



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

13-1170

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: October 1, 2013

TITLE: Ordinance – Creating Section 47-37A, Innovative Development (ID) District and revising Section 47-37, Planned Unit Development (PUD) District

Recommendation

It is recommended that the City Commission approve an ordinance on second reading creating Section 47-37A, Innovative Development (ID) District and revising Section 47-37, Planned Unit Development (PUD) District.

Background

On September 17, 2013, the City Commission passed the item on first reading with the following amendments to the proposed language:

Minimum Lot Size within the Regional Activity Center

- Original Language: 1 acre
- City Commission Approved Language: .5 acre

Approval Requirements

- Original Language: Planning and Zoning Board recommendation requires a simple majority
- City Commission Approved Language: Planning and Zoning Board approval requires a majority plus 1

Please see the amended draft ordinance attached as **Exhibit 1** for more information.

The following is a brief history of the actions taken on this item prior to the September 17, 2013 City Commission meeting:

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.

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 and directed staff to move the item forward.

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.

On July 17, 2013 staff presented these recommendations to the Planning and Zoning Board (PZB) for review and recommendation to the City Commission. The PZB recommended approval of the ordinance, with a proposed amendment to eliminate the minimum parcel size requirement for an ID application, and to include a provision that the Planning and Zoning Board be required to approve an ID with a majority plus one vote. The PZB staff report and minutes are provided as **Exhibit 2** and **Exhibit 3** respectively.

Staff recommends approval of the proposed ordinance and associated amendments on second reading.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 – DRAFT Ordinance

Exhibit 2 – 07/17/2013 PZB Staff Report

Exhibit 3 – 07/17/13 PZB Minutes

Prepared By: Anthony G. Fajardo, Zoning Administrator

Department Director: Greg Brewton, Department of Sustainable Development