

REQUEST: Amendments to the City’s Unified Land Development Regulations (ULDR);
Section 47-18.31. Social Service Facility Use; Section 47-6.12. General Business District;
Section 47-7.10. Industrial Districts

Case Number	T14007
Applicant	City of Fort Lauderdale
General Location	City-wide
Applicable ULDR Sections	Section 47-6.12. General Business District Section 47-7.10. Industrial Districts Section 47-18.31. Social Service Facility
Notification Requirements	Newspaper ad 10 days prior to meeting
Action Required	Recommend approval or denial of the proposal to the City Commission
Project Planner	Eric Engmann, Planner II

PROJECT DESCRIPTION / BACKGROUND:

The City has recently adopted changes to the Social Service Facility (SSF) section of the ULDR in an attempt to better define social service uses, and incorporate a more substantive review process to accommodate the uses in specific areas throughout the City, based on more clearly defined criteria. On August 20, 2014 the Planning and Zoning Board (PZB), acting as the Local Planning Agency (LPA), conducted a review of the originally proposed amendments and recommended approval of the proposed amendments with some revisions. The City Commission then heard the item for initial review on October 7, 2014 and approved the ordinance on October 21, 2014.

As concerns were raised as to the location of permitting social service uses, at the direction of the City Commission, staff was asked to seek other zoning districts where the uses, specifically food distribution centers and outdoor food distribution centers could be located. Subsequent to the City Commission meeting, staff also became aware that the limitation on hours of operation for specific facilities could affect specific SSF facilities such as emergency crisis centers. The proposed amendments to the ordinance to address the above mentioned topics are underlined and attached as **Exhibit A**.

Staff has reviewed additional zoning districts beyond those presently approved in order to provide more variety of locations where social service facilities could operate as a conditional use within the City. In summary, the following three changes are proposed to the current ordinance:

- 1) Allow Food Distribution Centers (FDC) and Outdoor Food Distribution Centers (OFDC) in the General Business (B-2) zoning district as conditional uses;
- 2) Allow Food Distribution Centers (FDC) and Outdoor Food Distribution Centers (OFDC) in the Industrial (I) zoning district as conditional uses;
- 3) Provide ability to apply for extension of hours of operation beyond 7AM to 7PM time frame by City Commission resolution.

Allowing Food Distribution Centers (FDC) and Outdoor Food Distribution Centers (OFDC) in these additional zoning districts will allow the uses to apply to operate in a broader area beyond the urban core, addressing potential needs. The General Business (B-2) and Industrial (I) zoning districts also typically provide opportunities for larger land parcels that can facilitate the

staging of social service uses, and are typically more buffered from residential areas. The uses in the proposed zoning districts will be subject to same criteria as currently provided in ULDR Sec. 47-18.31, including the 500-foot setback requirement from residential properties. A map showing the additional zoning districts where social service uses would be permitted is attached as **Exhibit B**.

The revised ordinance language further clarifies criteria by allowing applicants to apply for extension of hours of operation beyond 7AM to 7PM, by City Commission resolution, for specific SSF facilities as needed that may require operations beyond normal business hours, such as emergency crisis centers.

The expansion of existing allowable zoning district locations where social service uses may apply, in combination with the amendments as identified herein, will provide a more defined environment for the uses to operate within the City. The proposed amendment to the SSF section will provide an improved regulatory framework and better understanding of where and under which criteria the facilities may operate for applicants, residents, facility operators and reviewing bodies.

The proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan in that pursuant to criteria, the uses are permitted in the corresponding land use designations.

This ULDR amendment furthers the *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the *Public Places* and *Neighborhood Enhancement* Cylinders of Excellence, specifically advancing:

- Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks.
- Objective 5: Work with partners to reduce homelessness by promoting independence and self-worth through advocacy, housing, and comprehensive services.
- Initiative 2: Implement a comprehensive short and long-term strategy with community partners to address Homelessness.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.

PLANNING and ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board acting as the Local Planning Agency shall determine whether the proposed change is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.