



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

#14-1086

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: October 21, 2014

TITLE: Ordinance – Amending Chapter 47-14 – General Aviation Districts

Recommendation

It is recommended the City Commission introduce an ordinance on first reading to amend the City's Unified Development Regulations (ULDR), Chapter 47-14 – General Aviation Districts amending Section 47-14.2, Intent and Purpose, Section 47-14.10, List of Permitted and Conditional Uses, Section 47-14.20, Limitations on Permitted and Conditional Uses, and Section 47-14.21, Dimensional Requirements for GAA and AIP Districts.

Background

The proposed text amendment will revise the General Aviation Airport (GAA) zoning district in order to address concerns identified by the Federal Aviation Administration (FAA) regarding inconsistencies in land use and zoning for certain City-owned properties, which are part of the Executive Airport land.

More specifically, the FAA informed the City that the properties that included Lockhart Stadium, Fort Lauderdale Baseball Stadium, and various practice fields were deed restricted for public airport purposes and that the land use and zoning reflect such. The underlying land use for the subject property was amended to a Transportation designation to comply with the FAA requirement and was certified by Broward County Planning Council in March 2014.

The next step in this process includes rezoning the property, identified by the FAA, to an aviation zoning district. The City's ULDR currently has two zoning districts related to aviation; General Aviation Airport (GAA) and Airport Industrial Park (AIP). Based on the subject site directly abutting the executive airport property, which is zoned GAA, it was determined that the GAA zoning district is most appropriate. The proposed rezoning request is being processed and presented to the City Commission as a separate item on this agenda.

Staff began evaluated the current ULDR requirements to determine any issues and to establish an appropriate framework for future uses in the GAA zoning district. As a result of this analysis, in order to address the requirements of the FAA and to permit limited commercial recreation uses the proposed amendments include revisions to Sections: 47-14 - General Aviation Districts 47-14.2 -Intent and Purpose, 47.14.10 - List of Permitted and Conditional Uses, 47-14.20 - Limitations on Permitted and Conditional Uses, and 47-14.21- Dimensional Requirements for GAA and AIP Districts.

On September 17, 2014 the Planning and Zoning Board (PZB), acting as the Local Planning Agency (LPA), conducted a review of the proposed amendments and, upon finding they are consistent with the adopted comprehensive plan, unanimously recommended approval of the proposed amendments (case T14009). The PZB staff report and September 17, 2014 minutes are attached as **Exhibit 1** and **Exhibit 2**, respectively.

For a detailed analysis of the proposed amendments please see the PZB staff report attached as **Exhibit 1**.

To review the draft ordinance, please see **Exhibit 3**.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item corresponds to *Press Play Fort Lauderdale Strategic Plan 2018* initiative, including *Business Development* Cylinder of Excellence, specifically advancing:

- Goal 7:** Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports, and rail connections.
- Objective 1:** Define, cultivate, and attract targeted and emerging industries.
- Initiative 2:** Work with partners to promote Fort Lauderdale as a year-round destination for domestic and international travel.

Attachments:

Exhibit 1 – PZB Staff Report

Exhibit 1 – September 17, 2014 PZB Minutes

Exhibit 1 – Proposed Draft Ordinance

Prepared by: Jim Hetzel, Planner III

Department Director: Greg Brewton, Department of Sustainable Development
Jenni Morejon, Director Designee