



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section to Section 47-10.10 - List of Permitted and Conditional Uses, Commerce Center (CC) District.

CASE NUMBER	UDP-T22004	
APPLICANT	City of Fort Lauderdale	
GENERAL LOCATION	Commerce Center (CC) District	
COMMISSION DISTRICT	City-Wide	
ULDR SECTION	Section 47-10.10 - List of Permitted and Conditional Uses, Commerce Center (CC) District	
NOTIFICATION REQUIREMENTS	10-day legal ad	
ACTION REQUIRED	Recommend approval or denial to City Commission	
AUTHORED BY	Karlanne Grant, Principal Urban Planner	KG CP

BACKGROUND

The purpose of the proposed amendment is 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. The CC district is intended to provide locations suitable for planned corporate and business park development geared to employment generating uses such as: light industrial, research and development, corporate offices, conference center, and complementary business retail and service uses. The CC district encourages large, unified developments with controlled vehicular access and internal traffic flow, located near major transportation facilities.

A water treatment plant is designed to process and provide treatment of safe drinking water. A typical water treatment plant is comprised of several buildings for administration, water treatment, maintenance, electrical distribution and chemical storage as well as structures such as degasifiers, treatment vessels, tanks and injection wells.

As proposed, a water treatment plant located greater than 300 feet from residential that is permitted by right in the CC zoning district will require a Site Plan Level II review (Development Review Committee). A water treatment plant located 300 feet or less from residential property will require a conditional use permit, a Site Plan Level III review (Planning and Zoning Board approval).

DEVELOPMENT REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.1, in addition to meeting the requirements of the district in which a proposed development is located; the standards for the use and location of the development and the requirements for a development permit as set forth in this section; all development permits shall be subject to Section 47-25 of the ULDR, Development Review Criteria.

The recommended amendment to the ULDR includes a requirement that all proposed water treatment plants located in the CC district will be required to meet ULDR Section 47-25.2, Adequacy Requirements. Additionally, a water treatment plant located 300 feet or less from a residential property will also be required to meet Section 47-25.3 of the ULDR, Neighborhood Compatibility Requirements.

The adequacy criteria are used to evaluate the demand created on public services and facilities by a proposed development. The neighborhood compatibility criteria includes performance standards requiring all developments to be: “compatible with, and preserve the character and

integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts”.

The proposed ULDR amendment is provided as **Exhibit 1**.

COMPREHENSIVE PLAN CONSISTENCY

The water treatment plant use is required to be consistent with the underlying land use of the parcel of land on which it is proposed.

The proposed amendment aligns with the following sections of the City’s Comprehensive Plan:

- The Future Land Use Element
 - Goal 2: Development Regulations uses must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map.
- Solid Waste and Management Element
 - Goal 3: Develop and maintain an adequate water supply, treatment and distribution system, which meets the existing and projected needs of the service area in an efficient, economical, and environmentally sensitive manner.

PLANNING & ZONING BOARD REVIEW OPTIONS

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendment is consistent with the City of Fort Lauderdale’s Comprehensive Plan and whether the Planning and Zoning Board recommends approval or denial of the proposed amendment to the City Commission.

EXHIBITS:

1. Proposed ULDR Amendment