



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#18-0768

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: August 21, 2018

TITLE: Ordinance Amending Ordinance Number C-97-21 to Modify the Boundary
of Property Approved for Use as a Homeless Assistance Center - Broward
Partnership for the Homeless, Inc – Case No. T18003

Recommendation

It is recommended the City Commission adopt an ordinance that amends ordinance number C-97-21, as previously amended by ordinance numbers C-01-45, C-12-03 and C-13-22, to modify the boundary of the property approved for use as a homeless assistance center.

Background

Ordinance C-97-21 was originally adopted on June 17, 1997, approving the use and development of the property located at 600 West Sunrise Boulevard (current address is 920 NW 7th Avenue) for a Homeless Assistance Center (“HAC”). The original ordinance approved the HAC as a public purpose use pursuant to Section 47-47 of the Code of Ordinances Unified Land Development Regulations (“ULDR”) and granted relief from the dispersal requirement for a social service residential facility (“SSRF”) as defined in ULDR Section 47-74.3. The ordinance was later amended on October 2, 2001 by ordinance number C-01-45 revising conditions to permit a child day care use and change the time for submitting an annual report. On February 21, 2012, the ordinance was amended by ordinance number C-12-03 to revise conditions of the development order to permit services to clients from other homeless assistance providers and to remove provisions for submitting the annual report as it was no longer deemed necessary. The last amendment was adopted on June 18, 2013 by ordinance number C-13-22 to increase the permitted number of beds from 200 to 230. To review the most recent ordinance, as amended by ordinance numbers C-01-45, C-12-03 and C-13-22, please refer to Exhibit 1.

The property is owned by Broward County, however, the southern portion of the property, as legally described in Exhibit 2, is in the process of being conveyed to Broward Partnership for the Homeless (“BPHI”), the operator of the Homeless Assistance Center. BPHI is proposing to develop up to 100 affordable housing units on the southern portion of the property (“Development Parcel”). The Development Parcel is located in the Boulevard Business (“B-1”) and General Business (“B-2”) zoning districts with a land use designation of North West Regional Activity Center (“NWRAC”). The development of residential units in B-1 and B-2 zoning districts on parcels of land designated as NWRAC is not consistent

with the City's Comprehensive Plan. The Broward County Commission has authorized BPHI to file an application for rezoning of the Development Parcel (City Application Case Number Z18003) to permit BPHI and its private development partner(s) to develop the residential units and to facilitate a private residential use on the Development Parcel.

The ordinance before the City Commission modifies the boundary of the property previously approved for a public purpose use and removes all references to portions of the property that are no longer subject to the ordinance. Section 3(a) of the existing ordinance currently states the following condition:

“If the southeast corner of the block is incorporated into the subject facility, the use shall be limited to parking, landscaping, and an accessory storage building only, subject to administrative review approval by the City's Planning Division”.

The proposed ordinance becomes effective upon the conveyance of Development Parcel to BPHI.

The revised ordinance requires that any development on the Development Parcel will provide the required 54 parking spaces for the HAC, including 2 handicapped spaces and 2 loading zones, because the Development Parcel is currently used to fulfill the required parking for the Homeless Assistance Center. The parking shall be located on the Development Parcel or within 700 feet of the Development Parcel and shall provide the necessary easements to permit such required parking to be used by the HAC residents, guests, and employees.

Resource Impact

There is no fiscal impact associated with this action.

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 exclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of housing options for current and future neighbors.

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

Attachments

Exhibit 1 – Ordinances C-97-21, C-01-45, C-12-03 and C-13-22

Exhibit 2 – Sketch and Legal

Exhibit 2 – Ordinance

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08/21/2018

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