



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

**#22-0867**

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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 (ULDR) Section 47-10.10 - List of Permitted  
and Conditional Uses, Commerce Center (CC) District to add Water  
Treatment Plant as a Use – UDP- T22004 - (**Commission Districts 1, 3  
and 4**)

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**Recommendation**

Staff recommends the City Commission consider an amendment to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-10.10 - List of Permitted and Conditional Uses, Commerce Center (CC) District to add water treatment plant as a use.

**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 property 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).

On July 20, 2022, the Planning and Zoning Board (PZB), acting as the local planning agency, reviewed the application and recommended approval (by a vote of 5-0), finding the proposed land development regulations change consistent with the City of Fort Lauderdale Comprehensive Plan. The July 20, 2022, PZB Staff Report and meeting minutes are attached as Exhibit 1 and Exhibit 2, respectively.

The proposed ordinance amendment 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. Water treatment plant 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).
  - CC – Commerce Center zoning districts are 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 is consistent with and implements the employment center land use designation of the city's comprehensive plan.
  - Water treatment plants are utilities facilities and pursuant to Policy FLU 1.1.9 are permitted community facilities uses within the Employment Center land use designation.

### **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 Infrastructure Focus Area
- Goal 1: Build a sustainable and resilient community
- Objectives: Proactively maintain out water, wastewater, stormwater, road, and bridge infrastructure.

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Infrastructure Focus Area
- Sanitary Sewer, Water, & Stormwater Element
- Goal 3: Develop and maintain an adequate water supply, treatment, and distribution system, which meets the existing and projected needs of the service areas in an efficient, economical, and environmentally sensitive manner.

**Attachments**

Exhibit 1 – July 20, 2022, PZB Staff Report

Exhibit 2 – July 20, 2022, PZB Meeting Minutes

Exhibit 3 – Ordinance

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Department