



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

#16-1225

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: November 1, 2016

TITLE: Resolution Creating the Innovative Development (ID) District Advisory
Committee

Recommendation

It is recommended that the City Commission adopt a resolution creating the Innovative Development (ID) District Advisory Committee, providing for membership qualifications, length of term, and the purpose and duties of the ID Advisory Committee.

Background

The Innovative Development (ID) District Ordinance, part of the City's Unified Land Development Regulations (ULDR), Section 47-37A, was created as a result of public concerns that the former PUD District Ordinance, ULDR Section 47-37.1, did not contain appropriate criteria for rezoning properties to a PUD, and is intended to permit development that may not otherwise be permitted under the City's existing code.

Based on these concerns, on April 20, 2011 the City Commission, through Resolution 11-114, formed a Planned Unit Development Zoning District Advisory Committee of various experts and representatives to evaluate the PUD Ordinance and make suggested recommendations. The committee worked extensively over a period of 18 months, which resulted in a proposal to create an "Innovative Development" Ordinance with new criteria, while retaining the existing PUD regulations for applications approved prior to the effective date of the new proposed ID Ordinance. Subject to the PUD Committee proposal, the City Commission adopted ordinance C-13-42 on October 1, 2013.

In the approximately three years since adoption of the ID Zoning Ordinance, the City has received two Development Review Applications requesting ID rezoning. The applications include the "Live Galleria" project and the "Bahia Mar" project. The "Bahia Mar" project proceeded to the City Commission for approval, but the applicant withdrew the application prior to the City Commission taking final action. The "Live Galleria" project was reviewed at the October 19, 2016 Planning and Zoning Board meeting.

The two development applications seeking ID zoning have initiated concerns from various members of the public relative to the implementation of the ID zoning

regulations and application of the ID criteria. On September 20, 2016, the City Commission requested that the former Planned Unit Development Zoning District (PUD) Advisory Committee be re-established as the Innovative Development District Advisory Committee to review current ID zoning regulations and suggest recommendations to the City Commission.

It is expected that a review of the existing regulations and any recommended amendments to the ID zoning district regulations will be completed within the next six months. The Innovative Development District Advisory Committee shall consist of seven appointed members. In making the appointments, the City Commission shall consider the following guidelines:

1. That members be residents of, be employed in, or own property within the corporate limits of the City of Fort Lauderdale;
2. That persons with various qualifications be represented on the Innovative Development Zoning District Advisory Committee including persons with architectural, planning, development experience, or community involvement in development.

The adopted ULDR regulations are provided as Exhibit 1. City Commission minutes from the September 20, 2016 meeting are provided as Exhibit 2. A resolution creating the Innovative Development District Advisory Committee is provided as Exhibit 3.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
- Initiative 1: Examine land use patterns and neighborhood development trends to recommend changes to the Unified Land Development Regulations (ULDR) for optimal neighborhood growth, including parking, landscaping, setbacks, change of use and reuse, etc.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Attachments

Exhibit 1 – ULDR, Sec. 47-37A, Innovative Development (ID) District

Exhibit 2 – September 20, 2016 City Commission Minutes

Exhibit 3 – Resolution Creating Innovative Development District Advisory Committee
Exhibit 4 – Resolution Appointing Innovative Development District Advisory Committee

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