

ORDINANCE NO. C-16-24

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-14 – GENERAL AVIATION DISTRICTS, OF THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS, SPECIFICALLY AMENDING SECTION 47-14.10, LIST OF PERMITTED AND CONDITIONAL USES, GENERAL AVIATION AIRPORT DISTRICT; AMENDING 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 AND AIRPORT INDUSTRIAL PARK ZONING DISTRICTS; AMENDING SECTION 47-14.20, LIMITATIONS ON PERMITTED AND CONDITIONAL USES; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCE PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, desires to amend Section 47-14 of the Unified Land Development Regulations (ULDR), entitled "General Aviation Districts", specifically amending Section 47-14.10, List of permitted and conditional uses, General Aviation Airport District; Section 47-14.11, List of permitted and conditional uses, Airport Industrial Park District; creating Section 47-14.12, List of accessory uses, General Aviation Airport and Airport Industrial Park Zoning Districts; and amending Section 47-14.20, Limitations on permitted and conditional uses; and

WHEREAS, notice was provided to the public that this ordinance would be considered at the City Commission meeting to be held on Tuesday, October 18, 2016, and Tuesday, November 1, 2016, at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida;

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

SECTION 1. That Section 47-14.10 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, Public Purpose Facilities, Research and Development, Services/Office Uses, Wholesale Operations, and Accessory Uses, Buildings and Structures.

| <b>A. PERMITTED USES</b>   | <b>B. CONDITIONAL USES:</b><br>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.  |   |
| 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.                                    |   |
| 2. <i>Automotive</i>   |   |
| a. Automotive Rental and Leasing.  |   |
| 3. <i>Commercial Recreation Uses</i>   |   |
|  | a. Professional sport clubs, stadiums, and athletic fields. |

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|               |  | b. | Amusement parks.                             |
| 4.            | <i>Public Purpose Facilities</i>   |    |  |
| a.            | Active and Passive Park, see Section 47-18.44.   |    |  |
| 5.            | <i>Lodging</i>   |    |  |
| a.            | Hotel & Motel—Only at sites so designated on the Development Plan of the Fort Lauderdale Executive Airport.  |    |  |
| 6.            | <i>Research and Development</i>  |    |  |
| a.            | Industrial Research Operation.   |    |  |
| b.            | Scientific Research Operation.   |    |  |
| 7.            | <i>Services/Office Uses</i>  |    |  |
| a.            | Professional and Administrative Office.  | a. | Indoor Firearms Range, see Section 47-18.18. |
| <u>b.</u>     | <u>Medical Office.</u>   |    |  |
| 8.            | <i>Wholesale Operations</i>  |    |  |
| 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. |    |  |
| <del>9.</del> | <del>Accessory Uses, Buildings and Structures (See also Section 47-19.)</del>  |    |  |
| <del>a.</del> | <del>Fuel Pumps when accessory to Automotive Rental &amp; Leasing.</del>   |    |  |
| <del>b.</del> | <del>Outdoor display and outdoor storage of aircraft, see Limitations on Permitted and Conditional Uses, this Section.</del>   |    |  |
| <del>c.</del> | <del>Restaurant, only in conjunction with motels or fixed base operations.</del>   |    |  |
| <del>d.</del> | <del>Accessory uses and structures that are an integral part of and supportive to the commercial recreation conditional use or other permitted secondary use.</del>                                    |    |  |
| <u>109.</u>   | <i>Urban Agriculture (See Section 47-18.41.)</i>   |    |  |

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**SECTION 2.** That Section 47-14.11 of the ULDR of the City of Fort Lauderdale, Florida, is hereby amended to read as follows:

Sec. 47-14.11. - List of permitted and conditional uses, 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, Accessory Uses, Buildings and Structures, and Urban Agriculture.

| <b>A.</b> | <b>PERMITTED USES</b>   | <b>B.</b> | <b>CONDITIONAL USES:</b><br>See Section 47-24.3. |
|-----------|---|-----------|--|
| 1.        | <i>Aeronautical/Aircraft/Aviation</i>   |           |  |
| a.        | Aircraft and Aviation Manufacture of Components, Parts and Accessories.   | a.        | Heliport, Helistop, see Section 47-18.14.        |
| b.        | Automotive Service Station, only on sites so designated on the development plan of the Fort Lauderdale Executive Airport. |           |  |
| 2.        | <i>Food and Beverage</i>  |           |  |
| a.        | Restaurants, see Limitations on Permitted and Conditional Uses, Section 47-14.20.   |           |  |
| 3.        | <i>Lodging</i>  |           |  |
| a.        | Hotel, minimum 100 units or minimum 85 hotel suites, see Section 47-18.16.  |           |  |
| 4.        | <i>Manufacturing</i>  |           |  |
| a.        | Boats.  |           |  |
| b.        | Cabinets.   |           |  |
| c.        | Canvas Products.  |           |  |
| d.        | Electronic Appliances, Devices, and Fixtures and Components.  |           |  |
| e.        | Luggage and Leather Products.   |           |  |
| f.        | Medical and Orthopedic Instruments and Supplies.  |           |  |
| g.        | Metal Furniture.  |           |  |

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|---|--|------------------------|--|
| h.  | Optical Instruments and Goods.   |                        |  |
| i.  | Rubber Goods.  |                        |  |
| j.  | Phonographic Radio, and Television Equipment and Supplies.   |                        |  |
| k.  | Plastics, except Pyroxylene.   |                        |  |
| l.  | Precision Instruments.   |                        |  |
| m.  | Silverware.  |                        |  |
| n.  | Small Parts and Devices.   |                        |  |
| 5   | Public Purpose Facilities  |                        |  |
| a.  | Active and Passive Park, see Section 47-18.44.   |                        |  |
| 6   | Research and Development   |                        |  |
| a.  | Industrial Research Operations.  |                        |  |
| 7.  | Services/Office Uses   |                        |  |
| a. Professional and Administrative Offices.<br>b. Medical Office<br>b.c. Indoor Firearms Range, see Section 47-18.18. |  | a. Vocational Schools. |  |
| 8.  | Wholesale Operations   |                        |  |
| a.  | Regional Wholesale and Industrial Distribution Centers (no retail sales or outlets) with a minimum requirement of a structure of no less than ten thousand (10,000) sq. ft. on any approved land parcel. |                        |  |
| 9.  | <del>Accessory Uses, Buildings and Structures (See also Section 47-19.)</del>  |                        |  |
| a.  | <del>Electroplating.</del>   |                        |  |
| b.  | <del>Outdoor Display and Outdoor Storage, see Limitations on Permitted and Conditional Uses, see this Section.</del>   |                        |  |
| c.  | <del>Hotel Accessory Uses—must be completely confined within the hotel building, see Section 47-19.8.</del>  |                        |  |
| 109.  | Urban Agriculture See Section 47-18.41.  |                        |  |

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**SECTION 3.** That Section 47-14.12 of the ULDR of the City of Fort Lauderdale, Florida, is hereby amended to read as follows:

**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 unless specifically noted.

**Section 47.14.12.A - List of accessory uses, General Aviation Airport (GAA)**

|                  |   |
|------------------|---|
| <b><u>1.</u></b> | <b><u>Aeronautical/Aircraft/Aviation</u></b>  |
| a.               | <u>Outdoor display and outdoor storage of aircraft, see Limitations on Permitted and Conditional Uses, this Section.</u>  |
| <b><u>2.</u></b> | <b><u>Automotive</u></b>  |
| a.               | <u>Fuel Pumps when accessory to Automotive Rental &amp; Leasing.</u>  |
| <b><u>3.</u></b> | <b><u>Commercial Recreation Uses</u></b>  |
| 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> |
| <b><u>4.</u></b> | <b><u>Food &amp; Beverage Service</u></b>   |
| a.               | <u>Coffee Shop</u>  |
| b.               | <u>Delicatessen</u>   |
| c.               | <u>Ice Cream/Yogurt Store</u>   |
| d.               | <u>Restaurant, only in conjunction with hotels or fixed base operations.</u>  |
| <b><u>5.</u></b> | <b><u>Lodging</u></b>   |

|           |   |
|-----------|---|
| 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> |
| <b>6.</b> | <b><u>Retail Sales</u></b>  |
| a.        | <u>Apparel/Clothing, Accessories Store</u>  |
| b.        | <u>Bicycle Shop</u>   |
| c.        | <u>Book Store</u>   |
| d.        | <u>Camera, Photographic Supplies Store</u>  |
| e.        | <u>Card &amp; 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>   |
| <b>7.</b> | <b><u>Services / Office Facilities</u></b>  |
| a.        | <u>Copy Center, (less than 5000 square feet)</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>  |

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| 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>   |
| 8. | <u>Accessory uses which are not specifically listed but are found to compatible with a public airport operation by the Airport Advisory Board may be deemed to be permitted as interpreted by the zoning administrator.</u> |

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

Section 47.14.12.B - List of accessory uses, Airport Industrial Park.

|           |   |
|-----------|---|
| <b>1.</b> | <b><u>Automotive</u></b>  |
| a.        | <u>Fuel Pumps when accessory to Automotive Rental &amp; Leasing.</u>  |
| <b>2.</b> | <b><u>Commercial Recreation Uses</u></b>  |
| 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> |
| <b>3.</b> | <b><u>Food &amp; Beverage Service</u></b>   |
| a.        | <u>Bakery Store</u>   |
| b.        | <u>Catering Services</u>  |
| c.        | <u>Coffee Shop</u>  |
| d.        | <u>Delicatessen</u>   |
| e.        | <u>Food and Beverage Carry-Out, No Drive-Thru</u>   |
| f.        | <u>Fruit and Produce Store</u>  |
| g.        | <u>Grocery/Food Store/Gourmet Market (less than 5000 square feet)</u>   |
| h.        | <u>Ice Cream/Yogurt Store</u>   |
| i.        | <u>Meat and Poultry Store</u>   |
| j.        | <u>Outdoor Dining and Sidewalk Cafés (See Section 47-19.9), Permitted in AIP only</u>   |

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| k.        | <u>Restaurant</u>   |
| l.        | <u>Seafood Store</u>  |
| <b>4.</b> | <b><u>Lodging</u></b>   |
| 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> |
| <b>5.</b> | <b><u>Manufacturing</u></b>   |
| a.        | <u>Electroplating (Not be subject to the two thousand five hundred (2,500) square foot limitation)</u>  |
| <b>6.</b> | <b><u>Retail Sales</u></b>  |
| a.        | <u>Apparel/Clothing, Accessories Store</u>  |
| b.        | <u>Bicycle Shop</u>   |
| c.        | <u>Book Store</u>   |
| d.        | <u>Camera, Photographic Supplies Store</u>  |
| e.        | <u>Card &amp; 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>   |
| <b>7.</b> | <b><u>Services / Office Facilities</u></b>  |
| 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>   |

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| 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>   |
| 8. | <u>Accessory uses which are not specifically listed but are found not to have an adverse impact to the operation of Fort Lauderdale Executive Airport by the Airport Advisory Board may be deemed to be permitted as interpreted by the zoning administrator.</u> |

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

**SECTION 4.** That Section 47-14.20 of the ULDR of the City of Fort Lauderdale, Florida, is hereby 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 as a principal use 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,

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printed menus from which selections are made by patrons, and silverware, glassware and chinaware for dining use.

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

**SECTION 5.** 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 6.** That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the 18th day of October, 2016.

PASSED SECOND READING this the 1st day of November, 2016.



Mayor  
JOHN P. "JACK" SEILER

ATTEST:



City Clerk  
JEFFREY A. MODARELLI

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