



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

FROM: Rickelle Williams, City Manager

DATE: June 16, 2026

TITLE: Quasi-Judicial Resolution Approving an Amendment to a Site Plan Level IV Development Permit – 920 NW 7 Avenue – Broward County Board of County Commissioners – Broward County Central Homeless Assistance Center – Case No. UDP-A26023 – **(Commission District 2)**

Recommendation

Staff recommends the City Commission adopt a resolution approving a Site Plan Level IV Amendment to add an additional seventy (70) beds to the Broward County Central Homeless Assistant Center located at 920 NW 7 Avenue. The amendment will increase the HAC’s bed capacity from 230 beds to 300 beds.

Background

On June 17, 1997, the City Commission passed Ordinance No. C-97-21, approving the use of property and a site plan for the Broward County Homeless Assistance Center (HAC) to be located at 920 NW 7 Avenue as a public purpose use. The HAC, operated by Broward Partnership, is a social service residential facility consisting of a daycare center, 230-bed dormitory space, resident support services, and a kitchen and dining area. The primary focus of the HAC is to assist individuals and families that are experiencing homelessness by providing shelter beds and comprehensive services. Using a low-barrier shelter model, HAC programs are designed to transition clients to stable housing situations and offer services such as case management, nutrition, medical care, dental, mental health and substance abuse treatment, counseling, housing navigation, and vocational training and employment services.

The City of Fort Lauderdale’s homeless services focused staff including the Police Department’s Homeless Outreach Team routinely work with the HAC by referring clients as well as coordinating efforts and engagement. The increase in shelter beds will help to add capacity for locally available shelter beds and support the City Commission’s Fiscal Year (FY) 2026 priority of Homelessness Response.

The HAC has been in operation since 1999. On June 18, 2013, the City Commission adopted Ordinance No. C-13-22 approving an amendment to the site plan that allows the renovation of the interior space to increase the occupancy from 200 beds to 230 beds

and to allow future site plan amendments to be approved by resolution. A location map is provided as Exhibit 1. A copy of Ordinance No. C-97-21 is provided as Exhibit 2. A copy of Ordinance No. C-13-22 is provided as Exhibit 3.

The Broward County Board of County Commissioners submitted a development permit application for an amendment to increase number of beds permitted at the Homeless Assistance Center from 230 to 300 beds. The applicant proposes internal building modifications to accommodate the additional beds with no other changes proposed to the site. In addition, the parking requirements are also not affected as the number of parking spaces is based on facility square footage and not the number of beds.

Since the site plan and use were initially approved as a public purpose use by the City Commission, any request to increase the number of beds must be reviewed and approved by the City Commission, to ensure that the amendment does not change or impact any of the findings, provisions, and conditions of the public purpose use approval and in compliance and in accordance with ULDR Sec. 47-24.2.A.5.c. The City Commission may approve such amendments through the adoption of a resolution pursuant to Section 3 of Ordinance No. C-13-22. The application and project narratives are provided as Exhibit 4. The site plan set is attached as Exhibit 5.

The project was reviewed by the City's Administrative Review Committee (ARC) on April 8, 2026. The ARC comment report with applicant's responses is attached as Exhibit 6.

Adequacy Review

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater are serviced by the City of Fort Lauderdale. The City's Public Works Department issued a capacity letter on May 13, 2026, which states that existing infrastructure does not require improvements to meet the increased demands of the proposed project. The water and sewer capacity letter is attached as Exhibit 7.

Comprehensive Plan Consistency

The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Policy FLU 2.5.1, which states that the City shall continue to ensure fair treatment and meaningful participation when considering the impacts to underserved and vulnerable Fort Lauderdale neighbors, including but not limited to, the economically disadvantaged, racial and ethnic minorities, the uninsured, low-income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness. In addition, the proposed project supports Housing Element, Policy HS 1.2.6 that the City shall support outside agencies that provide programs that assist the homeless in making the transition to permanent housing and independent living.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a Fiscal Year (FY) 2026 Commission Priority, advancing the Homelessness Response initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Copy of Ordinance C-97-21

Exhibit 3 - Copy of Ordinance C-13-22

Exhibit 4 - Application and Project Narratives

Exhibit 5 - Site Plan Set

Exhibit 6 - ARC Comment Report with Applicant's Responses

Exhibit 7 - May 13, 2026, Water and Sewer Capacity Letter

Exhibit 8 - Resolution Approving

Exhibit 9 - Resolution Denying

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