



PLANNED DEVELOPMENT DISTRICT (PDD) SUMMARY

Background

The Planned Development District (PDD) zoning ordinance is derived from the former Planned Unit Development (PUD) and Innovative Development (ID) zoning ordinances. On June 21, 2022, the City Commission directed staff to conduct public outreach regarding amending the current PDD ordinance to allow for increased building height from 300 feet to 500 feet. The existing regulations state that building height for a proposed PDD development may be increased by an additional amount equivalent to one hundred and twenty-five (125) percent of the existing height identified in the underlying zoning district, but in no case shall height exceed three hundred (300) feet.

PDD Criteria

Below is a general description of PDD, intent, zoning criteria and process. Please see attachment for entire ordinance.

Intent and Purpose

To foster, encourage and provide development incorporating urban design principles and elements that are not otherwise permitted under the Unified Land Development Regulations (ULDR). The PDD shall promote:

- Development that demonstrates substantial, significant and recognizable improvements to the neighboring community and city in general.
- Uses land resources more efficiently through compact building forms, and street design standards that encourage multi-modal connectivity.
- Flexibility of design with focus on relationship of proposed buildings to neighboring properties.
- Permit diversification and integration of uses.
- Be consistent with the City's Comprehensive Plan.
- Protect the health, safety and general welfare of the public.
- Encourage and enhance neighborhood and community participation at the earliest pre-design opportunity and throughout the review process.
- Ensure the PDD intent and purpose is met and benefits derived are balanced by the benefits to be derived by the neighborhood(s) and community.

Conditions and Criteria

- Identification of those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project describing said benefits, and proposed PDD's innovative characteristics.
- Criteria outlined in ULDR Section 47-24.4.D; Rezoning, Section 47-25.2; Adequacy, Section 47-25.3; Neighborhood Compatibility.
- Minimum land area is two (2) acres, with the exception of land designated as Regional Activity Center which is a minimum of one-half (1/2) acre. The minimum area of two (2) acres may be reduced upon a finding of substantial public benefit or similar benefit over and above the application of the ULDR. The minimum area requirements do not apply to the Northwest Community Redevelopment Area.
- Proposed development shall be consistent with existing and future master plans.
- Tracts of land shall be abutting, with the exception of intervening minor streets or alleys.

- Entire tract must be under unified control.
- Land uses shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties.
- A mix of uses is encouraged, uses that create an inherent negative impact, such as excessive noise, odors, pollution, dust, or similar effects on adjacent uses shall be avoided.
- Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to architectural articulation and effective transition between higher and lower density uses.
- Street sections shall provide ample pedestrian access with continuous sidewalks and shade tree canopy, balancing parking requirements with other mobility options.
- Residential density shall be limited to fifty (50) dwelling units per acre, or the maximum residential density permitted by the underlying land use designation.
- Floor area ratio (FAR) for nonresidential intensity within the PDD shall be limited to a FAR of three (3) times the parcel size.
- Building height may be increased by an additional amount equivalent to one hundred and twenty-five (125) percent of the existing height identified in the underlying zoning district but in no case shall exceed three hundred (300) feet.

Review Process

- Application review in accordance with Section 47-24.4.C, Rezoning Review and Site Plan Level IV Review; including Development Review Committee (DRC), Planning and Zoning Board and City Commission.
- Subject to Section 47-27.4, Public Participation Requirements and a pre-application conference with the Department, as well as notice and initial public meeting prior to application submittal.
- Notice Requirements provided to official city-recognized civic organizations(s) within three hundred (300) feet of the proposed project.
- Off-site and on-site conditions may be imposed to ensure that the development meets the requirements and ensures the PDD is compatible with the neighborhood, and mitigates any adverse impacts including, but not limited to, height, bulk, shadow, mass and design of any structure, parking, access, public transit and landscaping requirements.
- No PDD rezoning application shall be approved except on the affirmative vote of a super majority of four (4) members of the City Commission.

Staff Contact Information

Jim Hetzel, Principal Urban Planner
 City of Fort Lauderdale Development Services Department
 Urban Design and Planning Division
 700 NW 19th Avenue | Fort Lauderdale FL 33311
 P: (954) 828-5019 E: jhetzel@fortlauderdale.gov