

ITEM # 25

**ADDITIONAL MATERIAL
Regular Meeting
OCTOBER 14, 2014**

**SUBMITTED AT THE REQUEST OF
ENVIRONMENTAL PROTECTION and
GROWTH MANAGEMENT**



Environmental Protection and Growth Management Department
115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6612 • FAX 954-357-8655

Date: October 9, 2014

To: The Honorable Barbara Sharief, Mayor and
Members, Broward County Board of County Commissioners

From:  Cynthia S. Chambers, Director
Environmental Protection and Growth Management Department

Subject: October 14, 2014, Agenda Item #25

Attached please find a Chronology of Events relevant to the Delegation Request Item #25 concerning the County's plans for development of the Franklin Park Estates Plat (Plat) located on the Southeast corner of Sunrise Boulevard and N.W. 27th Avenue in Central County Unincorporated Area.

Previous Board actions on this property include: approval of the Plat on January 23, 2007 for construction of 17 single-family homes; approval of a resolution on September 11, 2007 regarding the phasing of improvements related to Plat approval; and approval of the Central County Community Development Plan on October 23, 2012, which included reference to the public improvements for development of the Plat for 17 single-family homes. Additionally, Staff made a power-point presentation to the Board at its August 19, 2014 Budget Workshop which included the plan for residential development of the Plat.

Staff continues to recommend residential development of this Plat.

CSC

Attachment with Exhibit

cc: Bertha Henry, County Administrator
Roberto Hernandez, Deputy County Administrator
Monica Cepero, Assistant County Administrator
Henry Sniezek, Director, Planning and Redevelopment Division

CHRONOLOGY OF EVENTS FRANKLIN PARK ESTATES PLAT

**Prepared by the Environmental Protection and Growth Management Department
October 10, 2014**

Historically, the Franklin Park Estates Plat (Plat) was developed in the 1950s for commercial uses most notably a night club, known as the Embassy Club and subsequently the Apollo Club and drive-thru package store. Over the years, this establishment generated code enforcement complaints and significant criminal activity which was perceived to negatively affect property values and the livability of the Franklin Park neighborhood.

In the 1990s, the County funded a capital improvement plan to revitalize the Central County community including the Franklin Park neighborhood. The County constructed significant infrastructure improvements including roadways, sidewalks, storm water drainage, potable water and wastewater facilities. While the County worked to acquire the referenced commercial properties, the County's Neighborhood Planning Services staff worked with the Friends of Franklin Park Civic Association and drafted a revitalization plan to stabilize and enhance the community as a single-family residential neighborhood. This goal was to be facilitated by five primary objectives; (1) to develop the Plat for single family homes, (2) prohibit construction of duplexes, (3) construct single-family homes on in-fill lots, (4) focus commercial development on NW 27th Avenue and (5) improve/expand the recreational opportunities in Franklin Park by adding park acreage to accommodate a large community center.

The County eventually acquired all of the commercial frontage on Sunrise Boulevard in the Plat. The property consists of approximately 4.5 vacant acres located on the southeast corner of NW 27th Avenue and Sunrise Boulevard. (Exhibit 1) The Plat was approved by the County Commission on January 23, 2007, for 17 single-family detached dwelling units. This Board action was consistent with the goal to enhance the single-family character of the neighborhood and continued the development pattern of the twelve (12) single family homes that the County constructed on Franklin Park Drive in the 1990s. At the request of the Civic Association, the County also agreed to build a decorative concrete perimeter wall to prevent trespassing into the neighborhood from Sunrise Boulevard. Development of the Plat was put on hold by the then-District 7 Commissioner in 2008 due to the economic downturn, and staff was directed to bring back a development plan when market conditions improved.

In preparation for economic recovery, in 2012, the County Commission approved the updated Central County Community Redevelopment Plan, which includes the Franklin Park neighborhood; created a zoning overlay district to address specific community concerns; established the Central County Community Advisory Board (CCCAB); and set aside funds to support redevelopment projects, including funds to construct the

decorative concrete wall. In 2013, County staff worked with the Aviation Department to transplant 70 coconut and royal palm trees displaced by the Airport Expansion Project to the Plat, carefully following the 17 platted lot lines so that new homes could be built within the new tree canopy. These trees complement the existing tree canopy of the neighborhood, as much of Franklin Park is planted with coconut palm trees. When developed for residential use, the Plat is estimated to have a taxable value of \$2,550,000.

In December, 2012, staff became aware that a builder in the community was interested in the County's plans for the Plat. The builder, Mr. Courtney Case, accompanied by then-President of the Friends of Franklin Park Civic Association, Mr. Theotis Pressley, was invited to discuss his business/commercial development proposal. Mr. Case provided staff a schematic site plan for commercial uses which consisted of a laundromat and donut store, along with other unspecified business uses, totaling approximately 15,000 to 20,000 square feet. Based on the schematic drawing submitted, the taxable value of the building was estimated to be approximately \$1,700,000, as the scenario for a commercial development would be for the County to retain ownership and lease the property. Subsequent to this discussion, staff published a "request for information" to determine if other builders had interest in the property. Mr. Case submitted a response; however, no other letters of interest were received.

On January 18, 2013, County staff conducted an "informal" site plan review for potential commercial development on the Franklin Park Estates lots fronting Sunrise Boulevard (Lots 1 through 12.) The review yielded several significant development constraints, including a 25-foot setback requirement from Sunrise Boulevard since there is an open space parcel (Dillard Green Space) located immediately to the north. Access to the property from Sunrise Boulevard would be limited to one eastbound driveway, subject to Florida Department of Transportation approval. Access from NW 27th Avenue would be problematic due to proximity to the Sunrise Boulevard intersection, allowing only a northbound channelized in-bound driveway. The site plan indicated a very tight internal circulation system that was considered to be a poor fit, especially for delivery truck-receiving and solid waste pick-up. While staff discussed the possible vacation of the residential roadway immediately to the south of the property, the additional lot depth was not considered sufficient to accommodate a quality commercial development.

As indicated previously, this property was platted for 17 single-family lots, therefore, development for commercial purposes would require replatting and rezoning of the parcel. A land use plan amendment or an allocation of "residential-to-commercial flexibility" to permit commercial uses also would be necessary.

During 2014, County staff from the Planning and Redevelopment Division, Office of Economic and Small Business Development, and Highway Construction and Engineering Division prepared, in consultation the CCCAB, the Broward Sheriff's Office, and other Central County community representatives, a *Targeted Planning and Economic*

Development Strategy for NW 27th Avenue (Strategy.) The Strategy included developing the Plat according to the original plan for 17 affordable single-family homes.

On April 16, 2014 and June 18, 2014, the Strategy was presented to the CCCAB. There were no objections raised to the residential component to develop the Plat with single-family homes. The Strategy was also presented to the County Commission at its Budget Workshop on August 19, 2014. On September 10, 2014, the Housing Finance Authority was presented with the proposal and agreed to procure, fund and administer the development of the Plat for affordable housing. This would include funding for families up to 120% of Area Median Income. County staff also attended the Friends of Franklin Park Civic Association meeting on September 15, 2014 and advised the residents of recent progress to develop the Plat with single family homes. No objections were raised.


In summary, staff analysis indicates commercial development of this Plat would pose significant site plan challenges, largely due to insufficient ingress and egress at a very busy intersection on a parcel of limited size and depth. This finding confirms staff's original decision that the most reasonable economic use for the property is single-family homes. County staff intends to submit an agenda item, to this effect, for County Commission consideration prior to the winter break.

EXHIBIT 1



FRANKLIN PARK ESTATES PLAN



 Franklin Park Estates
Lot Number

Prepared by:
Planning and Redevelopment Division
#12753 jacevedo 10/9/2014
This map is for conceptual purposes only and should not be used for legal boundary determinations.

