



January 19, 2018

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Frances M. Esposito

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, 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](http://www.bphi.org)

Broward County Central Homeless Assistance Center / Huizenga Campus  
920 Northwest 7<sup>th</sup> 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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B-2 zoning district. The application as submitted to the City Commission for review under City Commission Agenda Memo \_\_\_\_\_ dated \_\_\_\_\_ on file with Department of Sustainable Development, is incorporated herein as if fully set out and is hereinafter referred to as the "Application".

(b) The amendments to the site plan proposed in the Application do not change or impact any of the findings provided in Ordinance No. C-97-21, as amended, and these findings remain in effect for purposes of this Application.

SECTION 2. That based on the findings in SECTION 1. of this Ordinance, the City Commission hereby approves the Application and the amendment to the approved site plan subject to its meeting all other regulations of the ULDR and the conditions provided in Ordinance No. C-97-21, as amended by Ordinance No. C-01-45, as amended by Ordinance No. C-12-03, as amended by Ordinance No. C-13-22 and the proper City officials are authorized to issue the necessary building and use permits.

SECTION 3. That the City may approve amendments to the approved site plan pursuant to the Site Plan Level II review process outlined in Section 47-24 of the Unified Land Development Regulations.

SECTION 4. That except as amended, Ordinance No. C-97-21 adopted on June 17,1997, as amended by Ordinance No. C-01-45 adopted on October 2, 2001, as amended by Ordinance No. C-12-03 adopted on February 21,2012, as amended by Ordinance No. C-13-22 adopted on June 18, 2013, is hereby ratified and reaffirmed.

SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the \_\_\_\_ day of \_\_\_\_\_,2018.  
PASSED SECOND READING this the \_\_\_\_ day of \_\_\_\_\_,2018.

\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

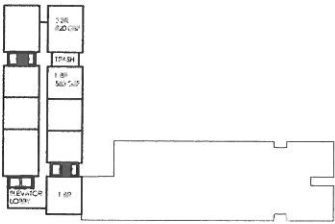
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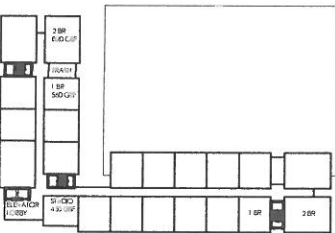
City Clerk

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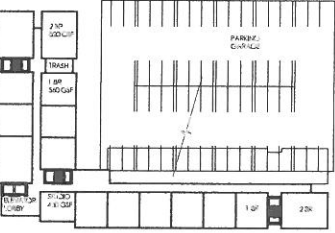
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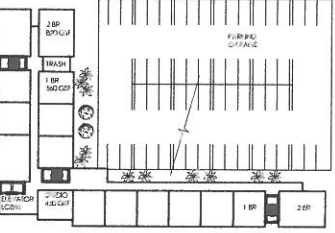
SCHEMATIC SIXTH & SEVENTH FLOOR PLAN



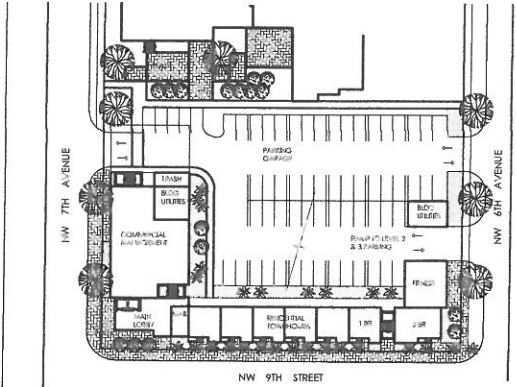
SCHEMATIC FOURTH & FIFTH FLOOR PLAN



SCHEMATIC THIRD FLOOR PLAN



SCHEMATIC SECOND FLOOR PLAN



SCHEMATIC SITE & GROUND FLOOR PLAN