

REQUEST: Amendment to the City’s Unified Land Development Regulations (“ULDR”);
Creating Section 47-37A, Innovative Development (ID) District and revising Section 47-37, Planned Unit
Development (PUD) District

Case Number	9T13
Applicant	City of Fort Lauderdale
ULDR Sections	47-13.31 SOCIAL SERVICE FACILITY (SSF)
Notification Requirements	Newspaper notice 10 days prior to meeting date.
Action Required	Recommend Approval or Denial of the proposal to the City Commission.
Written By	Anthony Greg Fajardo, Zoning Administrator

PROJECT DESCRIPTION / BACKGROUND:

The proposed ULDR amendments, including the creation of the ID ordinance as well as changes to the existing PUD ordinance, are based on a request from various community members who voiced concerns that the existing PUD ordinance does not contain appropriate criteria for rezoning property to a Planned Unit Development, which was intended to provide an opportunity for development that may not otherwise be permitted under existing code.

Therefore, on May 17, 2011 the City Commission adopted an ordinance establishing a moratorium on the filing or acceptance of applications for rezoning of any property to a PUD and on April 20, 2011, the Commission adopted Resolution 11-114 creating the PUD Advisory Committee to recommend ordinance changes.

The effort was undertaken to clearly define the intent of the new regulations, ensure new criteria adequately address the concerns expressed as to what is currently perceived as negative impacts of zoning property to a PUD zoning district, and which include but are not limited to compatibility with surrounding neighborhoods.

Since the adoption of the moratorium, the Committee worked diligently to address the moratorium objectives and propose substantive changes to the ordinance. At completion of their service the committee proposed the creation of an "Innovative Development" (ID) ordinance, while retaining the existing PUD regulations for applications approved prior to the effective date of the new proposed ordinance. On June 18, 2013 The City Commission reviewed the proposed draft Innovative Development (ID) ordinance, and supported moving forward with the recommended ULDR changes.

This amendment to the ULDR creates a new ordinance titled “Innovative Development” (ID) zoning district. It provides definition of terms; conditions for rezoning, including minimum acreage requirements and open space requirements for the general use of the public; requirements for public outreach; public improvements; and a review process consisting of a pre-application conference and a rezoning application to be approved as a site plan level IV development approval through the City Commission.

The amendment also includes a revision to Section 47-37, Planned Unit Development (PUD) District to restrict the applicability of the provisions of PUD to developments approved prior to the adoption date of the Innovative Development (ID) zoning district, stipulating that no applications for rezoning to PUD on parcels of land designated as any other zoning district will be accepted or processed.

To review the draft recommendations please see the draft ordinance amendments attached as **Exhibit 1**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board acting 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.