



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

#15-0104

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

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

DATE: February 17, 2015

TITLE: Ordinance Amending the Unified Land Development Regulations Regarding
the Siting and Operations of Social Service Facilities

Recommendation

It is recommended that the City Commission adopt an ordinance amending the Unified Land Development Regulations (ULDR) to conditionally permit the uses to operate in additional zoning districts, and allow for expanded hours of operation on a case by case basis, if approved by resolution of the City Commission.

Background

The City has recently adopted changes to the Social Service Facility (SSF) section of the ULDR in an attempt to better define social service uses, and incorporate a more substantive review process to accommodate the uses in specific areas throughout the City, based on more clearly defined criteria. The City Commission initially considered the item on October 7, 2014 and approved revisions to the ordinance on October 21, 2014.

However, as concerns were raised as to the locations of permitting social service uses, at the direction of the City Commission, staff was asked to seek other zoning districts where the uses, specifically food distribution centers and outdoor food distribution centers could be located. Subsequent to the City Commission meeting, staff also became aware that the limitation on hours of operation for specific facilities could affect specific SSF facilities such as emergency crisis centers. The proposed amendments to the ordinance to address the above mentioned topics are underlined and attached as Exhibit 4.

Staff has reviewed additional zoning districts beyond those presently approved in order to provide more variety of locations where social service facilities could operate as a conditional use within the City. In summary, the following three changes are proposed to the current ordinance:

- 1) Allow Food Distribution Centers (FDC) and Outdoor Food Distribution Centers (OFDC) in the General Business (B-2) zoning district as conditional uses;

- 2) Allow Food Distribution Centers (FDC) and Outdoor Food Distribution Centers (OFDC) in the Industrial (I) zoning district as conditional uses;
- 3) Provide ability to apply for extension of hours of operation beyond 7AM to 7PM time frame by City Commission resolution.

Allowing Food Distribution Centers (FDC) and Outdoor Food Distribution Centers (OFDC) in these additional zoning districts will allow the uses to apply to operate in a broader area beyond the urban core, addressing potential needs. The General Business (B-2) and Industrial (I) zoning districts also typically provide opportunities for larger land parcels that can facilitate the staging of social service uses, and are typically more buffered from residential areas. The uses in the proposed zoning districts will be subject to same criteria as currently provided in ULDR Sec. 47-18.31, including the 500-foot setback requirement from residential properties. A map showing the additional zoning districts where social service uses would be permitted is attached as Exhibit 1.

The revised ordinance language further clarifies criteria by allowing applicants to apply for extension of hours of operation beyond 7AM to 7PM, by City Commission resolution, for specific SSF facilities as needed that may require operations beyond normal business hours, such as emergency crisis centers.

The expansion of existing allowable zoning district locations where social service uses may apply, in combination with the amendments as identified herein, will provide a more defined environment for the uses to operate within the City. The proposed amendment to the SSF section will provide an improved regulatory framework and better understanding of where and under which criteria the facilities may operate for applicants, residents, facility operators and reviewing bodies.

On January 20, 2015 the Planning and Zoning Board (PZB), acting as the Local Planning Agency (LPA), conducted a review of the proposed amendments and, upon finding they are consistent with the adopted comprehensive plan, recommended approval of the proposed amendments (case T14007) by a vote of 5-2. The PZB staff report and August 20, 2014 PZB minutes are attached as Exhibit 2 and Exhibit 3 respectively. The proposed ordinance is attached as Exhibit 4.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item corresponds to *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within 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 district, complementary, and diverse neighborhoods.
- **Objective 1:** Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.

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

Attachments:

Exhibit 1– Proposed SSF Map

Exhibit 2 – January 20, 2015 PZB Staff Report

Exhibit 3 – January 20, 2015 PZB Minutes

Exhibit 4 – Proposed Ordinance

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