



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#16-1197**

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

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

**DATE:** November 1, 2016

**TITLE:** Ordinance Amending the Unified Land Development Regulations Revising the List of Permitted and Conditional Uses in the General Aviation Airport (GAA) and Airport Industrial Park (AIP) Zoning Districts and Creating Accessory Use Tables for Both Zoning Districts / Case T16003

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**Recommendation**

It is recommended the City Commission adopt an ordinance amending the Unified Land Development Regulations (ULDR) creating Section 47-14.12, List of Accessory Uses General Aviation Airport (GAA) and Airport Industrial Park (AIP) Zoning Districts, to allow additional accessory uses in the GAA and AIP zoning districts and amending 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. The accessory uses will further support the primary uses related to the Fort Lauderdale Executive Airport (FXE).

**Background**

The proposed amendment creates new proposed accessory uses for the GAA and AIP Zoning Districts, intended to service the customers and employees of businesses that directly support the airport.

The majority of the new accessory uses are limited to a maximum of 2,500 square feet to ensure that the permitted uses currently listed for the airport remain the primary uses of the properties. The proposed amendment includes a provision to allow for larger uses as a Site Plan Level III project, which requires review and approval by the Planning and Zoning Board (PZB) and is subject to City Commission Request for Review.

The proposed amendment also includes minor changes to the list of permitted and conditional uses in the GAA and AIP Districts including allowing medical uses as a primary use in these districts. Proposed revisions to the ordinance are attached as Exhibit 1.

The proposed amendments have been reviewed by representatives of the Fort Lauderdale Executive Airport Division of the Transportation and Mobility Department.

The Planning and Zoning Board recommended the item for approval to the City Commission by a vote of 7-0 on July 20, 2016.

The July 20, 2016 PZB staff report and PZB meeting minutes are provided as Exhibits 2 and 3. The item was reviewed by the Aviation advisory Board on August 25, 2016 and received unanimous recommendation for approval. The letter to the Aviation Advisory Board along with the meeting results are attached as Exhibits 4 and 5 respectively.

At the October 18, 2016 City Commission regular meeting the Commission raised the question of existing restaurants and whether or not this ordinance would preclude them or render them legal nonconforming. As part of this proposed amendment staff not only added accessory uses, but reorganized some of the existing language to accommodate the inclusion of the newly proposed language. The following breaks down the change between the existing code language and the proposed:

GAA: Section 47-14.10 states a restaurant is only permitted when in conjunction with motels and fixed base operations (page 3 of Exhibit 6). This language was stricken and relocated to Section 47-14.12.A (page 6 of Exhibit 6).

(There is no change between the current code language and proposed)

AIP: Section 47-14.11 maintains restaurant as a permitted use (page 4 of Exhibit 6). In conjunction with 47-14.11, Section 47-14.20 (page 10 of Exhibit 6) indicates that restaurants are allowed as a standalone principal use subject to specific criteria. This is not a change from the existing language in the current code save for the clarification regarding principal use.

Section 47-14.12.B proposes to permit restaurants as an accessory use.

(If approved as proposed, this amendment would permit restaurants as an accessory use where they are not permitted as such by the current language)

Pursuant to the above, any restaurant that is in existence today that was approved under the existing language of the ULDR would remain legal and conforming with this proposed amendment should the ordinance be adopted in its current form.

### **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 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.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

**Attachments**

Exhibit 1 – Proposed Amendment

Exhibit 2 – PZB Staff Report

Exhibit 3 – PZB Minutes

Exhibit 4 – Letter to Aviation Advisory Board

Exhibit 5 – Aviation Advisory Board Results

Exhibit 6 – Proposed Ordinance

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