention and storage of the runoff generated by the Project. The onsite treatment of stormwater will be provided with the design of the exfiltration trench. In addition, stormwater will be collected and directed to a cistern on the Property.

M. *Transportation facilities.*

a. *Regional transportation network.*

Regional transportation network (per 2011 capacity report):

- SR 84, east of SW 9 Ave- peak hour volume = 3848, capacity = 4880, LOS =D
- SW 4 Ave, north of I-595 - peak hour volume = 1140, capacity = 2093, LOS = C
- SW 4 Ave, north of SR 84 - peak hour volume = 1359, capacity = 3220, LOS = C

There is adequate capacity and no improvements are needed.

b. *Local streets.*

There is adequate capacity on local streets and no improvements are needed.

c. *Traffic impact studies.*

The Project is composed of 49,136 sq. ft. of Community Facility use (BARC), which generates approximately 70 p.m. peak hour trips.

d. *Dedication of rights-of-way.*

No dedication of rights-of-way is required for the Project.

e. *Pedestrian facilities.*

Pedestrian facilities have been provided along all abutting rights-of-way (SW 27th Street, SW 28th Street, SW 3rd Avenue and SW 4th Avenue) to provide a safe and pedestrian friendly environment. In addition, transit service is provided to the Property on SW 4th Street by Broward County Transit Route.

f. *Primary arterial street frontage.*

The Property's primary frontage abuts SW 3rd Avenue, which is not classified as an arterial street on the Broward County Trafficways Plan. The western portion of the Property, which is not included with the BARC site plan, abuts SW 4th Avenue, which is classified as an arterial street on the Broward County Trafficways Plan.

g. *Other roadway improvements.*

Petitioner is proposing new parallel parking spaces along SW 3rd Avenue, which will also include streetscape improvements. No other roadway adjustments, traffic control devices or other mechanisms will be required as a result of the Project.

h. *Street trees.*

Street trees are proposed along the length of the Property abutting all rights-of-way. All proposed trees are categorized as shade trees. The proposed street trees will be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements.

N. *Wastewater.*

Adequate wastewater services are provided for the Project. The Project will utilize new sanitary sewer laterals connecting to the existing system. Adequate areas and easements will be provided where necessary for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. Additionally, capital expansion charges for water and sewer facilities will be paid in accordance with Resolution 85-265 should it be required.

O. *Trash management requirements.*

The Project does not provide prepackaged food or beverages for off-site consumption. As such, no trash management plan is required.

P. *Historic and archaeological resources.*

At this time, the Property has not been identified as having archaeological or historical significance.

Q. *Hurricane evacuation.*

The Property is not located east of the Intracoastal Waterway. As such, the Project is not subject to this requirement. That being said, the Project is being designed as an “essential facility” and will be equipped with emergency power generation to operate during power outages.