



ULDC
ART. 4.B.1, RESIDENTIAL USES
CONGREGATE LIVING FACILITY (CLF)

Medical Uses LDRAB Subcommittee

May 7, 2018

Zoning Division



CONGREGATE LIVING FACILITY (CLF)

Type 1	Type 2	Type 3
Occupancy		
Maximum 6 Persons excluding staff	Maximum 14 Persons excluding staff	15 Persons and more
Licensing		
•by one of the licensing entities referenced in State Statue 419.001	•by one of the licensing entities referenced in State Statue 419.001	AHCA
Separation		
•Shall not be located within a radius of 1,000 feet of another Type 1 CLF. •Shall not be located within a radius of 1,200 feet of a Type 2 CLF.	A Type 2 CLF located in the RM Zoning District shall not be located within a radius of 1,200 feet of another CLF.	N/A
Location: Frontage and Access		
N/A	N/A	<ul style="list-style-type: none"> •25 residents or less: local street. •250 or fewer residents : in a multifamily, commercial, or civic pod with access to a local street or a parking tract in a PDD. •More than 250 residents: Collector or an Arterial Street



CONGREGATE LIVING FACILITY (CLF)

	Type 1	Type 2	Type 3
	Approval Process		
Permitted by Right	<ul style="list-style-type: none"> •AGR •AR, RE, RT, RS, RM •IPF •URAO •Residential pod of PUD •Residential area of a TND in the U/S, Exurban and Rural Tiers •Residential area of TMD in U/S, Exurban and Rural Tiers •Dev. area of TMD in the AGR Tier. 	<ul style="list-style-type: none"> •RM Zoning District •Residential area of a TND in U/S Tier •TMD in the U/S Tier 	N/A
DRO (Administrative)	<ul style="list-style-type: none"> •IRO 	<ul style="list-style-type: none"> •URAO •IRO •Civic pod of a PUD •Neighborhood Center area of a TND in the U/S Tier 	<ul style="list-style-type: none"> •URAO •IRO parcels with CH or CHO FLU designation
BCC or ZC (Public Hearing)	N/A	<ul style="list-style-type: none"> •AR, RS, CN, CC and IPF •Residential pod of a PUD •Residential area of a TND in the Exurban and Rural Tiers •TMD in the Exurban and Rural Tiers 	<ul style="list-style-type: none"> •RS with an HR-8 FLU designation •RM, CN,CC,CG and IPF Standard Zoning Dist. •IRO parcels with CL or CLO FLU designation •Residential, Commercial and Civic pod of PUD •MUPD with CL, CLO, CH, CHO FLU designation •MXPDP with CH and CHO FLU designation •TND Residential and Neighborhood Center of U/S, Rural and Exurban Tiers •TMD in the U/S Tier



CONGREGATE LIVING FACILITY (CLF)

Type 1	Type 2	Type 3
Accessory Commercial Uses		
		Limited commercial uses Permitted by Right include Retail Sales and Personal Services designed exclusively to serve the residents of the facility.
Fire Rescue		
	To be located within five miles of a full service fire-rescue station.	To be located within five miles of a full service fire-rescue station.
Signage		
Limited to one freestanding sign 4 sq. ft. in sign face area and six feet in height.	Limited to one freestanding sign 4 sq. ft. in sign face area and six feet in height.	Provisions in Art. 8, Signage
Cooking Facilities		
Central dining facility. No food preparation in sleeping areas or in individual quarters	Central dining facility No food preparation in sleeping areas or in individual quarters	Central dining facility Individual kitchen facilities may be provided in the living quarters of a Type 3 CLF.
Emergency Generators		
	Permanent generator is required	Permanent generator is required



REASONABLE ACCOMMODATION (RA) APPLICABILITY (ART. 2.C.5.F.2)

- An applicant shall be required to apply for all applicable Development Review processes available in the ULDC prior to filing a request for Reasonable Accommodation, unless compliance with available Development Review processes would deprive the Applicant, or persons with disabilities served by the Applicant, of an equal opportunity to use and enjoy housing....



RA APPLICABILITY PROPOSED LANGUAGE

- A recovery residence, as defined in 397.311(37) Fla. Stat. (2017) that is not licensed by one of the licensing entities referenced in Chapter 419, Fla. Stat. (2017) may request a Reasonable Accommodation from the definition of Family contained in Article 1 of the ULDC, from not more than 4 unrelated persons occupying a dwelling unit to not more than 10 unrelated persons occupying a dwelling unit, without being required to apply for all applicable Development Review processes available in the ULDC prior to filing the request. **The Zoning Director shall provide a status report to the Board of County Commissioners no later than one year from the date after the effective date of this Ordinance on the utilization of this provision regarding facilities with no more than 10 unrelated persons.** [Ord. 2015-006] [Ord. 2018-002]



RA APPLICABILITY PROPOSED ADDITIONAL LANGUAGE

Chapter 397 - Substance Abuse Services

397.311(37) Florida Statutes

“Recovery residence” means a residential dwelling unit, or other form of group housing, that is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.



ULDC ART. 1

DEFINITION OF “FAMILY”

Either a single person occupying a dwelling unit and maintaining a household, including not more than one boarder, roomer, or lodger as herein described;

or two or more persons related by blood, marriage, or adoption occupying a dwelling, living together and maintaining a common household, including not more than one such boarder, roomer, or lodger;

or not more than four unrelated persons occupying a dwelling, living together and maintaining a non-profit housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A common household shall be deemed to exist if all members thereof have access to all parts of the dwelling.



DISCUSSION