

1 **Sec. 4.3.28. – Fly-In Communities**

2 A. The purpose of the requirements for a Fly-In Community is to:

3 (1) Design the Fly-In Community to ensure a cohesive and well-integrated layout
4 that accommodates the unique requirements of aircraft operations within
5 residential and community areas. This should include, but is not limited to,
6 thoughtful planning for aircraft circulation, special accessory uses, and other
7 features that support the distinct functionality and lifestyle of a Fly-In
8 Community.

9 (2) Incorporate elements into the design to minimize the impact of the Fly-In
10 Community on adjacent property owners.

11 (3) Provide flexibility in design to allow a creative approach to the use of the land
12 and related physical environment, as well as utilizing innovative techniques to
13 enhance the quality of the development.

14 (4) Enacts standards and conditions specific to Fly-In Communities enforced
15 through a PUD process, approved by the Board of County Commissioners.

16 B. Fly-in communities are allowed in all future land use categories where residential
17 uses are permitted. Mixed-use Fly-In Communities are allowed where future land use
18 categories permit residential and non-residential uses at a density and intensity
19 allowed by the underlying future land use designation.

20 C. A new or expanded Fly-In Community must be approved by the Board of County
21 Commissioners through the Planned Unit Development (PUD) process. An
22 expansion shall mean a geographic expansion beyond the boundaries of a previously
23 approved Fly-In Community or an increase in land use densities or intensities in
24 excess of those established in a previously approved or vested Fly-In Community. In
25 addition to all other PUD requirements within the LDC, Fly-In Communities must
26 meet the following requirements:

27 (1) The PUD application must include a Conceptual or Master Plan which shall,
28 at a minimum, depict the location and extents of all proposed uses, accessory
29 structure heights and setbacks, and provisions for safe aircraft circulation
30 within the Fly-In Community. The Conceptual or Master Plan shall also depict
31 the details associated with legal taxiway access to a Private Airport to be

1 accessed by residents to demonstrate safe interconnection of the Fly-In
2 Community with the Private Airport.

3 (2) Accessory use of aircraft hangars is limited to a maximum of 5035 feet in
4 height.

5 (3) A Zoning Compatibility Analysis addressing potential impacts to surrounding
6 properties and how the PUD application is designed to mitigate any such
7 impacts. The Analysis shall address:

8 a. Noise

9 b. Type of aircraft and expected aircraft volumes

10 c. Expected air traffic patterns

11 d. Hours of operation

12 e. Lighting levels at the PUD boundary

13 a.f. Provisions for meeting any other special conditions identified by the
14 Zoning Compatibility Analysis

15 (2)(4) A Fly-In Community shall encourage best practices for its residents
16 and invited guests that include rules and policies for the operation of aircraft
17 within the Fly-In Community. Draft community rules and policies shall be
18 submitted with the PUD application.

19 ~~D. The County shall not impose conditions which are otherwise preempted by the~~
20 ~~Federal Aviation Administration or the Florida Department of Transportation.~~

21
22 E.D. Expansion of Previously Approved or Vested Fly-In Communities.

23
24 (1) The purpose of this section is to recognize and protect Fly-In Communities
25 lawfully established or vested before the effective date of this ordinance.

26
27 (2) Fly-In Communities lawfully established or vested before the effective date of
28 this ordinance shall be considered a legal conforming use regardless of zoning
29 district and shall not be required to obtain PUD approval.

30
31 ~~(3) Only the geographic property boundary beyond the limits of a previously~~
32 ~~approved Fly-In Community property boundary or the increase in land use~~
33 ~~types, densities, or intensities shall be required to obtain PUD approval. If~~
34 ~~there is a geographic boundary expansion or an increase in land use types,~~

densities, or intensities of an existing Fly-In Community that would require a PUD, the County may only review the expanded area and may not condition the previously approved Fly-In Community.

1
2
3
4
5
6
7
8