



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

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

DATE: October 21, 2014

TITLE: QUASI-JUDICIAL – FIRST READING OF ORDINANCE – Rezone from
Parks, Recreation, Open Space (P) and Commerce Center (CC) to
General Aviation Airport (GAA)

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning 71.5 acres of land, located east of Fort Lauderdale Executive Airport from Parks, Recreation, Open Space (P) and Commerce Center (CC) to General Aviation Airport (GAA).

Background

The City of Fort Lauderdale proposes to rezone a portion of Tract 1 of the F-X-E Plat which includes parcels 25, 26, 27, and 19-B. The land, which includes 71.5 acres is located east of Fort Lauderdale Executive Airport, generally situated north of Commercial Boulevard between NW 12th Avenue and NW 15th Avenue.

These parcels are City-owned and currently contain the existing Fort Lauderdale Stadium, Lockhart Stadium, surface parking, and some vacant land. 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 would also provide the regulatory framework for the proposed Schlitterbahn Waterpark as a conditional use under the GAA zoning district. A location map is provided as **Exhibit 1**.

Pursuant to criteria outlined in Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning, the rezoning application was reviewed by the Planning and Zoning Board (PZB) on September 17, 2014, and recommended for approval by a vote of 6-0. The PZB staff report and PZB minutes are attached as **Exhibit 2** and **Exhibit 3**, respectively. The sketch and description are provided as part of the attached ordinance.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, 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, under Future Land Use Element of Transportation, Permitted Uses, states the following:

"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 the existing zoning and character of the area. The surrounding properties contain airport related uses and functions. The executive airport is located immediately adjacent to the site and contains supportive uses that include 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, and will also provide an approval process for any proposed limited recreation on the subject site. The character of the uses on the subject property will remain similar to the function and use, including the limited recreational component, that has existed on the site for several years and may continue to be developed consistent with the uses outlined in the GAA zoning district.

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the Department and the Planning and Zoning Board (“PZB”) and shall hear public comment on the application when determining whether the rezoning request meets the criteria for rezoning.

Resource Impact

There is no fiscal impact associated with this action

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within 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 connection.

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 – Location Map

Exhibit 2 – PZB Staff Report

Exhibit 3 – PZB Minutes

Exhibit 4 – Ordinance

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