



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

13-1230

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: September 17, 2013

TITLE: Ordinance – Amending Section 47-18.31, Social Service Facility (SSF), to distinguish levels 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.

Recommendation

It is recommended that the City Commission approve an ordinance on first reading amending Section 47-18.31, Social Service Facility (SSF), of the City of Fort Lauderdale's Unified Land Development Regulations (ULDR) to distinguish and categorize levels 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.

Background

The following information is in regards to Social Service Facilities (SSF) and not a Social Service Residential Facilities (SSRF). It is important to note that an SSF does not provide overnight accommodations as part of the services that are provided, while an SSRF does provide overnight accommodations as part of the services provided.

The intent of this proposed amendment is to provide additional criteria to clearly classify facilities that provide specific services into the Social Service Facility (SSF) category by establishing levels of SSFs and providing separation criteria between SSFs, SSRFs, schools, houses of worship, public parks and residentially zoned property.

Current Unified Land Development Regulations (ULDR) permit SSFs 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 zoning districts) subject to a conditional use permit review and approval.

This current ULDR language contains few regulations specific to SSFs other than

requiring a conditional use permit subject to Section 47-24.3 of the ULDR, which includes the following criteria:

- The use shall be evaluated pursuant to Neighborhood Compatibility Requirements;
- Evaluation of access and traffic generation;
- Evaluation of potential conflicts with the Comprehensive Plan;
- Minimizing adverse impacts from the use on the surroundings;
- Minimizing impacts to the character of the area in which the use is proposed; and,
- Eliminating adverse impacts of the use which affects the health, safety and welfare of adjacent property owners.

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 frequently have expressed concerns regarding the concentration of and associated negative impacts these types of uses may have on surrounding properties such as quality of life, character of existing neighborhoods and the ability to encourage neighborhood revitalization.

To address these concerns staff has developed criteria that would establish levels for SSFs, based on the number of clients served and/or the type of services provided, similar to the approach utilized in evaluating Social Service Residential Facilities (SSRF). In addition, the proposed amendment would establish separation criteria to provide a specified distance between these facilities from one another and, in certain cases, from schools, public parks, residential property and houses of worship. Please see the Planning and Zoning Board staff report attached as **Exhibit 1** for more information.

The proposed draft amendment is summarized as follows with a description included:

Types of Social Service Facilities (SSF):

Level I - Provide food, hygiene care and day shelter or any combination of the same

Description - These types of facilities are not limited to the number of clients served as long as the only services provided are food, hygiene and day shelter. If rehabilitative services, as listed below, are provided in any manner the entire facility will be considered a level II or III SSF.

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

Description – The level II category meant to establish criteria for any facility that provides rehabilitative services as indicated above to 1 to 8 clients.

Level III - Nine (9) or more clients; number of staff as required by Health and Rehabilitative Services; provide substance abuse counseling and/or rehabilitative services and/or treatment associated with substance abuse or mental illness

Description – This level of facility is meant to provide a category for any facility that provides rehabilitative services as indicated above to more than 8 clients.

It is important to note that facilities that provide physical rehabilitation are not included in any of the above categories (level I, II, or III) and would be considered a medical use having to meet all ULDR requirements for a medical use. However, if such facilities that provide any of the services listed above they would be categorized as a Level I, II, or II SSF facility subject to all associated requirements.

Separation Criteria:

Level II - Five hundred (500) feet from any other any Social Service Facility (SSF) or Social Service Residential Facility (SSRF)

Level III - Fifteen hundred (1,500) feet from existing schools and public parks, and five hundred (500) feet from existing residential, houses of worship, another Social Service Facility (SSF) or Social Service Residential Facility (SSRF)

Zoning Districts:

The current SSF use is permitted in the following zoning districts:

- Community Facilities (CF)
- Heavy Commercial/Light Industrial Business (B-3)
- 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 (SRAC-SAw)

Staff does not propose to alter the zoning districts in which SSFs are permitted with this amendment

On June 19, 2013 staff presented these recommendations to the Planning and Zoning Board (PZB) for review and recommendation to the City Commission. At that meeting

the PZB recommended approval of the staff recommendation with one revision. The PZB recommends the separation criteria between Level III SSFs to schools and parks be increased from the staff recommendation of five hundred (500) feet to fifteen hundred (1500) feet. Staff has no objection to the PZB recommendation to increase the distance separation for Level III SSFs. For more information please see the PZB minutes attached as **Exhibit 2**.

Staff recommends approval of the proposed amendments on first reading as summarized above.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 – PZB Staff Report

Exhibit 2 – 06/19/13 PZB Minutes

Exhibit 3 – DRAFT Ordinance

Prepared By: Anthony G. Fajardo, Zoning Administrator

Department Director: Greg Brewton, Department of Sustainable Development