



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

**13-1122**

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**TO:** Honorable Mayor & Members  
Fort Lauderdale City Commission

**FROM:** Lee Feldman, ICMA-CM, City Manager

**DATE:** September 3, 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. (Motion to Defer to September 17, 2013)

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**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 a Social Service Facility (SSF) and not a Social Service Residential Facility (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.

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:

Types of Social Service Facilities (SSF):

- Level I - Less than eight (8) clients, 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 (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

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)

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 approved the staff recommendation with one revision. The PZB recommends the separation criteria between Level 3 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 3 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 – 06/19/2013 PZB Staff Report

Exhibit 2 – 06/19/13 PZB Minutes

Exhibit 3 – DRAFT Ordinance

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Prepared By: Anthony G. Fajardo, Zoning Administrator

Department Director: Greg Brewton, Department of Sustainable Development