BERTHA W. HENRY, County Administrator
115 S. Andrews Avenue, Room 409 • Fort Lauderdale, Florida 33301 • 954-357-7362 • FAX 954-357-7360

August 14, 2018

Lee Feldman, City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Broward Partnership for Homeless, Inc. Authorization to File Application with City of Fort Lauderdale to Amend Certain Provisions of Ordinance No. C-97-21

Dear Lee:

Pursuant to Board approval of Agenda Item No.5 at the County Commission meeting on February 6, 2018, please be advised that the County has authorized the Broward Partnership for Homeless to submit documentation to the City of Fort Lauderdale to request amending certain provisions of Ordinance No. C-97-21 to facilitate the development of 100 affordable multi-family housing units.

Please let me know if you have any further questions.

Sincerely,

Bertha Henry
County Administrator

Attachments

cc: Henry Sniezek, Director, Environmental Protection & Growth Management
Ralph Stone, Director, Housing Finance & Community Redevelopment

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AI- 26177

5.

Broward County Commission Regular Meeting

Meeting Date: 02/06/2018
Director's Name: Henry A. Sniezek
Department: Environmental Protection **Division:** Housing Finance & Community Redev

Information

Requested Action

MOTION TO AUTHORIZE application to be filed with the City of Fort Lauderdale for the revision of City Ordinance No. C-97-21 relating to the operating requirements of the Broward County Central Homeless Assistance Center located at 920 NW 7th Avenue in the City of Fort Lauderdale to permit the development and operation of a maximum of 100 multifamily housing units, to be utilized as permanent supportive housing units for formerly homeless persons and rental housing units for individuals earning up to 60% of the area median income, and authorizing the Broward Partnership for the Homeless, Inc. (BPHI) to act on behalf of the County in the filing and processing of the application. **(Commission District 7)**

ACTION: (T-10:32 AM) Approved.

VOTE: 9-0. Commissioners Geller and Sharief voted in the affirmative telephonically.

Why Action is Necessary

This action is necessary for the development of 100 units of affordable housing within the Central Homeless Assistance Center property because the County is the owner of the property and must initiate any changes to the operating requirements.

What Action Accomplishes

This action enables the Broward Partnership for Homeless, Inc. to submit required documentation to the City of Fort Lauderdale pursuant to amending certain provisions of Ordinance No. C-97-21 to facilitate the development of 100 affordable multi-family housing units.

Is this Action Goal Related

Established Commission Goal

Previous Action Taken

No previous action.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

This action addresses the Board's goals of: "1. Effectively advocate for and acquire municipal, state and federal financial support to equitably address health and human services needs of the entire community, through a truly coordinated system of care; 2. Deliver evidence-based services to the public, and connect customers and their family members, to sustainable support, with special emphasis on financial supports; and, 3. Collaborate with public and private partners to find creative, equitable, and responsible solutions to systemic community problems, especially permanent, supportive housing for persons experiencing, or at risk of, homelessness."

The Broward Partnership for the Homeless, Inc. (BPHI) operates the Broward County Central Homeless Assistance Center (HAC) located at 920 NW 7th Avenue in the City of Fort Lauderdale. The BPHI is proposing the development of 100 permanent supportive housing units for formerly homeless persons and rental housing units for individuals earning up to 60% of the area median income. The BPHI is working with a for profit developer to develop the units and must request certain considerations from the City of Fort Lauderdale. Because the County owns the property, the BPHI is requesting that they receive approval from the Board to be the designated County agent to work with the City of Fort Lauderdale to amend the ordinance to allow for the change to the property. The units will be constructed within the foot print of the HAC, but in the form of a 7 story building. Exhibit 1 as attached, includes the request from BPHI and the proposed amendment to City Ordinance No. C-97-21.

Source of Additional Information

Suzanne Fejes, Acting Housing Finance and Community Redevelopment Director, 954-357-4912

Fiscal Impact

Fiscal Impact/Cost Summary:

No fiscal impact.

Attachments

Exhibit 1 - Request from BPHI

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BROWARD PARTNERSHIP
The road to health, jobs & homes for the homeless

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CHIEF EXECUTIVE OFFICER

Frances M. Esposito

January 19, 2018

Ms. Bertha Henry, Administrator
Broward County
115 South Andrews Avenue
Fort Lauderdale, FL 33301

Dear Ms. Henry:

As discussed in our meeting of October 31, 2017, the Broward Partnership for Homeless, Inc. (BPHI), operator of the Broward County Central Homeless Assistance Center (Center) now will be requesting that the City Commission of the City of Fort Lauderdale amend certain provisions of Ordinance No. C-97-21, as amended, (the "Local Ordinance") to permit the development and operation of a maximum of 100 multi-family housing units within the Center. Accompanying this communication is the:

- Proposed amendment to the Local Ordinance
- and an Illustrative Site Plan

These housing units would provide permanent supportive housing for formerly homeless persons and rental housing for individuals earning up to 60% of area median income ("AMI"). In order to file the required application, and facilitate all processes related to the amendment of the Ordinance, BPHI must be deemed the agent for the property owner, the Broward County Board of Commissioners. Therefore, we respectfully request that a Motion to Authorize this item be placed on the Broward County Commission agenda of February 6, 2018.

Respectfully,

Dodie Keith-Lazowick

Dodie Keith-Lazowick, Chair

Encls.

Funding for the Broward Partnership is provided by the following agencies and public grants and private contributions from individuals, corporations, foundations, local business, civic associations and faith based organizations.

www.bphi.org
Broward County Central Homeless Assistance Center / Huizenga Campus
920 Northwest 7th Avenue, Fort Lauderdale, Florida 33311-7229
Tel: 954.779.3990 Fax: 954.779.3991 Administration Fax: 954-779-7349

AN ORDINANCE AMENDING ORDINANCE NO. C-97-21, APPROVING THE USE OF PROPERTY AND A DEVELOPMENT PLAN FOR A HOMELESS ASSISTANCE CENTER LOCATED AT 920 NW 7th AVENUE, AS AMENDED BY ORDINANCE NO. C-01-45, AS AMENDED BY ORDINANCE NO. C-12-03, AS AMENDED BY ORDINANCE NO. C-13-22, TO APPROVE AN AMENDMENT TO THE APPROVED SITE PLAN AND PROVIDE A PROCESS FOR FUTURE AMENDMENTS; PROVIDING RATIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance No. C-97-21 adopted on June 17, 1997, the City Commission approved the use of property and a site plan for a Homeless Assistance Center located at 600 West Sunrise Boulevard (now known as 920 N.W. 7th Avenue) and granted relief from the dispersal requirement for a social service residential facility ("Development Order" or "DO") pursuant to Section 47-47 of the Code of Ordinances of the City of Fort Lauderdale ("Code") or the Unified Land Development Regulations ("ULDR"); and

WHEREAS, pursuant to Ordinance No. C-01-45 adopted on October 2, 2001, the City Commission approved an amendment to revise conditions to permit child day care to be provided to children in other programs and to change the time for submitting an annual report; and

WHEREAS, pursuant to Ordinance No. C-12-03 adopted on February 21, 2012, the City Commission approved an amendment to revise conditions of the DO to permit services to clients of other homeless providers, to review the date for submitting the annual report deleting provisions no longer applicable and revising other conditions; and

WHEREAS, pursuant to Ordinance No. C-13-22, the City Commission approved an amendment to allow an interior renovation to increase the permitted number of beds from 200 to 230; and

WHEREAS, the City has reviewed the application for amendment to the approved site plan to permit, subject to administrative site plan review and approval as a Site Plan Level II, up to 100 multifamily housing units, accessory uses and supportive commercial uses.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That upon review of the application for an amendment to an approved site plan for the Homeless Assistance Center and after public hearing, the City Commission hereby makes the following findings:

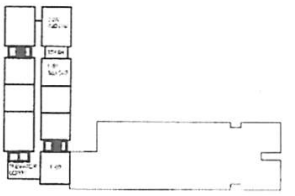
(a) The application is for amendment to the approved site plan for the Homeless Assistance Center that is an SSRF and a child day care facility on property located in a B-1 and

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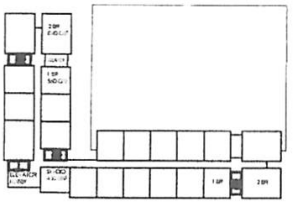
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City Clerk

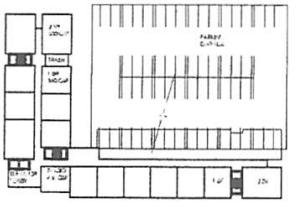
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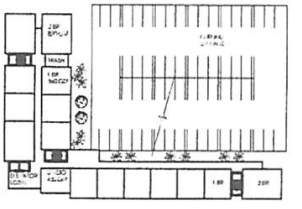
SCHEMATIC SIXTH & SEVENTH FLOOR PLAN



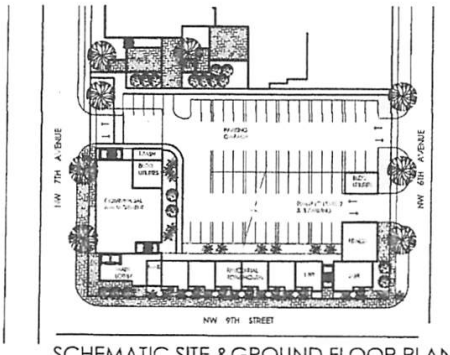
SCHEMATIC FOURTH & FIFTH FLOOR PLAN



SCHEMATIC THIRD FLOOR PLAN



SCHEMATIC SECOND FLOOR PLAN



SCHEMATIC SITE &GROUND FLOOR PLAN