



REQUEST:

Amend Unified Land Development Regulations (ULDR) Section 47-18.31, Social Service Facility (SSF) to Remove Redundancy and Conflicts with Adopted Language in Sections 15-181; 15-182; 15-183; 15-184; 15-185; and 15-186 of the Code of Ordinances that was adopted on August 22, 2017 by the City Commission and goes into effect thirty days thereafter. In addition, references to Outdoor Food Distribution Center will be removed from Sections 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) 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); Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MU_{ne}), Northwest Regional Activity Center-Mixed Use east (NWRAC-MU_e) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MU_w) collectively known as NWRAC-MU.

Case Number	T17010
Applicant	City of Fort Lauderdale
ULDR Sections	Section 47-18.31, Social Service Facility (SSF) Section 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District Section 47-8.10, List of Permitted and Conditional Uses, Community Facility (CF) District, Section 47-8.11, List of Permitted and Conditional Uses, Community Facility-House of Worship (CF-H) District Section 47-8.12, List of Permitted and Conditional Uses, Community Facility-School (CF-S) District Section 47-8.13, List of Permitted and Conditional Uses, Community Facility-House of Worship/School (CF-HS) District Section 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); Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MU _{ne}), Northwest Regional Activity Center-Mixed Use east (NWRAC-MU _e) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MU _w) collectively known as NWRAC-MU.
Notification Requirements	10-Day Legal Ad
Action Required	Recommend Approval or Denial to City Commission
Authored By	Karlanne Grant, Planner III

KG ON BEHALF OF ELLA PARKER

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:

- 47-6.13, *List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District,*
- 47-7.10, *List of Permitted and Conditional Uses, General Industrial 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*

To review the proposed amendment in its entirety please refer to Exhibit 2.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments are consistent with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

ELEMENT:	Future Land Use Element
GOAL:	Goal 1
OBJECTIVE:	Objective 1.20: Protection of Residential Neighborhoods
POLICY:	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.

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 & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are 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.

EXHIBITS:

1. Proposed Ordinance

