



CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Innovative Development Ordinance

City Commission Conference Meeting
September 7, 2016



AGENDA

- HISTORY
- INTENT / PURPOSE
- APPLICABILITY
- DISCUSSION / QUESTIONS



HISTORY

- 2011 City Commission directive to examine the Planned Unit Development (PUD) Ordinance;
- Created PUD Advisory Committee to refine PUD concept;
- 2013 PUD Committee recommends replacing PUD with new Innovative Development (ID) ordinance;
- New ID ordinance includes more defined criteria to meet recognizable public improvements, more extensive public input, and requirement for supermajority approval

PUD → ID



INTENT and PURPOSE

**FOSTER
INNOVATIVE
/CREATIVE
DESIGN
SOLUTIONS**

**RECOGNIZABLE
IMPROVEMENTS
TO COMMUNITY;
“EXCEPTIONAL”
PUBLIC BENEFITS**

**PROVIDE GREATER
DESIGN FLEXIBILITY
FROM CONVENTIONAL
CODE REQUIREMENTS**

**PROVIDE AND
IMPROVE
MULTI-MODAL
CONNECTIVITY**

**COMPACT
AND MORE
SUSTAINABLE
BUILT FORM**

**FOSTER
MIXTURE OF
LAND USES**



APPLICABILITY

COMPLETENESS REVIEW

- ✓ Conditions for ID ;2 Acres Min
- ✓ Pre-Application Conference
- ✓ Pre-Application Public Outreach
- ✓ Application Submittal Requirements

CRITERIA / PROJECT DESIGN ASSESSMENT

- ✓ Intent / Justifications
- ✓ Development Standards
- ✓ Deviation Comparison
- ✓ Public Improvements
- ✓ Best Practices

REVIEW PROCESS

- ✓ DRC Technical Evaluation
- ✓ Public Outreach
- ✓ Development Agreement / Phasing / MOT
- ✓ Requires Super-Majority PZB Recommendation
- ✓ Requires Super-Majority CC Approval



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