

ORDINANCE NO. C-14-43

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE FLORIDA, AMENDING SECTION 47-14, GENERAL AVIATION DISTRICTS, OF THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, TO REVISE THE LIST OF PERMITTED AND CONDITIONAL USES AND UPDATE TERMINOLOGY; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCE PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That Section 47-14.1, List of districts, of the Unified Land Development Regulations (hereinafter referred to as "ULDR") of the City of Fort Lauderdale, Florida, is hereby amended to read as follows:

SECTION 47-14. GENERAL AVIATION DISTRICTS

Sec. 47-14.1. List of districts.

- A. GAA – Fort Lauderdale General Aviation Airport.
- B. AIP – Airport Industrial Park.

SECTION 2. That Section 47-14.2, Intent and purpose of each district, of the ULDR of the City of Fort Lauderdale, is hereby amended to read as follows:

Sec. 47-14.2. Intent and purpose of each district.

A. GAA – ~~Fort Lauderdale General Aviation Airport~~ is intended to ~~govern the uses that are to serve the Fort Lauderdale General Aviation Airport, and which are compatible with airport operations~~ provide for public airport uses and any other uses generally compatible with a public airport operation, including those uses that do not preclude or restrain the aeronautical use of the surrounding area and are designed primarily to serve the needs of airport users

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and airport employees, aircraft and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing and other compatible land uses and are in compliance with the noise requirements of F.A.R. Part 150 and with Subsection 333.03 (2)(c), (2)(d) and (3) of Florida Statutes.

B. *AIP - Airport Industrial Park* is intended to permit certain types of industrial, manufacturing and distribution uses that are often found in close proximity to general aviation airports, and to prohibit certain types of uses which may adversely impact the operation of the Fort Lauderdale ~~General Aviation~~ Executive Airport.

**SECTION 3.** That Section 47-14.10, List of permitted and conditional uses, General Aviation Airport (GAA) District, of the ULDR of the City of Fort Lauderdale, Florida, is hereby amended to read as follows:

Sec. 47-14.10. List of permitted and conditional uses, General Aviation Airport (GAA) District.

District Categories—Aeronautical/Aircraft/Aviation, Automotive, Commercial Recreation Uses, Lodging, Research and Development, Services/Office Uses, Wholesale Operations, and Accessory Uses, Buildings and Structures.

A. <b>PERMITTED USES</b>	B. <b>CONDITIONAL USES:</b> See Section 47-24.3
1. <i>Aeronautical/Aircraft/Aviation</i>	
a. Aeronautical Research and Development.	a. Heliport, Helistop, see Section 47-18.14
b. Aircraft Manufacture.	
c. Aircraft Conversions.	
d. Aircraft Fitting.	
e. Aircraft Fixed Base Operations, including aircraft storage.	
f. Aircraft Repair.	

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g.	Aircraft Leasing.		
h.	Aircraft, Sale and Display, including heavier-than-air and lighter-than-air.		
i.	Aviation Equipment, Manufacture, and Service.		
j.	Aviation Instruction Facilities, for flight and ground maintenance personnel.		
k.	Flight Instruction and Ground Training.		
l.	Model Aircraft, Sale and Display.		
m.	Petroleum Sales, exclusively for aircraft.		
<u>2.</u>	<i>Automotive</i>		
a.	Automotive Rental and Leasing.		
<u>3.</u>	<u>Commercial Recreation Uses</u>		
		a.	<u>Professional sport clubs, stadiums, and athletic fields.</u>
		b.	<u>Amusement parks.</u>
<del>3</del>	<i>Lodging</i>		
<u>4.</u>			
a.	Hotel & Motel—Only at sites so designated on the Development Plan of the Fort Lauderdale Executive Airport.		
<u>4</u>	<i>Research and Development</i>		
<u>5.</u>			
a.	Industrial Research Operation.		
b.	Scientific Research Operation.		
<del>5</del>	<i>Services/Office Uses</i>		
<u>6.</u>			
a.	Professional and Administrative Office.	a.	Indoor Firearms Range, see Section 47-18.18
<del>6</del>	<i>Wholesale Operations</i>		
<u>7.</u>			
a.	Regional Wholesale and Industrial Distribution Centers (no retail Sales or Outlets) with minimum requirement of a structure of no less than ten thousand (10,000) sq. ft. on any approved land parcel.		

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7 8.	<i>Accessory Uses, Buildings and Structures</i> (See also Section 47-19.)	
a.	Fuel Pumps when accessory to Automotive Rental & Leasing.	
b.	Outdoor display and outdoor storage of aircraft, see Limitations on Permitted and Conditional Uses, this Section.	
c.	Restaurant, only in conjunction with motels or fixed base operations.	
d.	<u>Accessory uses and structures that are an integral part of and supportive to the commercial recreation conditional use or other permitted secondary use.</u>	
8 9.	<i>Urban Agriculture</i> See Section 47-18.41	

**SECTION 4.** That Section 47-14.20, Limitations on permitted and conditional uses, of the ULDR of the City of Fort Lauderdale, Florida, is amended to read as follows:

Sec. 47-14.20. Limitations on permitted and conditional uses.

A. The following use limitations shall apply to those uses permitted within the AIP district by the List of Permitted and Conditional Uses, Section 47-14.10, as specified below:

1. No manufacturing permitted in the AIP district shall involve a boiling process.
2. Restaurants are permitted in the AIP district, only in conjunction with and lying within development consisting of a minimum of five hundred thousand (500,000) square feet of improved land held under one (1) ownership, provided, however, that the sale or dispensing of preparing food or beverages by the glass for consumption off premises is prohibited. For the purpose of this section, a freestanding restaurant means a restaurant which provides waiter or waitress table side service, printed menus from which selections are made by patrons, and silverware, glassware and chinaware for

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dining use. ~~Restaurants are permitted in the GAA district only when accessory to hotels and fixed based operations.~~

3. All raw materials and supplies, finished or semifinished products, shall be stored in a completely enclosed building, or shall be enclosed by a solid masonry wall of such height as to completely shield such material from view.

B. The following use limitations shall apply to those uses permitted within the GAA district by the List of Permitted and Conditional Uses, Section 47-14.10, as specified below:

1. No advertising in conjunction with fuel pumps shall be permitted in conjunction with this accessory use.
2. All uses shall be completely confined in an enclosed building except for outdoor storage of aircraft and commercial recreation uses. ~~The aircraft~~ Aircraft stored outside shall have the appearance of being whole.
3. Simple repair work, such as replacing propellers, wheels and tires, et cetera, shall be permitted.
4. Aircraft undergoing extensive overhaul, where major assembly or disassembly is necessary, shall be stored in an enclosed structure, or within a fenced area that will substantially hide the aircraft from view.
5. Use does not preclude or restrain the aeronautical use of the surrounding area.
6. Use is designed primarily to serve the needs of airport users and airport employees, aircraft and aircraft operation and maintenance

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facilities, cargo distribution terminals, transit warehousing and other compatible land uses.

SECTION 5. That Section 47-14.21, Dimensional requirements for GAA and AIP districts, of the ULDR of the City of Fort Lauderdale, Florida is amended to read as follows:

Sec. 47-14.21. Dimensional requirements for GAA and AIP districts.

A. Height. No building or structure shall exceed the height limits specified by the Federal Aviation Agency Regulation No. FAR Part 77.

B. Plot size. There shall be no minimum plot size for the GAA and AIP districts, except as required below:

1. Commercial recreation uses that are also an outdoor use require a minimum plot size of 10 acres.

C. Setback/yards. A minimum yard as herein specified shall be provided in the GAA and AIP districts:

1. The following yards shall apply to the GAA district:

a. No building or structure within the GAA district shall be placed closer than fifty (50) feet from the one hundred (100) foot easement retained by the city north of Commercial Boulevard. The entire fifty (50) feet may be used for landscaping, automobile parking, and identification signs only, and not for any form of display or storage.

b. N.W. 62nd St. (south side) shall have a one hundred (100) foot building line setback.

c. Where a property line of an 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

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will be determined by the current transitional slope of Federal Aviation Administration Regulation No. FAR Part 77 as now existing or may hereafter be set.

- d. Location of yards, setbacks and landscaping on all other GAA zoned land shall be governed by the Federal Aviation Administration and the city commission after review by the ~~site plan~~ development review committee.

2. The following yards shall apply to the AIP district:

- a. No building or structure within the AIP district shall be placed closer to the abutting right-of-way of the following named streets or avenues than hereinafter noted:

N.W. 50th St. (Commercial Blvd. from N.W. 15th Ave. to Prospect Rd.) south side	100 ft.
N.W. 50th St. (Commercial Blvd. from N.W. 21st Ave. to Prospect Rd.) north side	75 ft.
N.W. 53rd St.	75 ft.
N.W. 62nd St.	100 ft.
N.W. 64th St.	50 ft.
N.W. 65th St.	75 ft.
N.W. 9th Ave. (Powerline Road)	100 ft.
N.W. 12th Ave. (North of Commercial Blvd.)	50 ft.
N.W. 15th Ave. (North of N.W. 62nd St.)	50 ft.
N.W. 15th Ave. (South of N.W. 50th St.)	75 ft.
N.W. 21st Ave. (North of N.W. 62nd St.)	50 ft.
N.W. 23rd Ave.	50 ft.
N.W. 44th St. (Prospect Rd.)	50 ft.
N.W. 49th St.	50 ft.
N.W. 21st Ave. (South of N.W. 50th St.)	75 ft.
N.W. 21st Ave. (North of N.W. 50th St.) west side	75 ft.

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- b. On any street not named in the above list, the required setback in the AIP district shall be forty (40) feet.
- c. *Adjacent property.* All buildings and structures within the AIP district shall be located not less than thirty (30) feet from any side, rear, or adjacent property line or the right-of-way line of any secondary abutting street.

SECTION 6. 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.

SECTION 7. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 8. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the 21st day of October, 2014.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JONDA K. JOSEPH

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