

ORDINANCE NO. C-22-19

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING THE CITY OF FORT LAUDERDALE, FLORIDA'S UNIFIED LAND DEVELOPMENT REGULATIONS ("ULDR"), MORE SPECIFICALLY AMENDING SECTION 47-14.10 ENTITLED "LIST OF PERMITTED, CONDITIONAL USES, AND ACCESSORY USES, GENERAL AVIATION AIRPORT (GAA) DISTRICT" AND SECTION 47-14.11 ENTITLED "LIST OF PERMITTED, CONDITIONAL USES, AND ACCESSORY USES IN THE AIRPORT INDUSTRIAL PARK (AIP) DISTRICT" OF THE ULDR TO ESTABLISH A PROCESS FOR THE APPROVAL OF USES THAT ARE NOT SPECIFICALLY LISTED IN THE LIST OF PERMITTED, CONDITIONAL USES AND ACCESSORY USE TABLES FOR EACH ZONING DISTRICT AND WILL NOT ADVERSELY IMPACT THE OPERATION OF THE FORT LAUDERDALE EXECUTIVE AIRPORT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND REPEAL; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, desires to amend Section 47-14.10 entitled "List of permitted, conditional uses, and accessory uses, General Aviation Airport (GAA) district" and Section 47-14.11 entitled "List of permitted, conditional uses, and accessory uses in the Airport Industrial Park (AIP) District of the City of Fort Lauderdale, Florida's Unified Land Development Regulations ("ULDR") to establish a process for the approval of uses that are not specifically listed in the list of permitted, conditional uses and accessory use tables and will not adversely impact the operation of the Fort Lauderdale Executive Airport. The amendment will allow the Airport Advisory Board to make a recommendation to the Planning and Zoning Board to approve the proposed uses, subject to meeting the intent of the GAA and AIP zoning districts; and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of April 20, 2022 (PZ Case No. UDP-T22002), reviewed the proposed text amendments for consistency with the City of Fort Lauderdale Comprehensive Plan and recommended the City Commission adopt the amendments to the ULDR; and

WHEREAS, notice was provided to the public that this ordinance would be considered at the City Commission meeting to be held on Tuesday, June 7, 2022, and Tuesday, June 21, 2022, at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida;

CODING: Words, symbols, and letters stricken are deletions; words, symbols, and letters underlined are additions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. Article II – Zoning District Requirements, Section 47-14.10 of the City of Fort Lauderdale, Florida Uniform Land Development Regulations (“ULDR”) is hereby amended to read as follows:

**Sec. 47-14.10. - List of permitted, conditional uses, and accessory uses, general aviation airport (GAA) district.**

~~District Categories—Aeronautical/Aircraft/Aviation, Automotive, Commercial Recreation Uses, Public Purpose Facilities, Lodging, Research and Development, Services/Office Uses, Wholesale Operations, Urban Agriculture and Accessory Uses.~~

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C.	ACCESSORY USES
	The following uses are permitted as accessory uses to those uses found in the GAA District. No accessory use shall be permitted to be constructed, placed, erected, or built on any parcel of land prior to the start of construction of the principal building or establishment of the principal use.
* * *	
<u>D. Permitted, conditional, or accessory uses which are not specifically listed or are not substantially similar to those uses listed as permitted, conditional or accessory uses in this section 47-14.10 may be permitted if approved by the Planning and Zoning Board, if the Planning and Zoning Board determines that the proposed use is consistent with the permitted uses of the future land use designation for the parcel as identified in the City of Fort Lauderdale Comprehensive Plan and that such use at its proposed location will not adversely impact the operation of the Fort Lauderdale Executive Airport. The recommendation of the Airport Advisory Board as to whether the proposed use adversely impacts the operation of the Fort Lauderdale Executive Airport shall be considered by the Planning and Zoning Board when making its determination.</u>	

SECTION 2. Article II – Zoning District Requirements, Section 47-14.11 of the ULDR is hereby amended to read as follows:

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**Sec. 47-14.11. - List of permitted, conditional uses, and accessory uses in the airport Industrial Park (AIP) District.**

District Categories—Aeronautical/Aircraft/Aviation, Food and Beverage, Lodging, Manufacturing, Public Purpose Facilities, Research and Development, Services/Office Uses, Wholesale Operations, Urban Agriculture, and Accessory Uses.

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<b>C.</b>	<b>ACCESSORY USES</b>
	The following uses are permitted as accessory uses to those uses found in the AIP District. <del>No accessory use shall be permitted to be constructed, placed, erected, or built on any parcel of land prior to the start of construction of the principal building or establishment of the principal use.</del>
* * *	
<u>D. Permitted, conditional, or accessory uses which are not specifically listed or are not substantially similar to those uses listed as permitted, conditional or accessory uses in this section 47-14.11 may be permitted if approved by the Planning and Zoning Board, if the Planning and Zoning Board determines that the proposed use is consistent with the permitted uses of the future land use designation for the parcel as identified in the City of Fort Lauderdale Comprehensive Plan and that such use at its proposed location will not adversely impact the operation of the Fort Lauderdale Executive Airport. The recommendation of the Airport Advisory Board as to whether the proposed use adversely impacts the operation of the Fort Lauderdale Executive Airport shall be considered by the Planning and Zoning Board when making its determination.</u>	

**SECTION 3. CODIFICATION AND SCRIVENER'S ERRORS.** The City intends that this Ordinance will be made part of the Code of Ordinance; that sections of this Ordinance can be re-numbered or re-lettered to accomplish codification and, regardless of whether this Ordinance is ever codified, the Ordinance can be re-numbered or re-lettered, and typographical errors that do not affect the intent can be corrected with the authorization of the City Manager, or his designee, without the need for a public hearing.

**SECTION 4.** That if any clause, section, or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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SECTION 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. That this Ordinance shall be in full force and effect upon final passage.

PASSED FIRST READING this 7<sup>th</sup> day of June, 2022.

PASSED SECOND READING this 21<sup>st</sup> day of June, 2022.



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Mayor  
DEAN J. TRANTALIS

ATTEST:



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City Clerk  
DAVID R. SOLOMAN