

ORDINANCE NO. C-22-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING ARTICLE II – “ZONING DISTRICT REQUIREMENTS”, SECTION 47.10 – “COMMERCE CENTER DISTRICT”, SECTION 47-10.10. – “LIST OF PERMITTED AND CONDITIONAL USES, COMMERCE CENTER (CC) DISTRICT” OF THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS, TO ADD “WATER TREATMENT PLANT LOCATED GREATER THAN 300 FEET FROM RESIDENTIAL PROPERTY” AS A PERMITTED USE AND “WATER TREATMENT PLANT LOCATED 300 FEET OR LESS FROM RESIDENTIAL PROPERTY” AS A CONDITIONAL USE TO THE “COMMERCE CENTER” ZONING DISTRICT; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCE PROVISIONS; CODIFICATION AND CORRECTION OF SCRIVENER’S ERRORS; AND FOR AN EFFECTIVE DATE.

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WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, desires to amend Article II – “Zoning District Requirements”, Section 47.10 – “Commerce Center District”, Section 47-10.10. - “List of Permitted and Conditional Uses, Commerce Center (CC) District” of the of the City of Fort Lauderdale, Florida, Unified Land Development Regulations (“ULDR”) to add “water treatment plant located greater than 300 feet from residential property” as a permitted use and “water treatment plant located 300 feet or less from residential property” as a conditional use to the Commerce Center (CC) zoning district; and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of July 20, 2022 (PZ Case UDP-T22004) found that the proposed text amendments for Section 47-10.10 of the ULDR are consistent with the City’s Comprehensive Plan and the Planning and Zoning Board did recommended approval of said proposed text amendments to the City Commission; and

WHEREAS, notice was provided to the public that this ordinance would be considered at the City Commission meeting to be held on Tuesday, October 18, 2022, and Tuesday, November 1, 2022, at 6:00 o’clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

**SECTION 1.** That Article II – “Zoning District Requirements”, Section 47.10 – “Commerce Center District”, Section 47-10.10. - “List of Permitted and Conditional Uses, Commerce Center (CC) District” of the ULDR is hereby amended as follows:

**Sec. 47-10.10. List of permitted and conditional uses, Commerce Center (CC) District.**

District Categories—Communication Broadcast and Production Facilities, Community Facilities, Food and Beverage, Light Manufacturing, Research and Development, Wholesale Distribution Facilities, Lodging, Mixed Use Development, Service/Office Uses, and Accessory Uses, Buildings, and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See Section 47-24.3.
1.	<i>Communication Broadcast and Production Facilities</i>		
		a.	Radio, Television and Motion Picture Broadcast and Production Facilities.
		b.	Communication Towers, Structures and Stations.
2.	<i>Community Facilities</i>		
	...		
9.	<i>Urban Agriculture See Section 47-18.41.</i>		
<u>10.</u>	<u>Utilities</u>		
<u>a.</u>	<u>Water Treatment Plant located greater than 300 feet from residential property.</u>		<u>Water Treatment Plant located 300 feet or less from residential property.</u>

**SECTION 2.** CODIFICATION AND SCRIVENER'S ERRORS. The City intends that this Ordinance will be made part of the Code of Ordinance; that sections of this Ordinance can be re-numbered or re-lettered to accomplish codification and, regardless of whether this Ordinance is ever codified, the Ordinance can be re-numbered or re-lettered, and typographical errors that do not affect the intent can be corrected with the authorization of the City Manager, or his designee, without the need for a public hearing.

**SECTION 3.** That if any clause, section, or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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SECTION 4. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. That this Ordinance shall be in full force and effect immediately after final passage and adoption.

PASSED FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PASSED SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN