

ORDINANCE NO. C-22-29

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 1.1.9 TO ADD “UTILITIES; EXCLUDING ELECTRIC POWER PLANTS” AS A PERMITTED USE TO THE EMPLOYMENT CENTER LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, TRANSMITTAL TO THE APPLICABLE REVIEWING AGENCIES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Ordinance No. C-21-33 adopted by the City Commission of the City of Fort Lauderdale on February 15, 2022, the City Commission amended the City of Fort Lauderdale’s Comprehensive Plan Future Land Use Element to incorporate Broward County Land Use Policies and to add a new Property Rights Element; and

WHEREAS, the City Commission desires to amend the City’s Comprehensive Plan Future Land Use Element by adding “Utilities; excluding electric power plants” as a permitted use to the Employment Center Land Use Designation; and

WHEREAS, the purpose of the proposed amendment is to include “Utilities; excluding electric power plants”, as a permitted use in the Employment Center Future Land Use designation which will include water and wastewater treatment plants, pumping and transfer stations, solid waste disposal and transfer stations, electric substations, and excludes electric power plants; and

WHEREAS, the Planning and Zoning Board at its meeting of June 15, 2022, recommended that the City Commission approve the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) by adding, deleting and modifying goals, objectives and policies; and amending the Future Land Use Element; and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendments to the City of Fort Lauderdale Comprehensive Plan as provided herein and transmit the proposed amendments to the Broward County Planning Council, Florida Department of Economic Opportunity and other reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on August 16, 2022, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes; and

WHEREAS, the Development Services Department transmitted the proposed amendments, supporting data and analysis to the applicable reviewing agencies; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida held a public hearing on October 18, 2022, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes;

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

SECTION 1. That Policy 1.1.9 of the City of Fort Lauderdale’s Comprehensive Plan Future Land Use Element shall be amended to add to Employment Center the category entitled “Utilities; excluding electric power plants” as described in Exhibit “A” attached hereto, which is a permitted use in the Broward County Land Use Plan designation of “Commerce”.

SECTION 2. 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.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 4. That the Development Services Department is hereby authorized to transmit the proposed amendments, supporting data and analyses to the applicable reviewing agencies.

SECTION 5. That this Ordinance shall be in full force and effect upon the date when the compliance review requirements as provided in Chapter 163, Florida Statutes, have been met.

PASSED FIRST READING this 16th day of August, 2022.
PASSED SECOND READING this _____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

UDP-L22002

Proposed Amendment to Comprehensive Plan Future Land Use Element:

Employment Center

Employment Center areas are provided to encourage employment-based development. Commercial and retail business uses may also be permitted based upon the criteria for flex units in the Broward County Land Use Plan and Administrative Rules and as long as the total area of these does not consume more than twenty percent of the employment center land within the flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center use.

The following uses are permitted within the Employment Center land use category:

1. Retail and restaurant uses.
2. Office, service and business uses.
3. Automobile sales with repair.
4. Hotels, motels and similar lodging.
5. Wholesale, warehouse, storage, light manufacturing or fabricating uses, logistics facilities.
6. Industrial and manufacturing uses, research laboratories, or technology park.
7. Parks, recreation, open space, commercial recreation and City approved outdoor events.
8. Community facilities, including schools.
9. Communication facilities.
10. Non-residential agricultural uses.
11. Residential densities in accordance with the City's unified flex zone map.
12. Affordable housing units.
13. Mixed uses along major corridors in accord with the City's unified residential flex policies.
14. Utilities, excluding electric power plants.