



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

**#22-0997**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** October 18, 2022

**TITLE:** Public Hearing – Ordinance Amending the City of Fort Lauderdale Unified Land Development Regulations Section 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District, Section 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District, and Section 47-19.9, Outdoor Uses – Case No. UDP-T22005 - **(Commission Districts 1, 2, 3 and 4)**

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**Recommendation**

Staff recommends the City Commission consider an ordinance amending the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District, Section 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District, and Section 47-19.9, Outdoor Uses.

**Background**

The purpose of the proposed amendment is to add “Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production” to the General Business (B-2) District and Heavy Commercial/Light Industrial (B-3) district, as a conditional use. In addition, ULDR Section 47-19.9, Outdoor Uses, is proposed to be amended to add criteria for Outdoor Television and Motion Picture Production when Ancillary to Television and Motion Picture Production. The proposed criteria will limit outdoor filming and placement of materials and equipment no closer than 100 feet to the nearest residential property and will include a reference that outdoor filming is subject to Code of Ordinances Chapter 17, Noise Control.

Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production is a facility used to make and produce motion pictures and radio broadcasting. The use typically requires several buildings and may include outdoor use for production. The *Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture* use is currently allowed in the Commerce Center (CC) and Industrial (I) zoning districts as a conditional use. Adding the use to the B-2 and B-3 districts, as a conditional use, is consistent with the intent of both districts.

The B-2 zoning district is intended to provide for the location of commercial business uses which are necessary for the city's economic vitality and to meet the general business needs of the community. The B-2 district limits certain uses which could have a detrimental effect on abutting land uses if they were permitted to exist without certain standards. The B-2 district is located on sites concentrated on or around major trafficways.

The B-3 district is intended for heavy commercial business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character. The B-3 district is located along major transportation arterials which have convenient access to the interstate yet are limited in their accessibility to local streets thereby limiting high traffic generating commercial business uses at such locations. The B-3 district is also located on sites concentrated around other major transportation hubs, such as airports, ports and railways.

The proposed amendment includes a requirement that Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production in the B-2 and B-3 zoning districts is subject to ULDR Section 47-24.3, Conditional Use Permit Requirements and must therefore meet the criteria of ULDR Section 47-25.2, Adequacy Requirements and ULDR Section 47-25.3, Neighborhood Compatibility Requirements.

On August 17, 2022, the Planning and Zoning Board (PZB), acting as the local planning agency, reviewed the application and recommended approval (by a vote of 8-0), finding it consistent with the applicable ULDR criteria. The August 17, 2022, PZB Staff Report and meeting minutes are attached as Exhibit 1 and Exhibit 2, respectively.

The proposed ordinance is attached as Exhibit 3.

### **Comprehensive Plan Consistency**

Pursuant to Section 163.3202, Florida Statutes, land development regulations are to be consistent with and implement the adopted comprehensive plan of the City. Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production use is consistent with the following provisions of the City's Comprehensive Plan:

- The Future Land Use Element
  - Goal 1: - Permitted Uses: Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map (Series).
  - B-2 and B-3 zoning districts are intended for commercial business uses and generally have an underlying land use designation of Commercial on the Future Land Use Map. Policy FLU 1.1.9 provides that commercial uses are business, retail, service, office and other commercial enterprise.

- The Economic Development Element
  - Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of businesses and industry which provide living-wage employment and increased training and competitiveness of the local workforce.

**Resource Impact**

There is no fiscal impact associated with this action.

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.

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

**Attachments**

Exhibit 1 – August 17, 2022, PZB Staff Report

Exhibit 2 – August 17, 2022, PZB Meeting Minutes

Exhibit 3 – Ordinance

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Department