



REQUEST: Rezone from General Aviation Airport (GAA) District to Parks, Recreation and Open Space (P) District

CASE NUMBER	UDP-Z23011	
APPLICANT	City of Fort Lauderdale	
GENERAL LOCATION	5101 NW 12 th Avenue	
EXISTING ZONING DISTRICT	General Aviation Airport (GAA) District	
PROPOSED ZONING DISTRICT	Parks, Recreation and Open Space (P) District	
LAND USE	Transportation	
COMMISSION DISTRICT	1 – John Herbst	
NEIGHBORHOOD ASSOCIATION	N/A	
APPLICABLE ULDR SECTIONS	Section 47-24.4 Rezoning Criteria	
NOTIFICATION REQUIREMENTS	Section 47-27.5, Sign Notice prior to meeting Section 47-27.5, Mail Notice	
SECTION 166.033, FLORIDA STATUTES	180-day Expiration Date	Extension Date
	March 30, 2024	Waived by Applicant
ACTION REQUIRED	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny	
PROJECT PLANNER	Michael P. Ferrera, Urban Planner II	<i>MPF</i> <i>EF</i>

PROJECT DESCRIPTION:

The City of Fort Lauderdale is requesting to rezone 859,567 square feet (19.73 acres) of land generally located at 5101 NW 12th Avenue from General Aviation Airport (GAA) District to Parks, Recreation and Open Space (P) District. The property is currently vacant and there are future plans to convert the property into a community park. A location map is attached as **Exhibit 1**. The application, narrative responses to criteria, and sketch and legal description of the property proposed to be rezoned are attached as **Exhibit 2**.

The rezoning of City owned properties that are used and maintained as public park space protects properties used as parks in three significant ways. First, by rezoning a property to Parks, Recreation, and Open space it creates a record of the City's intended use for the property. Second, the zoning limits the use of the property to those uses typically associated with public parks and open spaces. Lastly, the City's Charter provides protection to lands zoned Park, Recreation, and Open Space by limiting the sale, transfer, or lease of such properties for more than (1) year without a unanimous vote of the entire City Commission.

REVIEW CRITERIA:

Per the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, 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 property is currently zoned GAA and has an underlying land use designation of Transportation, which is intended primarily for existing airports, Port Everglades and existing and proposed expressways. The proposed Parks, Recreation and Open Space zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section within this report for additional information.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

The property where the proposed rezoning is to take place is currently vacant. Moving forward with the rezoning will ensure the land will be available as open space in order to construct the proposed community park that is part of future plans.

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.

There are future plans to convert the vacant property into a park, which will be consistent with the proposed rezoning. The proposed rezoning will also enhance the existing surrounding residential uses by providing open space for residents to enjoy. The character of the surrounding area supports the proposed park use.

A general comparison of permitted uses in the current and proposed zoning district is provided in Table 1. For the complete detailed list of uses, refer to ULDR Section 47-14.10, List of Permitted and Conditional Uses; General Aviation Airport (GAA) District and ULDR Section 47-8.14, List of Permitted and Conditional Uses; Parks, Recreation and Open Space (P) District. A comparison of current and proposed dimensional standards for each district is provided in Table 2.

Table 1: Comparison of Zoning District Uses

Existing Zoning District	Proposed Zoning District
General Aviation Airport (GAA) District	Parks, Recreation and Open Space (P) District
<u>Aeronautical/Aircraft/Aviation</u> Aeronautical Research and Development Aircraft Manufacture Aircraft Conversions Aircraft Fitting Aircraft Fixed Base Operations, including aircraft storage Aircraft Repair Aircraft Leasing Aircraft, Sale and Display, including heavier-than-air and lighter-than-air Aviation Equipment, Manufacture, and Service	<u>Permitted Uses:</u> Parks, Recreation, and Open Space uses and Facilities Active and Passive Park Facilities Beach Civic Facilities, Cultural Facilities, Educational Facilities Conservation Areas Fishing Pier Indoor and Outdoor Public Recreational Facility
<u>Public Purpose</u> Active and Passive Park	N/A
<u>Lodging</u> Hotel & Motel—Only at sites so designated on the Development Plan of the Fort Lauderdale Executive Airport	N/A
<u>Research and Development</u> Industrial Research Operation Scientific Research Operation	N/A
N/A	<u>Accessory Uses, Buildings and Structures</u> Concessions, including refreshment stands, pro shops, souvenir shops Police, Fire substation Parks Maintenance and Administration Facility Public Restrooms
Urban Agriculture	Urban Agriculture
N/A	<u>Limitations on Uses</u> Conservation areas. Conservation areas are designated in accordance with Broward County Land Use Plan Map Series as means to protect natural resource areas (BC Land Use Plan). Uses are limited in conservation areas as follows:

	<p>i. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.</p> <p>Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or nonprofit agency which manages the area.</p>
N/A	<p><u>Conditional Uses:</u> Golf Course Public Marina Public Unity Communication Towers, Structures, and Stations Yacht Club</p>

Table 2: Comparison of Dimensional Standards

	Existing Zoning District	Proposed Zoning District
	General Aviation Airport (GAA)	Parks, Recreation and Open Space (P)
Density	N/A	N/A
Building Height	No building or structure shall exceed the height limits specified by the Federal Aviation Agency (FAA) Regulation	60 Feet*
Building Length	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A
Front Setback	<p>a. No building or structure within GAA district shall be placed closer than 50 feet from the 100-foot easement retained by the City north of Commercial Boulevard. The entire 50 feet may be used for landscaping, automobile parking, and identification signs only, and not for any form of display or storage.</p> <p>b. N.W. 62nd St. (south) shall have a 100-foot building line setback.</p> <p>c. Where a property line of adjacent lot or parcel has a common boundary with land reserved for the runway system of the airport, the building setback line for such lot or parcel will be determined by current transitional slope of FAA Regulation No. FAR Part 77 as now existing or may hereafter be set.</p> <p>d. Location of yards, setbacks and landscaping on all other GAA zoned land shall be governed by FAA and the City.</p>	25 Feet*
Rear Setback	See front setback	25 Feet*
Side Setback	See front setback	25 Feet*
Lot Size	None, Commercial recreation uses that are also an outdoor use require a minimum plot size of ten (10) acres.	N/A
Landscape Area	As per Section 47-21.13 of the Unified Land Development Regulations	N/A

*An increase in the maximum dimensional requirements is subject to the requirements of a site plan level III permit.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Parks, Recreation, and Open Space Element, Goal 1, Objective 1.1 – Providing for Park Space, ensuring that the provision of parks, facilities, and programs adequately meets or exceeds the needs and desires of the City's residents.

The City's Future Land Use Map indicates these properties have a future land use designation of Transportation. More specifically, the Transportation land use designation is intended primarily for existing airports, Port Everglades and existing and proposed expressways. Uses permitted in areas designated general aviation airport include active and passive parks, commercial recreation uses such as professional sport clubs, stadiums and athletic fields and amusement parks. The proposed rezoning meets the intent of the land use designation.

PUBLIC PARTICIPATION

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic associations within 300 feet of the property. According to the city's official civic association list and map, there are none within 300 feet. However, notification was sent to the Twin Lakes North Homeowners Association. In addition, a public participation meeting was held. A summary of the meeting with the property owners within 300 feet of the subject property held on November 28, 2023, is attached as **Exhibit 3**. A mail notification to property owners within 300 feet of the properties was mailed on February 23, 2024.

In addition, this request is subject to public sign notification requirements established in ULDR, Section 47-27.4. Three signs were posted on the properties fronting three street frontages. The public sign notice affidavit and photographs of the signs are attached as **Exhibit 4**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines the application meets the criteria, 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 criteria for the rezoning and if consented to by 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 ULDR Section 47-26.B, Appeals.

EXHIBITS:

1. Location Map
2. Application, Narrative Responses to Criteria, and Sketch and Legal Description of the Property
3. Public Meeting Summary
4. Public Sign Notice Affidavit and Photographs of the Signs