

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING AN AMENDMENT TO THE SITE PLAN LEVEL IV DEVELOPMENT PERMIT FOR THE BROWARD COUNTY CENTRAL HOMELESS ASSISTANCE CENTER, LOCATED AT 920 NORTHWEST 7TH AVENUE, FORT LAUDERDALE, FLORIDA, TO INCREASE THE OCCUPANCY LIMIT TO 300 BEDS, PROVIDING FOR SEVERABILITY AND PROVIDING FOR CONFLICTS.

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to clients of other homeless providers, to review the date for submitting the annual report, deleting provisions no longer applicable and revising other conditions; and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 adopted on June 18, 2013, the City Commission approved amendments to the site plan and provided that the City Commission may by resolution approve amendments to the approved site plan pursuant to the Site Plan Level IV review process outlined in Section 47-24 of the Unified Land Development Regulations; and

WHEREAS, the applicant, Broward County Board of County Commissioners, has submitted an application to amend the approved site plan to increase the number of beds at the Broward County Central Homeless Assistant Center to 300 beds, an additional seventy (70) beds; and

WHEREAS, Section 47-24.2.A.5.c. of the ULDR, provides that if the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection 47-24.2.A.5.b.i or 47-24.2.A.5.b.ii, the proposed

amendment to the Site Plan Level III or Level IV permit will be required to be reviewed by the department and forwarded to the body which gave final approval to the original development permit; and

WHEREAS, the Administrative Review Committee at its April 8, 2026 meeting, reviewed and recommended the development plan for approval; and

WHEREAS, the City Commission has reviewed the application to amend the site plan submitted by the applicant, as required by the ULDR, and finds that such amended plan conforms with the provisions of such laws;

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

SECTION 1. That each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That upon review of the application for an amendment to the approved site plan for the Homeless Assistance Center and after a public meeting, the City Commission hereby finds that the application does not change or impact any of the findings, provisions, and conditions of Ordinance No. C-97-21, as amended by Ordinance No. C-01-45, as amended by Ordinance No. C-12-03, as amendment by Ordinance No. C-13-22.

SECTION 3. That the amendments to a Site Plan Level IV development permit application submitted to increase the number of beds at the Broward County Central Homeless Assistant Center located at 920 Northwest 7th Avenue, Fort Lauderdale, Florida to 300 beds is hereby approved, subject to the modifications and conditions imposed at the June 16, 2026 City Commission meeting.

SECTION 4. That the findings, provisions, and conditions of Ordinance No. C-97-21, as amended by Ordinance No. C-01-45, as amended by Ordinance No. C-12-03, as amendment by Ordinance No. C-13-22 are hereby reaffirmed.

SECTION 5. Issuance of a development permit or amendment to a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 6. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the amendment to the development.

SECTION 7. That this Resolution shall be in full force and effect immediately upon adoption.

ADOPTED this _____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis _____

John C. Herbst _____

Steven Glassman _____

Pamela Beasley-Pittman _____

Ben Sorensen _____