



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

#18-0740

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

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

DATE: September 4, 2018

TITLE: Innovative Development (ID) Advisory Committee – Proposed Revisions
to the Innovative Development (ID) District

Background

The Innovative Development (ID) District Ordinance was adopted by the City Commission through Ordinance No. C-13-42 on October 1, 2013, establishing Section 47-37A, Innovative Development District in the City's Unified Land Development Regulations (ULDR). The ID Ordinance was created as a result of public concerns that the former Planned Unit Development (PUD) District Ordinance, ULDR, Section 47-37.1, did not contain appropriate criteria for rezoning properties to a PUD when such requests would not otherwise be permitted under the City's existing code.

Since the adoption of the ID Ordinance, the City 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 The "Live Galleria" project was formally withdrawn, at the request of the applicant.

Both ID applications initiated concerns from various members of the public relative to the implementation of the ID zoning regulations and ID criteria. There was concern that ID zoning applications were not being analyzed to recognize full impacts to the community and a further evaluation of the ID Ordinance was needed.

Based on public concerns regarding the ID Ordinance, the City Commission recommended that the former Planned Unit Development Zoning District (PUD) Advisory Committee be re-established as the Innovative Development (ID) District Advisory Committee to review current ID zoning regulations and suggest recommendations to the City Commission. On November 1, 2016, the City Commission adopted Resolution No. 16-192 establishing the ID Advisory Committee, providing for membership qualifications, length of term, and purpose and duties as follows:

- To review existing provisions of the ID zoning district and analyze the application of its provisions to development and identify any impacts that may not have been in the best interest of the City; and
- To review and analyze other cities' zoning regulations permitting development similar to the ID zoning district; and
- To receive input from members of the public interested in development in the ID zoning district regulations; and
- To provide recommendations to the City Commission regarding proposed amendments to the ID zoning district.

The ID Advisory Committee conducted its first meeting on January 27, 2017 and held its last meeting on July 27, 2018. Over the course of eighteen months, the ID Advisory Committee worked extensively to evaluate the ID Ordinance and discussed numerous options to revise the existing ID Ordinance. In addition, the ID Advisory Committee held two public meetings, during evening hours, to ensure there was opportunity for the public to provide input. The first public meeting was held on October 25, 2017, with attendance of 20 community members. Several attendees completed a questionnaire form, which contained questions to gauge public support for providing flexibility in the ULDR and what type of elements should be considered a public benefit (i.e. pedestrian improvements, landscaped promenades and open space, infrastructure and transportation improvements, etc). The majority of the attendees supported flexibility in the ULDR and concurred with the elements identified for public benefit. The second public meeting was held on May 8, 2018, at which time the ID Advisory Committee presented proposed revisions to the ID Ordinance. Five attendees were present at the meeting.

On June 1, 2018, the ID Advisory Committee finalized their recommendations and voted to approve proposed revisions to the ID Ordinance. The proposed revisions are being presented to the City Commission for discussion and are summarized below. A strike through underline format of Section 47-37A, Innovative Development (ID) District - Proposed Revisions, is attached as Exhibit 1.

- Name change from Innovative Development (ID) District to Planned Development District (PDD). The word “planned” is less subjective than “innovative” and is more commonly used by other cities that have these types of regulations;
- Requirement for a public meeting with the community post the Development Review Committee (DRC) meeting. Added clarification that PDD applications are subject to the Public Participation requirements pursuant to Section 47-27.4;
- Limitations on residential density to a maximum fifty dwelling units per acre and nonresidential intensity of three times the parcel size or floor area ratio (FAR) of three;
- Limitations on building height not to exceed one hundred twenty five percent (125%) of the existing height identified in the underlying zoning district for which project is located but in no case shall exceed 300 feet;
- Recognized public improvements were expanded to include off-site infrastructure improvements or items proposed by the applicant that is not otherwise specified in the code;

- Identification of the City's Unified Flex Map for PDD applications requesting flex units, meaning a proposed PDD site must be located within the boundaries of the Unified Flex Map; and
- The requirement for an affirmative super majority vote by the Planning and Zoning Board has been removed but remains for the City Commission.

Staff will provide a brief presentation on the proposed revisions, which is attached as Exhibit 2, ID Ordinance Proposed Revisions Presentation. In addition, members of the ID Advisory Committee will be available for questions.

Resource Impact

There is no fiscal impact associated with this item.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specially 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 sustainability 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, changes of use and reuse, etc.

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

Attachment

Exhibit 1 – Section 47-37A, Innovative Development (ID) District - Proposed Revisions
Exhibit 2 – ID Ordinance Proposed Revisions Presentation

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