
REQUEST: Amendment to the City's Unified Land Development Regulations ("ULDR");

Proposed Revisions to Section 47-14.10, List of Permitted and Conditional Uses, General Aviation Airport (GAA) District; Proposed Revisions to Section 47-14.11, List of Permitted and Conditional Uses, Airport Industrial Park (AIP) District, Creating Section 47-14.12 - List of Accessory Uses, General Aviation Airport (GAA) and Airport Industrial Park (AIP) Zoning Districts; Proposed Revisions to Section 47-14.20, Limitations on Permitted and Conditional Uses.

Case Number	T16003	
Applicant	City of Fort Lauderdale	
ULDR Sections	47-14.10, List of Permitted and Conditional Uses, General Aviation Airport (GAA) District 47-14.11, List of Permitted and Conditional Uses, Airport Industrial Park (AIP) District 47-14.12 - List of Accessory Uses, General Aviation Airport (GAA) and Airport Industrial Park (AIP) Zoning Districts (New Section) 47-14.20, Limitations on Permitted and Conditional Uses	
Notification Requirements	10-day legal ad	
Action Required	Recommend approval or denial to City Commission	
Authored By	Anthony Gregory Fajardo, Zoning Administrator	

BACKGROUND/DESCRIPTION:

The City is proposing to allow additional accessory uses in the General Aviation Airport (GAA) and Airport Industrial Park (AIP) zoning districts that will service the primary uses related to the Fort Lauderdale Executive Airport.

The General Aviation Airport (GAA) zoning district is intended to provide for public airport uses and any other uses generally compatible with a public airport operation, and are designed primarily to 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.

The Airport Industrial Park (AIP) zoning district 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 Executive Airport.

This amendment creates a new ULDR Section, 47-14.12, which lists the proposed accessory uses for the two zoning districts. These accessory uses are intended to service the customers and employees of businesses that directly support the airport. The proposed amendments have been reviewed and supported by representatives of the Fort Lauderdale Executive Airport Division of the Transportation and Mobility Department.

The majority of the uses are limited to a maximum of 2,500 square feet by right in to ensure that the permitted uses listed in 47-14.10 and 47-14.11, remain the primary uses of the properties. The proposed amendment would only allow for uses larger uses if approved by the Planning and Zoning Board as a site plan level III project. City staff representing the airport can provide recommendations and comments to any proposed site plans as members of the Development Review Committee.

The proposed section relation to the accessory uses is listed below:

Sec. 47-14.12 – List of accessory uses General Aviation Airport (GAA) and Airport Industrial Park (AIP) Zoning Districts

The following uses are permitted as accessory uses to those uses found in Sections 47-14.10- List of permitted and conditional uses, General Aviation Airport (GAA) District and 47-14.11 - List of permitted and conditional uses, Airport Industrial Park (AIP) District. These are intended to provide services and

amenities consistent with and supportive of the GAA and AIP zoning districts. 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.

Permitted accessory uses shall be limited to a maximum of two thousand five hundred (2,500) square feet.

<u>1.</u>	<u>Aeronautical/Aircraft/Aviation</u>
<u>a.</u>	Outdoor display and outdoor storage of aircraft, see Limitations on Permitted and Conditional Uses, this Section.
<u>2.</u>	<u>Automotive</u>
<u>a.</u>	Fuel Pumps when accessory to Automotive Rental & Leasing. (Fuel pumps shall only be permitted in the GAA when accessory to Automotive Rental and Leasing and shall not be subject to the two thousand five hundred (2,500) square foot limitation)
<u>3.</u>	<u>Commercial Recreation Uses</u>
<u>a.</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>4.</u>	<u>Food & Beverage Service</u>
<u>a.</u>	<u>Bakery Store</u>
<u>b.</u>	<u>Catering Services</u>
<u>c.</u>	<u>Coffee Shop</u>
<u>d.</u>	<u>Delicatessen</u>
<u>e.</u>	<u>Food and Beverage Carry-Out, No Drive-Thru</u>
<u>f.</u>	<u>Fruit and Produce Store</u>
<u>g.</u>	<u>Grocery/Food Store/Gourmet Market (less than 5000 square feet)</u>
<u>h.</u>	<u>Ice Cream/Yogurt Store</u>
<u>i.</u>	<u>Meat and Poultry Store</u>
<u>j.</u>	<u>Outdoor Dining and Sidewalk Cafés (See Section 47-19.9), Permitted in AIP only</u>
<u>k.</u>	<u>Restaurant</u>
<u>l.</u>	<u>Seafood Store</u>
<u>5.</u>	<u>Lodging</u>
<u>a.</u>	Hotel Accessory Uses—must be completely confined within the hotel building, see Section 47-19.8. (Hotel accessory uses shall not be subject to the two thousand five hundred (2,500) square foot limitation)
<u>6.</u>	<u>Manufacturing</u>
<u>a.</u>	Electroplating (Electroplating accessory uses shall only be permitted in the AIP zoning district and shall not be subject to the two thousand five hundred (2,500) square foot limitation)
<u>7.</u>	<u>Outdoor Uses</u>
<u>a.</u>	Outdoor display and outdoor storage of aircraft shall be permitted in GAA only, see Limitations on Permitted and Conditional Uses, this Section.
<u>8.</u>	<u>Retail Sales</u>
<u>a.</u>	<u>Apparel/Clothing, Accessories Store</u>
<u>b.</u>	<u>Bicycle Shop</u>
<u>c.</u>	<u>Book Store</u>

d.	<u>Camera, Photographic Supplies Store</u>
e.	<u>Card & Stationery Store</u>
f.	<u>Computer/Software Store</u>
g.	<u>Cosmetic, Sundries Store</u>
h.	<u>Florist Shop</u>
i.	<u>Luggage, Handbags, Leather Goods Store</u>
j.	<u>Newspapers, Magazines Store</u>
k.	<u>Office Supplies, Equipment Store</u>
l.	<u>Optical Store</u>
m.	<u>Shoe Store</u>
9.	<u>Services / Office Facilities</u>
a.	<u>Copy center</u>
b.	<u>Dry Cleaner, see Section 47-18.12</u>
c.	<u>Financial Institution, No Drive-Thru Banks</u>
d.	<u>Hair Salon</u>
e.	<u>Health and Fitness Center / Spa</u>
f.	<u>Mail, Postage, Fax Service</u>
g.	<u>Laboratory</u>
h.	<u>Medical/ Dental Office</u>
i.	<u>Nail Salon</u>
j.	<u>Photographic Studio</u>
k.	<u>Shoe Repair, Shoe Shine</u>
l.	<u>Tailor, Dressmaking Store</u>
m.	<u>Travel Agency</u>
n.	<u>Watch and Jewelry Repair</u>

*An increase in the maximum square footage requirements, as provided herein, is subject review and recommendation provided by the Airport Advisory Board and the requirements of a site plan level III development permit.

To review the entirety of the proposed amendments, including minor changes to the list of permitted and conditional uses in the General Aviation Airport (GAA) and Airport Industrial Park (AIP) Districts, please see the draft amendment attached as Exhibit 1.

This ULDR amendment is part of the *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the *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, port, and rail connections
- Objective 4: Deliver best-in-class regional general aviation airport amenities and services to domestic and international stakeholders.

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.