



**REQUEST:** Amend 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.

<b>CASE NUMBER</b>	UDP-T22005
<b>APPLICANT</b>	City of Fort Lauderdale
<b>GENERAL LOCATION</b>	General Business (B-2) District and Heavy Commercial/Light Industrial (B-3) District
<b>COMMISSION DISTRICT</b>	City-Wide
<b>ULDR SECTION</b>	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 Section 47-19.9, Outdoor Uses
<b>NOTIFICATION REQUIREMENTS</b>	10-day legal ad
<b>ACTION REQUIRED</b>	Recommend approval or denial to City Commission
<b>AUTHORED BY</b>	Karlanne Devonish, Principal Urban Planner <i>KD</i> <i>CP</i>

**BACKGROUND:**

The purpose of the proposed amendments 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.

### **DEVELOPMENT REVIEW CRITERIA:**

Pursuant to ULDR Section 47-24.1, Development Permits and Procedures – General Requirements, in addition to meeting the requirements of the district in which a proposed development is located, the standards for the use, location of the development and the requirements for a development permit, all development permits shall be subject to the requirements of ULDR Section 47-25, Development Review Criteria.

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.

The adequacy criteria are used to evaluate the demand created on public services and facilities by a proposed development. The neighborhood compatibility criteria include 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, [lighting] 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 amendments are provided as **Exhibit 1**.

### **COMPREHENSIVE PLAN CONSISTENCY**

*Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production* 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.
- The Economic Development Element
  - 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.

### **PLANNING & ZONING BOARD REVIEW OPTIONS**

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are 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 ULDR Amendments