



**REQUEST:** Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element to add Utility as a Permitted Use to Employment Center Future Land Use Designation

<b>Case Number</b>	UDP-L22002	
<b>Applicant</b>	City of Fort Lauderdale	
<b>General Location</b>	City-wide	
<b>Commission District</b>	1, 2, 3, and 4	
<b>ULDR Section</b>	Section 47-24.8, Comprehensive Plan Amendment	
<b>Notification Requirements</b>	10-day legal ad	
<b>Action Required</b>	Recommend approval or denial to City Commission	
<b>Authored By</b>	Lorraine Tappen, Principal Urban Planner	<i>LT EP</i>

**BACKGROUND:**

The purpose of the proposed amendment is to allow utility as a permitted use in the Employment Center future land use designation. The utility use includes water and wastewater treatment plants, pumping and transfer stations, solid waste disposal and transfer stations and electric substations. Similar Comprehensive Plan non-residential future land use designations including Commercial, Commercial Recreation, and Office Park allow utilities. The County's future land use designation of "Commerce" correlates to the City's "Employment Center" future land use designation and allows utility as a permitted use, excluding electrical generation. Therefore, adding utility, excluding electrical generation, as a permitted use to the City's Employment Center will be in conformance with the Broward County Land Use Plan.

The City's Public Works Department is proposing a new potable water treatment plant to be constructed at 5900 Hawkins Road, a City-owned property that has an Employment Center future land use designation. The addition of utilities to the Employment Center future land use designation will allow the City to develop the proposed water treatment plant. The proposed amendment is provided as **Exhibit 1**.

The amendment was reviewed by the Development Review Committee on May 24, 2021. The DRC comments are attached as **Exhibit 2**. Should the amendment move forward, after Planning and Zoning Board review and first reading of the ordinance by the City Commission, the amendment will be transmitted to the Florida Department of Economic Opportunity and the state agencies that review comprehensive plans such as the Florida Department of Transportation, the South Florida Water Management District, and the South Florida Regional Planning Council. After the City receives comments from the state agencies, any applicable revisions can be made, and the City Commission may proceed to adopt the ordinance on second reading to amend the Comprehensive Plan. Amendments to the City's Comprehensive Plan must be recertified by the Broward County Planning Council before the amendment takes effect.

**COMPREHENSIVE PLAN CONSISTENCY**

The amendment supports Comprehensive Plan Sanitary Sewer, Water, and Stormwater (SWS) Element Goal 3, which states that the City will 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. The amendment also supports Objective SWS 3.2 regarding expanding the necessary facets of the water supply system to meet the projected demand for the service area and Policy SWS 3.2.12 that the City will review the need for a future water treatment plant in the future. The proposed amendment also aligns with Goal 2 of the Future Land Use Element which states uses must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Use Map.

**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 of the proposed amendment to the City Commission.

**EXHIBITS:**

1. Proposed Amendment to Comprehensive Plan Future Land Use Element
2. May 24, 2022, DRC Comments