

REQUEST: Rezoning; from Parks, Recreation, Open Space (P) and Commerce Center (CC) to General Aviation Airport (GAA).

Case Number	Z14005	
Applicants	City of Fort Lauderdale	
General Location	North of Commercial Blvd. between NW 12 th Ave and NW 15 th Ave	
Property Size	71.5 Acres	
Current Zoning	Parks, Recreation, Open Space (P) and Commerce Center (CC)	
Proposed Zoning	General Aviation Airport (GAA)	
Existing Use	Fort Lauderdale Stadium, Lockhart Stadium, Vacant Parcel	
Proposed Use	Stadiums, Athletic Fields, Amusement Park	
Future Land Use Designation	Transportation	
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria	
Notification Requirements	Sign Posting, 15 days prior to public hearing Mail Notice, 300 feet radius, 10 days prior to hearing	
Project Planner	Jim Hetzel, AICP, LEED Green Associate Planner III	

PROJECT DESCRIPTION:

The City of Fort Lauderdale is requesting to rezone 71.5 acres of land located east of Fort Lauderdale Executive Airport, which is generally located north of Commercial Boulevard between NW 12th Avenue and NW 15th Avenue. More specifically, the subject property is a portion of Tract 1 of the F-X-E Plat and includes parcels 25, 26, 27, and 19-B. These parcels are City-owned and currently contain the existing Fort Lauderdale Stadium, Lockhart Stadium, surface parking, and some vacant land.

The City is seeking a rezoning to General Aviation Airport (GAA) for the subject property. Parcels 25, 26, and 27 are currently zoned Parks, Recreation and Open Space (P) and Parcel 19-B is currently zoned Commerce Center (CC). All parcels would be rezoned to General Aviation Airport (GAA).

The rezoning is necessary to bring the property into compliance with Federal Aviation Administration (FAA) deed requirements that the property be maintained for public airport purposes and that the land use and zoning reflect such. In 2010, the underlying land use for the subject property was amended to a Transportation designation to comply with the FAA requirement. The Planning and Zoning Board, acting as the Local Planning Agency, approved the Transportation Land Use Amendment on June 16, 2010, with final City Commission approval in 2012. The Land Use Amendment process was recently completed with the Broward County Planning Council recertifying the City's Comprehensive Plan Land Use Map in March 2014.

The next step in the process is to rezone the subject property to an aviation related zoning district. The City's Unified Land Development Regulations (ULDR) contains two zoning districts related to aviation; General Aviation Airport (GAA) and Airport Industrial Park (AIP). City Airport Staff has provided guidance on determining which district is appropriate for the site and has identified GAA as the zoning district.

As part of the public vetting process, staff presented the rezoning to the City's Parks, Recreation and Beaches Advisory Board, and Aviation Advisory Board. Both boards made motions of support for the property to be rezoned to GAA. The Parks, Recreation and Beaches Advisory Board meeting was on August 27, 2014, and the Aviation Advisory Board was on August 28, 2014.

In addition to the zoning map change, the City is proposing a text amendment to the Unified Land Development Regulations (ULDR) to allow Limited Commercial Recreation Uses as a Conditional Use under the GAA zoning district. For reference, Limited Commercial Recreational Uses would include gymnasiums, athletic fields, stadiums, and amusement parks. The text amendment is necessary to allow the existing stadiums as legal conforming uses under the GAA zoning district and provides a framework

for approval of proposed commercial recreation such as the anticipated Schlitterbahn waterpark. The ULDR text amendment is being processed and presented to the Board as a separate item.

As part of the backup material, staff has provided site information, aerial photos, legal sketch and description, and copy of the existing F-X-E Plat. Any future development plans on the property will be subject the requirements as outlined in the City's ULDR and if approved, the proposed ULDR text amendment for GAA zoning.

REVIEW CRITERIA:

As per ULDR Section 47-24.4.D, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. *The zoning district proposed is consistent with the City's Comprehensive Plan.*

The subject site is designated Transportation on the City's Future Land Use Map. The proposed zoning of General Aviation Airport (GAA) is consistent with the underlying land use category. The City's Transportation Land Use Designation was amended in 2012 to allow those land uses under the Parks, Recreation and Open Space, and Commercial Recreation land use categories thereby allowing stadiums, athletic fields, and other commercial recreation to be permitted under the Transportation designation.

More specifically, the City's Comprehensive Plan, Future Land Use Element, Permitted Uses, states:

P. Transportation

Executive Airport – The uses permitted in the Executive Airport area are the airport and facilities related to its function, operation and maintenance facilities for aircraft, sale and display of aircraft and aviation equipment, aviation manufacturing and servicing, distribution centers and other compatible uses. Those land uses listed in the City's Comprehensive Plan as permitted uses in the Parks, Recreation and Open Space and Commercial Recreation land use categories and "schools within businesses" in compliance with the noise requirements of F.A.R. Part 150 (Appendix) and with Subsection 333.03 (2) (c), (2) (d) and (3) of Florida Statutes, may be allowed when they do not preclude or restrain the aeronautical use of the surrounding area, and such "schools with businesses" shall only be allowed, consistent with the Broward County Land Use Plan, if such uses are designed primarily to the serve the needs of airport users and airport employees, aircraft and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing and other compatible land uses.

In addition, the proposed rezoning supports the following Goals, Objectives, and Policies from the City's Comprehensive Plan, Future Land Use Element:

Goal 1: Promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide adequate services and facilities, conserve natural resources, and ensure compatibility of land uses.

Objective 1.40: Coordination of land use and airport/heliport planning.

Policy 1.40.1: Areas surrounding existing airports shall be developed or redeveloped to promote compatible land uses consistent with the elements of the City of Fort Lauderdale Comprehensive Plan and affected elements of other local plans.

Policy 1.40.2: The City of Fort Lauderdale shall not issue development orders for land uses or structures that are incompatible with airport uses and/or which create a hazard to air navigation.

Policy 1.40.4: The City of Fort Lauderdale shall protect navigable airspace regulated by the Federal Aviation Administration from obstruction.

2. *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

The subject property is adjacent to the existing Fort Lauderdale Executive Airport and is owned by the City of Fort Lauderdale. The surrounding zoning districts are General Aviation Airport (GAA) to the west and north, Industrial (I) and Business Districts (B-3 and B-1) to the east, and Airport Industrial Park (AIP) to the south. The character of the surrounding development supports the rezoning to GAA. There are substantial changes in character of the area with continued growth at the airport such the construction of a new U.S. Customs and Border Protection and the recently completed FAA Air Traffic Control Tower. In addition, there are surrounding business in the industrial area to the east and administrative offices to the south. The proposed rezoning is in keeping with the surrounding uses and activity, and provides a framework for future growth on the subject parcels. This would include the continued use of stadium activities, athletic fields, and any proposed amusement park uses. *Note: there is a separate item proposing ULDR text amendments.*

3. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

The proposed rezoning would be consistent with zoning and character of the surrounding area. The surrounding properties contain airport related uses and functions. For example, the executive airport is located immediately adjacent to the site and contains supportive uses such as a fire station, police substation, fixed-base airport operators, and airport industrial office and warehouse space. The proposed GAA zoning district will allow similar uses such as those in the surrounding area as well as provide an approval process for any proposed limited recreation on the subject site. Therefore, the character of subject property will be similar to the function and use that the site has been for several years as a recreational component. In the event, limited recreational is not proposed, the site may be developed consistent with the uses outlined in the GAA zoning district. Again, this would further demonstrate compatibility with the surrounding character of the area.

If approved, all uses allowed in ULDR Sec. 47-14.10 could be applied for, consistent with the Comprehensive Plan and subject to all applicable criteria of the Unified Land Development Regulations (ULDR). Please note, as identified in this report, there is a proposed ULDR text amendment to allow Limited Recreational Uses as a Conditional Use under the GAA zoning district.

STAFF FINDINGS:

Staff recommends the Board approve this request, consistent with:

ULDR Sec. 47-24.4 Rezoning Criteria;
ULDR Sec. 47-25.2 Adequacy Criteria.

Staff has provided a narrative response to the criteria, attached to the plan sets.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.

Filename: Exhibit 2 - Staff Report
Directory: C:\Users\JimH\Documents
Template: S:\PlanZoneSvcs\PZ BOARD\STAFF REPORT
TEMPLATES\PZB Staff Report Template_Rezoning.dot
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