



AGENDA ITEM #4:

CASE NUMBER	UDP-T26006
APPLICANT	City of Fort Lauderdale
GENERAL LOCATION	Community Business (CB) Districts Boulevard Business (B-1) Districts
REQUEST	Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-6.10 and Section 47-6.11 to add Fortune Tellers, Psychic Readers Use to the Community Business (CB) and Boulevard Business (B-1) Zoning Districts
ULDR SECTIONS	Section 47-6.10. - List of permitted and conditional uses, Community Business (CB) District Section 47-6.11. - List of permitted and conditional uses, Boulevard Business (B-1) District
NOTIFICATION REQUIREMENTS	10-day legal ad
ACTION REQUIRED	Recommend approval or denial to City Commission
PROJECT PLANNER	Karlanne Devonish, AICP, Principal Urban Planner 

BACKGROUND:

The purpose of the proposed amendment to the Unified Land Development Regulations (ULDR) is to add “*fortune tellers, psychic readers*” to the List of Permitted and Conditional Use tables for the Community Business (CB) and Boulevard Business (B-1) zoning districts.

Fortune telling and psychic reading are not permitted uses in the CB or B-1 zoning districts but are permitted uses in the General Business (B-2) and Heavy Commercial/Light Industrial (B-3) Districts. In 2005, the City of Fort Lauderdale was sued for denying an occupational license, now known as business tax receipts, for a fortuneteller business in the B-1 zoning district. During the pendency of that lawsuit, the City cited other fortunetellers for conducting fortunetelling without an occupational license at a property also located in the B-1 zoning district. In 2006, the City Commission settled both disputes by permitting these individuals to operate as fortunetellers at these locations as ancillary uses to the principal retail bookstore use with the understanding that staff would strengthen the enforceability of the ordinance by amending it to comport with legally defensible findings.

In 2025, the plaintiffs from the 2005 case sought to relocate their business to a location in a B-1 zoning district and was denied a business tax receipt. They subsequently filed suit and the City settled that lawsuit under similar terms and conditions as the prior settlements. In keeping with settlement discussions, at the November 18, 2025 City Commission Conference Meeting, the City Commission directed staff to process amendments to the ULDR to add fortune telling and psychic reading as accessory uses in the CB and B-1 zoning district.

ULDR AMENDMENTS:

Below is a detailed summary of each proposed ULDR amendment section including intent and a description of section content. The Proposed ULDR Text Amendments are attached as Exhibit 1.

Section 47-6.10, List of permitted and conditional uses, Community Business (CB) District and Section 47-6.11, List of permitted and conditional uses, Boulevard Business, (B-1) District

Intent: Add fortune tellers, psychic readers, to the Accessory Uses, Buildings and Structures category in the List of Permitted and Conditional Uses tables.

Description: Fortune Tellers, Psychic Readers are permissible when accessory to retail sales use.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments are consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including 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. The proposed amendments are also consistent with the Economic Development Element, Goal 1, Enhance Fort Lauderdale's stature as a global, business friendly destination through the development of a business identity, enhanced marketing, branding, and support for enhanced local activities and tourism development.

PUBLIC NOTICE REQUIREMENTS:

Pursuant to the ULDR, Section 47-27.5, a newspaper advertisement was published ten days prior to the Planning and Zoning Board meeting.

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, approval with conditions, or denial of the proposed amendment to the City Commission.

EXHIBITS:

1. Proposed ULDR Text Amendments