



**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-MUe), Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) collectively known as NWRAC-MU.

<b>Case Number</b>	T17010
<b>Applicant</b>	City of Fort Lauderdale
<b>ULDR Sections</b>	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-MUe), Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) collectively known as NWRAC-MU.
<b>Notification Requirements</b>	10-Day Legal Ad
<b>Action Required</b>	Recommend Approval or Denial to City Commission
<b>Authored By</b>	Karlanne Grant, Planner III

*KG* ON BEHALF  
OF ELA  
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

Sec. 47-18.31. - Social service facility (SSF).

- A. *Purpose. [Generally.]* In the development and execution of this section it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable characteristics, and that may result in adverse secondary effects on adjacent properties, particularly when several are concentrated together or are located in proximity to businesses of a community nature, residential areas, houses of worship and schools, or both thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to ensure that the location and concentration of these uses will have a minimal negative impact on the surrounding neighborhood. These regulations are intended to establish criteria by which their use will have a minimum adverse impact on the surrounding properties.
- B. *Definitions.* For the purposes of this section, the following definitions shall apply:
1. *Addiction treatment center.* Any outpatient service, providing diagnostic or therapeutic services for alcoholism, drug abuse, or similar conditions. Clinics, professional offices or similar uses that provide addiction treatment counseling to individuals as part of a larger practice are not addiction treatment centers.
  2. *City block.* A subdivision of land consisting of a cluster of contiguous lots, parcels or tracts within common boundary lines as typified by a block as identified on subdivision plats recorded in the official record book of Broward County, Florida.
  3. *Food distribution center.* Any building or structure, or a portion thereof, of which the interior, or portion of the interior, is used to furnish meals to members of the public without cost or at a very low cost as a social service as defined herein. A food distribution center shall not be considered a restaurant.
  - ~~4. *Outdoor food distribution center.* Any location or site temporarily used to furnish meals to members of the public without cost or at a very low cost as a social service as defined herein and is generally providing food distribution services exterior to a building or structure or without permanent facilities on a property.~~
  - ~~45.~~ *Secondary social services.* Social service such as counseling, education and referral, training, indoor recreational facilities and similar services supportive to the primary social services offered at a social service facility. Secondary social services may only be provided during day and evening hours as further defined in Section C.1.a and shall not include overnight accommodations.
  - ~~56.~~ *Social services.* Any service provided to the public to address public welfare and health such as, but not limited to, the provision of food; hygiene care; group rehabilitative or recovery assistance, or any combination thereof; rehabilitative or recovery programs utilizing counseling, self-help or other treatment or assistance; and day shelter or any combination of same.
  - ~~67.~~ *Social service facility (SSF).* A facility that provides social services as defined herein.
  - ~~78.~~ *Social service facility—General.* All social service facility uses described in this section excluding those uses further defined as an addiction treatment center, or food distribution center ~~or an outdoor food distribution center~~. Medical uses such as physical therapy or similar uses are not social service facility—general uses.
- C. *Development standards.*
1. *General standards.*
    - a. *Hours of operation.* An SSF shall only operate between the hours of 7:00 a.m. and 7:00 p.m. These hours may be extended if specifically approved by city commission resolution.
    - b. *On-site waiting areas.* Any waiting areas shall be located on the premise where services are provided. The owner or operator must ensure that persons receiving service do not

block public access to sidewalks, rights-of-way or private property, and that emergency access points are clearly identified and maintained. The owner or operator must demonstrate that adequate space is available to accommodate the expected number of persons using the facility.

- c. *Outdoor uses.* All exterior waiting areas and exterior activity areas associated with the social service facility shall be adequately buffered from abutting properties and streets with a fence, wall, or hedge that meets all ULDR requirements.
  - d. *Management plan.* All social service facilities will provide a management plan indicating compliance with Section C.2, specific standards, as well as including but not limited to the following:
    - i. Description of services provided;
    - ii. Facility capacity;
    - iii. Staff on premises;
    - iv. Residential provisions;
    - v. Security plan;
    - vi. Transportation provided;
    - vii. Restroom facilities;
    - viii. Trash receptacles;
    - ix. Lighting.
  - e. No more than one (1) social service facility use shall be allowed within a city block.
2. *Specific standards.* Each type of SSF use shall be subject to the following specific standards:
- a. *Addiction treatment center (ATC).* Shall be subject to the following:
    - i. Shall not be any closer than five hundred (500) feet from any another addiction treatment center.
    - ii. Shall not be any closer than five hundred (500) feet from a residential property as defined in Section 47-35 of the ULDR.
    - iii. Shall not be located within five hundred (500) feet of the property line of any existing house of worship, any existing public or private school or day care facility, any existing public park or another social service facility.
  - b. *Food distribution center (FDC).* Shall be subject to the following:
    - i. Must provide an indoor dining area that meets all state, county and city requirements for food service establishments or similar uses.
    - ii. Shall not be closer than five hundred (500) feet from another food distribution center ~~or outdoor food distribution center.~~
    - iii. Shall not be any closer than five hundred (500) feet from a residential property as defined in Section 47-35 of the ULDR.
    - iv. FDC is permitted as an ancillary use to houses of worship within any zoning district in which houses of worship are permitted as a principal use. A FDC permitted as an ancillary use to houses of worship is not subject to the separation requirements of Section 47-18.31 of the ULDR.
    - v. Shall provide restroom facilities or other similar facilities for persons preparing and serving food as well as for the persons being served food.

- vi. Shall provide equipment and procedures for the lawful disposal of waste and wastewater at the property.
  - vii. Shall provide equipment and procedures at the property for hand washing.
  - viii. Shall have one (1) person, who will be present at the location at all times that food is being prepared and served, who has received food service manager certification under Section 509.039, Florida Statutes.
  - ix. Shall have adequate storage of food at a temperature of:
    - (a) 41°F or below; or
    - (b) 135°F or above.
  - x. Shall provide service of food within four (4) hours of preparation.
- ~~e. Outdoor food distribution center (OFDC). Shall be subject to the following:~~
- ~~i. If a dining area is provided, it shall meet all state, county and city requirements for food service establishments or similar uses.~~
  - ~~ii. Shall not be closer than five hundred (500) feet from another food distribution center or outdoor food distribution center.~~
  - ~~iii. Shall not be any closer than five hundred (500) feet from a residential property as defined in Section 47-35 of the ULDR.~~
  - ~~iv. Shall provide restroom facilities, portable toilets or other similar facilities for persons preparing and serving food as well as for the persons being served food.~~
  - ~~v. Shall provide equipment and procedures for the lawful disposal of waste and wastewater at the location.~~
  - ~~vi. Shall provide equipment and procedures at the location for hand washing.~~
  - ~~vii. Shall provide written consent from the property owner to conduct that activity on the property.~~
  - ~~viii. Shall have one (1) person, who will be present at the location at all times that food is being prepared and served, who has received food service manager certification under Section 509.039, Florida Statutes.~~
  - ~~ix. Shall have adequate storage of food at a temperature of:~~
    - ~~(a) 41°F or below; or~~
    - ~~(b) 135°F or above.~~
  - ~~x. Shall provide transportation of food in a clean conveyance.~~
  - ~~xi. Shall provide service of food within four (4) hours of preparation.~~
  - ~~xii. Where non-prepackaged food is served, a convenient hand washing facility for persons preparing and serving the food; which hand washing facility must at a minimum include:~~
    - ~~(a) A five (5) gallon container with a spigot that provides free-flowing water and a catch bucket to collect wastewater from hand washing.~~
    - ~~(b) Soap and individual paper towels.~~
  - ~~xiii. Any wastewater generated at a location (including, but not limited to wastewater from hand washing, utensil washing, sinks, and steam tables) must be placed in a container approved by the director until properly disposed of into a sanitary sewer~~

system or in a manner that is consistent with federal, state, and local regulations and requirements relating to liquid waste disposal.

- cd. *Social service facility—General (SSF-G)*. Shall be subject to the following:
  - i. Shall not be any closer than five hundred (500) feet from any another social service facility.
  - ii. Shall not be any closer than five hundred (500) feet from a residential property as defined in the ULDR.
- 3. *Exceptions to regulations*. Social services may be provided in response to a declaration of a state of emergency by the city and such provisions of service shall not be subject to these requirements.
- 4. *State agency approval*. When one is required, evidence of preliminary state agency approval, such as a temporary license, probationary license, provisional license, interim license, conditional license, or a current state agency license shall be provided to the department.

D. *Table 1—Allowable Uses by Zoning District*. Permitted and conditional uses, by category. The location of all social service facilities shall be determined as designated below:

Zoning District	ATC	FDC	<del>OFDC</del>	SSF-G
RS-4.4	N	N	<del>N</del>	N
RS-8	N	N	<del>N</del>	N
RC-15	N	N	<del>N</del>	N
RD-15	N	N	<del>N</del>	N
RM-15	N	N	<del>N</del>	N
RML-25	N	N	<del>N</del>	N
RMM-25	N	N	<del>N</del>	N
RMH-25	N	N	<del>N</del>	N
RMH-60	N	N	<del>N</del>	N
MHP	N	N	<del>N</del>	N
RO	N	N	<del>N</del>	N
ROA	N	N	<del>N</del>	N

ROC	N	N	N	N
CB	N	N	N	N
B-1	N	N	N	N
B-2	N	N	N	N
B-3	C	P	P	C
I	N	N	N	N
CF	C	P	C	P
CF-H	C	P	C	P
CF-S	N	C	C	C
CF-HS	N	P	C	P
P	N	N	N	N
T	N	N	N	N
U	N	N	N	N
PRD	N	N	N	N
ABA	N	N	N	N
SLA	N	N	N	N
IOA	N	N	N	N
NBRA	N	N	N	N
SBMH	N	N	N	N



RAC-CC	C	C	€	C
RAC-AS	C	C	€	C
RAC-UV	C	C	€	C
RAC-RPO	C	C	€	C
RAC-TMU	C	C	€	C
SRAC-SAe	C	C	€	C
SRAC-SAw	C	P	€	P
ID	C	C	€	C
GAA	N	N	⌘	N
AIP	N	N	⌘	N
PEDD	N	N	⌘	N
CR	N	N	⌘	N
CC	N	N	⌘	N
H-1	N	N	⌘	N
X-Use	N	N	⌘	N

...

Sec. 47-6.13. - List of permitted and conditional uses, Heavy Commercial/Light Industrial (B-3) District.

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Light Manufacturing, Lodging, Public Purpose Facilities, Retail Sales, Services/Office Facilities, Wholesale Trade, Storage and Warehousing, and Accessory Uses, Buildings and Structures.

A.	REQUIRED USES
----	---------------

	...		
<b>B.</b>	<b>PERMITTED USES</b>	<b>C.</b>	<b>CONDITIONAL USES: See Section 47-24.3.</b>
7.	Public Purpose Facilities		
a.	Bus Terminal, Railroad Station.		
b.	Hospital.		
c.	Civic and Private Clubs Facility.		
d.	Government Administration.	a.	Social Service Facility, see Section 47-18.31.
e.	Active and Passive Park, see Section 47-18.44.	b.	Communication Towers, Structures, and Stations, see Section 47-18.11.
f.	Public/Private Recreation.	c.	Addiction Treatment Center, see Section 47-18.31.
g.	Police and Fire Substation.	d.	Social Service Facility—General, see Section 47-18.31.
h.	Post Office Substation.		
i.	Railroad Freight and Passenger Depot.		
j.	<del>Outdoor Food Distribution Center, see Section 47-18.31.</del>		
8.	...		

Sec. 47-7.10. - List of permitted and conditional uses, General Industrial (I) District. (Notes A, B & C)

District Categories—Automotive, Aircraft, Boats and Watercraft (Wholesale Sales, Service and Repair), Manufacturing, Public Purpose Facilities, Storage Facilities, Wholesale Sales/Rental Services, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>REQUIRED USES</b>		
1.	...		
<b>B.</b>	<b>PERMITTED USES</b>	<b>C.</b>	<b>CONDITIONAL USES:</b>

			See Section 47-24.3.
1.	...		
3.	<i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see Section 47-18.44.	a.	Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production.
b.	Police and Fire Substation.	b.	Food Distribution Center, see Section 47-18.31.
c.	Freight and Rail Terminal.	c.	<del>Outdoor Food Distribution Center, see Section 47-18.31.</del>
d.	Communication Towers, Structures and Stations, see Section 47-18.11.		
4.	...		

Sec. 47-8.10. - List of permitted and conditional uses, Community Facility (CF) District.

District Categories—Public Facilities, Utilities, and Accessory Uses, Buildings and Structures.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3.
1.	Public Facilities		
a.	Active and Passive Park, see Section 47-18.44.	a.	Cemetery, Crematory, Columbarium, Mausoleum.
b.	Civic and Private Clubs.	b.	College, University.
c.	Child Day Care Facilities, see Section 47-18.8.	c.	Detention Center, Jail.
d.	Courthouse.	d.	Helistop, see Section 47-18.14.
e.	Cultural, Educational and Civic Facility.	e.	Hospital, Medical and Public Health Clinic.
f.	Fire Facility.	f.	Indoor Firearms Range, see Section 47-18.18.
g.		g.	

<p>Government Administrative Office.</p> <p>h. House of Worship.</p> <p>i. Library.</p> <p>j. Nursing Home, see Section 47-18.23.</p> <p>k. Museum and Art Gallery.</p> <p>l. Parking Facility, see Section 47-20.</p> <p>m. Police Facility.</p> <p>n. Post Office, Branch/Substation.</p> <p>o. Public/Private Meeting Rooms.</p> <p>p. Public Maintenance and Storage Facility.</p> <p>q. Senior Citizen Center, see Section 47-18.30.</p> <p>r. School, not including Trade School.</p> <p>s. Transportation Terminal, Railroad Bus Station.</p> <p>t. Food Distribution Center, see Section 47-18.31.</p> <p>u. Social Service Facility—General, see Section 47-18.31.</p>	<p>Marina, see Section 47-23.8.</p> <p>h. Social Service Residential Facility, see Section 47-18.32.</p> <p>i. Addiction Treatment Center, see Section 47-18.31.</p> <p>j. <del>Outdoor Food Distribution Center, see Section 47-18.31.</del></p>
2.	...

Sec. 47-8.11. - List of permitted and conditional uses, Community Facility—House of Worship (CF-H) District.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3.
1.	...		
2.	Public Purpose Facilities		

a.	Active and Passive Park, see Section 47-18.44.		
3.	Secondary Uses		
a.	Assembly Hall.	a.	Addiction Treatment Center, see Section 47-18.31.
b.	Food Distribution Center, see Section 47-18.31.	b.	<del>Outdoor Food Distribution Center, see Section 47-18.31.</del>
c.	Social Service Facility—General, see Section 47-18.31.		
4.	...		

Sec. 47-8.12. - List of permitted and conditional uses, Community Facility—School (CF-S) District.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3.
1.	...		
3.	Secondary Uses		
a.	Assembly Hall.	a.	Food Distribution Center, see Section 47-18.31.
		b.	<del>Outdoor Food Distribution Center, see Section 47-18.31.</del>
		c.	Social Service Facility—General, see Section 47-18.31.
4.	...		

Sec. 47-8.13. - List of permitted and conditional uses, Community Facility—House of Worship/School (CF-HS) District.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3.
1.	...		

4.	Secondary Uses	
a.	Assembly Hall.	a. <del>Outdoor Food Distribution Center, see Section 47-18.31.</del>
b.	Food Distribution Center, see Section 47-18.31.	
c.	Social Service Facility—General, see Section 47-18.31.	
5.	...	

Sec. 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<sub>ne</sub>), Northwest Regional Activity Center-Mixed Use east (NWRAC-MU<sub>e</sub>) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MU<sub>w</sub>) collectively known as NWRAC-MU.

District Categories —Automotive; Boats, Watercraft and Marinas; Commercial Recreation; Food and Beverage Sales and Service; Light Manufacturing; Lodging; Manufacturing; Public Purpose Facilities; Residential Uses; Retail Sales; Services/Office Facilities, Including Wholesale Service; Services/Office Facilities; Storage Facilities; Wholesale Sales; and Accessory Uses, Buildings and Structures.

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MU <sub>e</sub>	NWRAC-MU <sub>w</sub>	NWRAC-MU <sub>ne</sub>
Key:										
P	Permitted									
C	Conditional									
...										
Public Purpose Facilities										
...										

Outdoor Food Distribution Center, see Section 47- 48.31	€	€	€	€	€	€	€			
...										
Residential Uses										
...										