





REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-14.10., List of Permitted, Conditional, and Accessory Uses, General Aviation Airport (GAA) District and Section 47-14.11., List of permitted, Conditional Uses, and Accessory Uses in the Airport Industrial Park (AIP).

Case Number	UDP-T22002
Applicant	City of Fort Lauderdale
General Location	General Aviation Airport (GAA) and Airport Industrial Park (AIP) Districts
Commission District	1 – Heather Moraitis
ULDR Section	Section 47-14.12, Limitations on Permitted and Conditional Uses
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authored By	Karlanne Grant, Principal Urban Planner  

BACKGROUND:

The purpose of the proposed amendments is to add a provision to allow applicants to request a use that is not specifically listed in the use tables for the General Aviation Airport (GAA) and Airport Industrial Park (AIP) zoning districts. Throughout the years, applicants have requested uses to be added to the GAA and AIP zoning districts that would not create a nuisance, however at times the proposed uses did not align with a specific category of the zoning districts. The proposed amendment is intended to allow for flexibility to accommodate unique uses that are not explicitly listed as permitted or conditional uses within the aviation districts, but that do not create adverse impacts and align with the district intent and the underlying land use. The amendment will allow the Airport Advisory Board to make a recommendation to the Planning and Zoning Board to approve the proposed uses, subject to meeting the intent of the GAA and AIP zoning districts. The proposed ULDR amendments are provided as **Exhibit 1**.

COMPREHENSIVE PLAN CONSISTENCY

The proposed amendments align 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.

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 amendments to the City Commission.

EXHIBITS:

1. Proposed ULDR Amendments