

REQUEST: Amendment to the City’s Unified Land Development Regulations (“ULDR”); Section 47-14 General Aviation Districts; amending Section 47-14.2, Intent and Purpose, amending Section 47-14.10, List of Permitted and Conditional Uses, amending Section 47-14.20, Limitations on Permitted and Conditional Uses, and amending Section 47-14.21, Dimensional Requirements for GAA and AIP Districts.

Case Number	T14009	
Applicant	City of Fort Lauderdale	
ULDR Sections	47-14.2	Intent and Purpose of Each District
	47-14.10	List of Permitted and Condition Uses, General Aviation Airport (GAA) District
	47-14.20	Limitations on Permitted and Conditional Uses
	47-14.21	Dimensional Requirements for GAA and AIP Districts
Notification Requirements	10-day legal advertisement	
Action Required	Recommend approval or denial to City Commission	
Authored By	Jim Hetzel, AICP, LEED Green Associate Planner III	

BACKGROUND/DESCRIPTION:

The City of Fort Lauderdale is proposing a text amendment to the City’s Unified Land Development Regulations (ULDR) for the General Aviation Airport (GAA) zoning district in order to address concerns identified by the Federal Aviation Administration (FAA) regarding inconsistent land use and zoning matters for certain properties owned by the City, which are part executive airport land.

The text amendment 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 this process is to rezone the property, identified by the FAA, to one of two aviation related zoning districts. The City’s ULDR currently has two zoning districts related to aviation; General Aviation Airport (GAA) and Airport Industrial Park (AIP). City Airport Staff has provided guidance on identifying GAA as the appropriate zoning district based on the subject site directly abutting the executive airport property, which is also zoned as GAA. Please refer to **Exhibit 1** to review the current location of the GAA zoning districts within the City, which depicts only parcels in and around the executive airport. Please note, a proposed rezoning request is being processed and presented to the Board as a separate item.

Once the GAA zoning was identified, staff began to evaluate current ULDR requirements to determine any issues and to establish a framework for future use of the properties in GAA. As a result of this analysis, staff is proposing to amend Section 47-14 General Aviation Districts; 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 in order to address the requirements of the FAA and to permit limited commercial recreation uses.

The following is a summary of the proposed amendments to the ULDR:

- Section 47-14.2, Intent and Purpose, of the ULDR states the intent and purpose of the GAA zoning district, which is to govern uses intended to serve the airport operations. The proposed text amendment would maintain the overall intent for airport related operations and uses but also allow for limited commercial recreation as compatible uses. This would be consistent with the

efforts completed by the City to amend the underlying land use to Transportation, which also included similar language associated with commercial recreation uses.

- Section 47.14.10, List of Permitted and Conditional Uses, of the ULDR outlines the permitted and conditional uses under the GAA zoning district. The proposed text amendment maintains all uses that are currently permitted as of right and includes a limited number of commercial recreation uses as conditional uses. As proposed, the limited commercial recreation uses would include professional sports clubs, stadiums, athletic fields, and amusement parks. As conditional use approval any future expansion of the site to include these types of uses would be approved as a Site Plan Level III by the Planning and Zoning Board.
- Section 47-14.20, Limitations on Permitted and Conditional Uses, of the ULDR provides for certain limitations on uses permitted in GAA. Current limitations include that all uses be within an enclosed building, which is not practical for the proposed commercial recreation or the existing stadium facilities. The proposed amendment allows activities associated with limited commercial recreation to be outside of an enclosed building.
- Section 47-14.21, Dimensional Requirements for GAA and AIP Districts, of the ULDR states certain limitation requirements for uses in the GAA zoning district. The proposed amendment includes language regarding a requirement for a minimum plot size of eight (8) acres for the proposed commercial recreation uses that contain outside activities. Commercial recreation uses that are enclosed within a building shall not be required to meet a minimum plot size, as it is currently provided in the ULDR.

For more information on the text amendment, see **Exhibit 2**.

This ULDR amendment furthers *the Press Plat 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.

CONSISTENCY WITH COMPREHENSIVE PLAN:

Staff has determined the proposed amendments described herein are consistent with the City's Comprehensive Plan. The specific Goals, Objectives and Policies are as follows:

- ELEMENT: Future Land Use Element
- GOAL: Goal 1
- OBJECTIVE: Objective 1.40
- POLICIES: Policies 1.40-1, 1.40-2, 1-40.4

This amendment generally furthers the above by maintaining social and economic needs of the community through compatible land uses adjacent to the airport while ensuring safety of air navigation of the airport and other requirements as outlined by the FAA.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed change is 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.

Filename: Exhibit 1 - Staff Report
Directory: Q:\CITY COMMISSION AGENDA MEMOS\2014\10-21-
2014\14-1086 - 1st Reading - Ordinance ULDR Text Amendment GAA
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