


REQUEST:

ULDR Amendment: Amending Section 47-18.31, Social Service Facility (SSF) to provide levels (categories) of facilities based on the number of clients served and the types of services provided and to include separation criteria based on the level of facility to other SSF facilities, houses of worship, public parks, schools or residentially zoned property.

Case Number	7T13
Applicant	City of Fort Lauderdale
ULDR Sections	47-13.31 SOCIAL SERVICE FACILITY (SSF)
Notification Requirements	Newspaper notice 10 days prior to meeting date.
Action Required	Recommend Approval or Denial of the proposal to the City Commission.
Written By	Anthony Greg Fajardo, Zoning Administrator 

BACKGROUND/DESCRIPTION:

The current Unified Land Development Regulations (ULDR) require a conditional use to permit Social Service Facilities in the Community Facility (CF), Heavy Commercial/Light Industrial (B-3), and Regional Activity Center (RAC) zoning districts (excluding the Central Beach RAC and the SRAC-SAe districts).

The ULDR has limited regulations other than the conditional use requirements of Section 47-24.3, which state that impacts on abutting properties shall be evaluated under the Neighborhood Compatibility Requirements of Section 47-25.3; access and traffic generation shall be considered with respect to the design capacities of the roadways; the location of the structure is not in conflict with the Comprehensive Plan; off-site or on-site conditions exist which reduce any impact of permitted the use or structure; on-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of the use or structure; the location of the use does not impact the character of the zoning district in which it is located; and there are no adverse impacts of the use which effects the health, safety and welfare of adjacent property owners.

However, the ULDR currently provides minimal specific criteria for this particular type of use and the impacts these uses may have in relation to the conditional use criteria listed above and must be examined in each particular situation. While these types of facilities fill an important role in the health and welfare of the communities and citizens they serve residents in areas where these types of uses occur have expressed concern for an over concentration of these types of facilities and the negative impacts on surrounding property such as quality of life, character of existing neighborhoods and the ability to encourage revitalization.

To address the lack of separation criteria staff is recommending an amendment to the ULDR that would establish levels for these facilities based on the number of clients served and/or the type of services provided. In addition, the proposed amendment would establish distance criteria to separate these facilities from one another and, in certain cases, from schools, public parks, residential property and houses of worship. The proposed draft amendment is provided and attached as Exhibit 1 and summarized as follows:

Types of Social Service Facilities (SSF):

- Level I - Provide food, hygiene care and day shelter or any combination of the same
- Level II - Up to eight (8) clients; up to two (2) on duty staff; provide substance abuse counseling and/or rehabilitative services and/or treatment associated with substance abuse or mental illness
- Level III - Nine (8) or more clients; number of staff as needed by HRS; provide substance abuse counseling and/or rehabilitative services and/or treatment associated with substance abuse or mental illness

Separation Criteria:

- Level II - Five hundred (500) feet from any other any Social Service Facility or Social Service Residential Facility
- Level III - Five hundred (500) feet from existing residential, house of worship, school, Public Park, Social Service Residential Facility or another SSF

PLANNING & 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.

Sec. 47-18.31. Social service facility (SSF).

Social Service Facility is a A facility that provides providing personal social services as described herein. by an eleemosynary or philanthropic entity., Social services include, but are is not limited to Personal services the provision of food, hygiene care, rehabilitative or recovery assistance from any physical, mental, emotional or legal infirmity, or any combination thereof, rehabilitative or recovery programs utilizing counseling, self-help or other treatment or assistance, and day shelter or any combination of same. In addition to personal social services, secondary services such as counseling, education and referral, training, indoor recreational facilities and similar supportive services during the day and evening hours may be provided, but does not include overnight accommodations. Senior citizen centers and child day care facilities may be accessory to an SSF, in which case such use must meet the applicable requirements of the ULDR. Social service facilities shall be categorized according to the number of clients, type or care of service provided and intensity of care provided.

A facility providing personal services described herein ~~by an eleemosynary or philanthropic entity,~~ which include, but are not limited to Personal services the provision of food, hygiene care and day shelter or any combination of same. In addition to personal services, secondary services such as counseling, education and referral, training, indoor recreational facilities and similar supportive services during the day and evening hours may be provided, but does not include overnight accommodations. Senior citizen centers and child day care facilities may be accessory to an SSF, in which case such use must meet the applicable requirements of the ULDR. Social service facilities shall be categorized according to the number of clients, type or care of service provided and intensity of care provided.

A. Regulated uses.

1. [Generally.] In the development and execution of this section it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable characteristics, and that may result in adverse secondary effects on adjacent properties, particularly when several are concentrated together or are located in proximity to businesses of a community nature, residential areas and churches and schools, or both thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to ensure that the location and concentration of these uses will have a minimal negative impact on the surrounding neighborhood. These special regulations are itemized in the following subsections of this section. These regulations are for the purpose of preventing a concentration of these uses in any one (1) area and requiring a distance separation of such uses from each other, residential areas, churches, parks and schools.

2. Purpose. It is the purpose of Ordinance No. [blank] to regulate social service facilities in order to promote the health, safety, morals, and general welfare of the citizens of the city, to establish reasonable and uniform regulations to prevent the deleterious secondary effects of social service facilities within the city. The provisions of this ordinance have neither the purpose nor effect of restricting or denying any individuals freedom of speech or association.

B. SSFs are divided into three (3) levels based upon number of clients, the care or service provided by the facility or the intensity of care.

1. Level I: A facility with the principal purpose of which shall be to provide food, hygiene care and day shelter or any combination of the same.

2. Level II: A facility with the principal purpose of which shall be to provide substance abuse counseling and/or rehabilitative services and/or treatment associated with substance abuse or mental illness, with a maximum of eight (8) clients and not more than two (2) on-duty staff..

3. Level III: A facility with the principal purpose of which shall be to provide substance abuse counseling and/or rehabilitative services and/or treatment associated with substance abuse or mental illness, with nine (9) or more clients with staff levels as may be required by HRS.

C. Regulated uses shall be permitted subject to the following restrictions:

1. No such Level II social service facility or higher shall be allowed within five hundred (500) feet of another Social Service Facility or Social Service Residential Facility;

2. No such Level III social service facility shall be located within five hundred (500) feet of the property line of any existing residentially zoned property, an existing house of worship, an existing school, an existing public park, Social Service Residential Facility or another Social Service Facility;

3. The distance provided for in this section shall be calculated by airline measurement from property line to property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described with such

[Type text]

definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.