



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#17-1314

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: November 7, 2017

TITLE: Ordinance Amending Unified Land Development Regulations (ULDR) to Remove Language Therein Regarding and Referencing Outdoor Food Distribution Centers, Which is Either Redundant or Conflicts with Language Regulating Outdoor Social Service Feeding Events in Sections 15-181; 15-182; 15-183; 15-184; 15-185; and 15-186 of Article V of Chapter 15 of the Code of Ordinances, as Amended by Ordinance No. C-17-20 - Case T17010

Recommendation

It is recommended the City Commission adopt an ordinance amending the City of Fort Lauderdale, Florida, Unified Land Development Regulations (ULDR) to remove language therein regarding and referencing Outdoor Food Distribution Centers, which is either redundant or conflicts with language regulating Outdoor Social Service Feeding Events in Sections 15-181; 15-182; 15-183; 15-184; 15-185; and 15-186 of Article V of Chapter 15 of the Code of Ordinances, as amended by Ordinance No. C-17-20.

Background

On October 21, 2014, the City Commission adopted an ordinance on second reading, amending Section 47-18.31 – Social Service Facility (SSF) to better define social service facility uses and incorporate a more substantive review process by providing additional criteria for approval.

On March 3, 2015, the City Commission adopted an ordinance on second reading amending Section 47-18.31 – Social Service Facility (SSF) to expand the list of allowable zoning districts where uses may operate, and to allow for consideration of expanded hours of operation through a specific approval process.

Subsequent to those adopted ordinances the City Attorney's Office advised that due to recently adopted language regarding Outdoor Social Service Feeding Events that is established in Sections 15-181; 15-182; 15-183; 15-184; 15-185; and 15-186 of the Code of Ordinances and now regulated through an outdoor events permit, specific language located in Section 47-18.31 is now either redundant and/or in conflict and should be stricken from the ULDR. To review the adopted language of Sections 15-181; 15-182; 15-183; 15-184; 15-185; and 15-186 of the Code of Ordinances please refer to Exhibit 1.

Since Outdoor Social Service Feeding Events are now being addressed in the Code of Ordinances, as indicated above, additional amendments to the following ULDR Sections will remove the reference to Outdoor Food Distribution Center as indicated in the following permitted use tables:

- 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District;
- 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District;
- 47-7.10, List of Permitted and Conditional Uses, General Industrial (I) District;
- 47-8.10, List of Permitted and Conditional Uses, Community Facility (CF) District;
- 47-8.11, List of Permitted and Conditional Uses, Community Facility-House of Worship (CF-H) District;
- 47-8.12, List of Permitted and Conditional Uses, Community Facility-School (CF-S) District,
- 47-8.13, List of Permitted and Conditional Uses, Community Facility-House of Worship/School (CF-HS) District; and,
- 47-13.10, List of Permitted and Conditional Uses, Regional Activity Center-City Center (RAC-CC); Regional Activity Center-Arts and Science (RAC-AS); Regional Activity Center-Urban Village (RAC-UV); Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center- South Andrews East (SRAC-SAE); South Regional Activity Center- South Andrews West (SRAC-SAW) Districts.

It should be noted that this proposed change will have no effect on the language adopted into the City's Code of Ordinances and all standards and requirements therein regarding Outdoor Social Service Feeding Events shall remain in effect.

The Planning and Zoning Board (PZB) voted to recommend approval (8-0) of this item at the September 18, 2017 meeting. The PZB staff report and draft minutes are attached as Exhibits 2 and 3, respectively.

Subsequent to the September 18, 2017 PZB meeting it has come to staff's attention that the reference to General Business (B-2) was inadvertently left out of the staff report and exhibit that were presented at the Planning and Zoning Board (PZB) meeting on September 18, 2017. The amendment to this section would remove the reference to Social Service Facility (SSF) to remain consistent with the remaining amendments to the ULDR.

Comprehensive Plan Consistency

Staff has determined that the proposed amendment is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.20: Protection of Residential Neighborhoods and Policy 1.20.7: The ULDR shall protect whenever possible existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *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.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Attachments

Exhibit 1 – Adopted Language of Sections 15-181; 15-182; 15-183; 15-184; 15-185; and 15-186 of the Code of Ordinances

Exhibit 2 – September 18, 2017 PZB Staff Report

Exhibit 3 – September 18, 2017 PZB Minutes

Exhibit 4 – Ordinance

Prepared by: Karlanne Grant, Planner III, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development