



CITY OF FORT LAUDERDALE
INNOVATIVE DEVELOPMENT ADVISORY COMMITTEE

Innovative Development Ordinance Proposed Revisions

ID District Advisory Committee
September 4, 2018



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INNOVATIVE DEVELOPMENT ADVISORY COMMITTEE

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2011- City Commission directive to examine the Planned Unit Development (PUD) Ordinance

2013- PUD Committee recommends replacing PUD with new Innovative Development (ID) ordinance

2014- City receives ID Development Applications

2016- City Commission reformed the Advisory Committee to refine the existing ID ordinance

2017- Committee conducts 1st meeting in January

2017- First public meeting in October

2018- Second public meeting in May

2018- Committee conducts final meeting in July

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PROPOSED NAME CHANGE

- Remove “Innovative” and replace with “Planned”

Intent: Innovative was not defined well and was subject to interpretations.

PUBLIC PARTICIPATION ORDINANCE

- Add requirement to comply with City’s Public Participation Ordinance for clarity

Intent: Desire to expand outreach.

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PRE-DEVELOPMENT REVIEW (DRT)

- Add requirement for a Development Review Technical (DRT) Application

Intent: Provides preliminary review to ensure the project will meet the ID Ordinance.

CODE LANGUAGE REVISIONS

- Add clarification language related to planning and design principles, high-quality development, public realm elements, development agreement types, public improvements, and definitions.

Intent: Provide clarity.

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LOCATION SPECIFIC FOR FLEX UNITS

- Projects requesting flex units will be subject to the City's Unified Flex Policy and Map

Intent: Limits locations of ID projects.

DENSITY, DEVELOPMENT INTENSITY, BUILDING HEIGHT

- Limit density to 50 units/acre (max)
- Maximum floor area of 3x parcel size
- Maximum height at 125% of the existing zoning height limit, not to exceed 300 feet

Intent: Provide limitations based on public input.

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DISCUSSION AND NEXT STEP

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