



CITY OF FORT LAUDERDALE

PLANNED DEVELOPMENT DISTRICT (PDD) PUBLIC ENGAGEMENT BUILDING HEIGHT DISCUSSION

FORT LAUDERDALE
URBAN DESIGN AND PLANNING STAFF
2022



HISTORY / BACKGROUND

PLANNED DEVELOPMENT DISTRICT (PDD) ORDINANCE Intended for certain development projects incorporating design elements and standards that are not otherwise permitted under the Unified Land Development Regulations (ULDR). May be applied city-wide subject to criteria.

- **EXISTING PDD ORDINANCE DERIVED FROM THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE**
- **2013 - ADVISORY COMMITTEE CREATED INNOVATIVE DEVELOPMENT (ID) ORDINANCE IN PLACE OF PUD**
- **2017 - ADVISORY COMMITTEE RE-CONVENED TO EVALUATE ID ORDINANCE CREATING PDD ORDINANCE**
- **MAIN DISCUSSION POINTS**
 - **PUBLIC OUTREACH / INPUT, DENSITY, HEIGHT, INTENSITY (FAR), DISTRICT NAME**
 - **PZB RECOMMENDATION TO RESTRICT HEIGHT TO 250 FEET**
 - **COMMISSION ADOPTED A 300-FOOT HEIGHT LIMITATION**
- **PDD ADOPTED ON MAY 7, 2019**



EXISTING PDD REQUIREMENTS

INTENT AND PURPOSE

- PROVIDE SIGNIFICANT, SUBSTANTIAL, AND RECOGNIZABLE IMPROVEMENTS TO THE COMMUNITY
- USES LAND RESOURCES MORE EFFICIENTLY THROUGH COMPACT BUILDING FORMS

CONDITIONS FOR PDD REZONING REQUEST

- MINIMUM AREA: 2 ACRES ($\frac{1}{2}$ ACRE FOR REGIONAL ACTIVITY CENTERS)
- CONSISTENT WITH COMPREHENSIVE PLAN
- UNDER UNIFIED CONTROL
- RECORDATION OF RESTRICTIVE COVENANTS

CRITERIA AND LIMITATIONS

- COMPATIBLE LAND USES
- ENCOURAGES MIX OF USES
- BUILDING MASS AND SCALE SHALL PROVIDE TRANSITION TO SURROUNDINGS
- STREETScape IMPROVEMENTS THAT PROMOTE MULTIMODAL CONNECTIVITY
- VACATION OF STREETS NOT PERMITTED UNLESS NO NEGATIVE IMPACT
- DENSITY LIMITED TO 50 UNITS PER ACRE
- FLOOR AREA RATIO OF 3 FOR NONRESIDENTIAL USE
- HEIGHT AT 125% OF PERMITTED EXISTING NOT TO EXCEED 300 FEET

REVIEW AND APPROVAL PROCESS

- PRE-SUBMITTAL & POST DRC PUBLIC OUTREACH, PZB & CITY COMMISSION SUPER MAJORITY APPROVAL

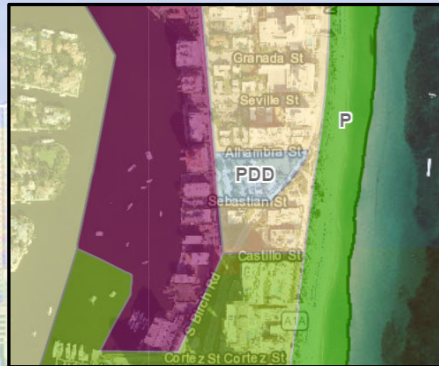


EXISTING PLANNED DEVELOPMENT DISTRICTS

ALHAMBRA PDD "Selene"

Location: Between Alhambra St. and Sebastian St., West of A1A

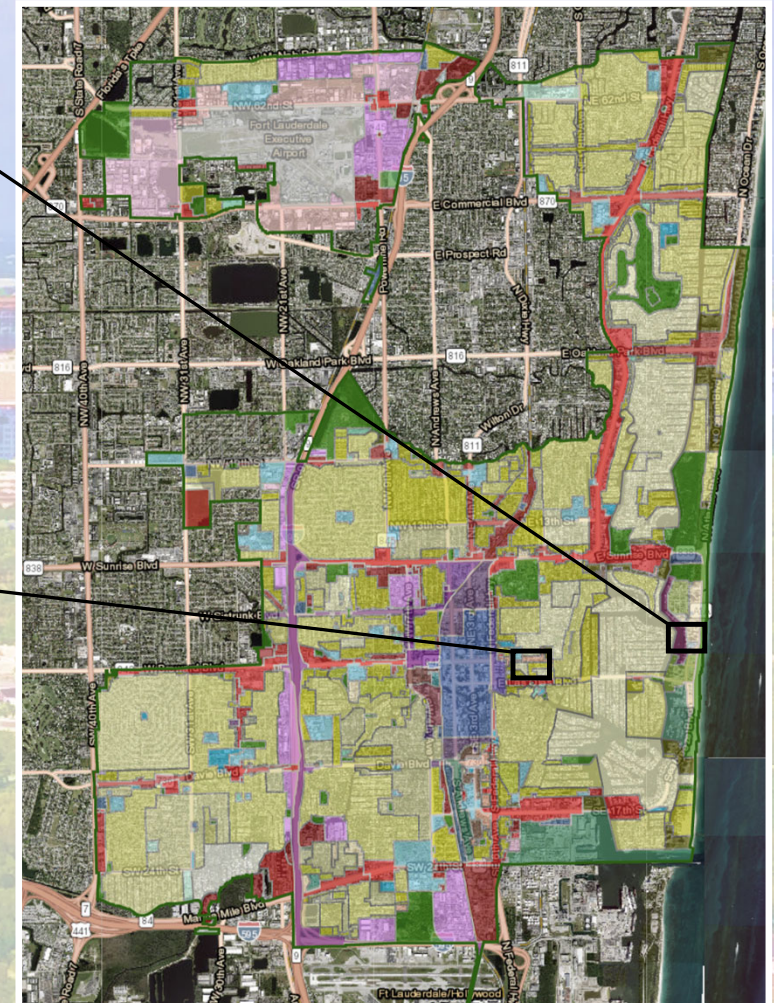
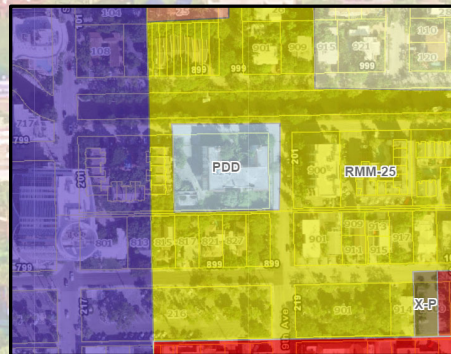
Building Height: 300 feet



TOWERS PDD "Francis Apartments"

Location: Between Broward Blvd. and Las Olas Blvd., East of SE 8th Avenue

Building Height: 46 feet





STAFF DIRECTIVE

- THE CITY COMMISSION DIRECTED STAFF TO ENGAGE CIVIC ASSOCIATIONS FOR INPUT ON POTENTIALLY INCREASING THE PDD BUILDING HEIGHT LIMIT FROM 300 FEET TO 500 FEET
- DOES YOUR CIVIC ASSOCIATION / NEIGHBORHOOD SUPPORT INCREASING THE MAXIMUM PERMITTED BUILDING HEIGHT TO 500 FEET FOR THE PDD ZONING DISTRICT?

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PUBLIC INPUT AND ENGAGEMENT

PDD BUILDING HEIGHT ANALYSIS

ZONING DISTRICT		MAXIMUM BUILDING HEIGHT (feet)	BUILDING HEIGHT INCREASED BY 125% (feet)	NOTES
RS-4.4	Residential Single Family/Low Density	35	78	
RS-8	Residential Single Family/Low Medium Density	35	78	Height varies depending on use
RD-15	Residential Single Family and Duplex/Medium Density	35	78	
RDs-15	Residential Single Family/Medium Density	35	78	
RC-15	Residential Single Family and Cluster/Medium Density	35	78	
RCs-15	Residential Single Family/Medium Density	35	78	
RM-15	Residential Multifamily Low Rise/Medium Density	35	78	
RM-15	Residential Low Rise Multifamily/Medium Density	35	78	
RML-25	Residential Multifamily Low Rise/Medium High Density	35	78	
RMM-25	Residential Multifamily Mid Rise/Medium High Density	55	123	Height varies depending on use
RMH-25	Residential Multifamily High Rise/Medium High Density	100	225	Height varies depending on use
RMH-60	Residential Multifamily High Rise/High Density	150	337	Conditional Use maximum height
		300	675	
MHP	Mobile Home Park	30	67	
RO	Residential Office	55	123	
ROA	Limited Residential Office	55	123	
ROC	Planned Residential Office	55	123	
CB	Community Business	150	337	East of the Intracoastal maximum height
		120	270	
B-1	Boulevard Business	150	337	East of the Intracoastal maximum height
		120	270	
B-2	General Business	150	337	East of the Intracoastal maximum height
		120	270	
B-3	Heavy Commercial/Light Industrial Business	150	337	East of the Intracoastal maximum height
		120	270	
PCC	Planned Commerce Center	150	337	
	General Industrial	150	337	
CF	Community Facility	60	135	
CF-H	Community Facility: House of Worship	35	78	
CF-HS	Community Facility: House of Worship and School	35	78	
CF-S	Community Facility: School	35	78	
P	Parks, Recreation and Open Space	60	135	
T	Transportation	60	135	
U	Utility	60	135	
X-P	Exclusive Use Parking Lot	n/a	n/a	X-Exclusive Districts do not have maximum building height except for parking garage.
X-P-R	Exclusive Use Parking Lot/Residential	n/a	n/a	
X-G	Exclusive Use Parking Garage	n/a	n/a	
X-G-R	Exclusive Use Parking Garage/Residential	n/a	n/a	
X-B	Exclusive Use Business	n/a	n/a	
X-P-OR	Exclusive Use Parking Lot/Optional Residential	n/a	n/a	
X-G-OR	Exclusive Use Parking Garage/Optional Residential	n/a	n/a	
X-B-OR	Exclusive Use Business/Optional Residential	n/a	n/a	

PDD BUILDING HEIGHT ANALYSIS

ZONING DISTRICT		MAXIMUM BUILDING HEIGHT (feet)	BUILDING HEIGHT INCREASED BY 125% (feet)	NOTES
CC	Commerce Center District	150	337	
CR	Commercial Recreation District	n/a	n/a	
PRD	Planned Resort Development District	200	450	
ABA	A-1-A Beachfront Area District	200	450	
SLA	Sunrise Lane Area District	120	270	
IOA	Intracoastal Overlook Area District	120	270	
NBRA	North Beach Residential Area District	120	270	
SBMHA	South Beach Marina and Hotel Area District	120	270	
RAC-CC	City Center District (DMP Character Area: Downtown Core)	49	110	Downtown height is regulated by the Downtown Master Plan (DMP). DMP regulates height by character area. Height is indicated as floors. Therefore, the increase has been given in floors.
RAC-AS	Arts and Sciences District (DMP Character Area: Near Downtown)	30	67	
RAC-UV	Urban Village District (DMP Character Area: Near Downtown)	30	67	
RAC-RPO	Residential and Professional Office District (DMP Character Area: Urban Neighborhood)	6 and 12	13 and 27	
RAC-EMU	East Mixed Use District (DMP Character Area: Near Downtown)	30	67	
RAC-WMU	West Mixed Use District (DMP Character Area: Near Downtown)	30	67	
RAC-SMU	Southwest Mixed Use District (DMP Character Area: Near Downtown)	30	67	
NWRAC-MUe	Northwest Regional Activity Center -Mixed Use northeast	120	270	
NWRAC-MUe	Northwest Regional Activity Center -Mixed Use east	65	146	
NWRAC-MUw	Northwest Regional Activity Center -Mixed Use west	45	101	
SRAC-SAe	South Regional Activity Center -South Andrews east	110	247	
SRAC-SAw	South Regional Activity Center -South Andrews west	110	247	
GAA	General Aviation Airport District	FAA Regulated	FAA Regulated	
AIP	Airport Industrial Park District	FAA Regulated	FAA Regulated	
PEDD	Port Everglades Development District	FAA Regulated	FAA Regulated	

Note: Items marked in grey would exceed the 125% increased height and would be limited to the 300 feet height under the current PDD zoning ordinance.



DISCUSSION AND QUESTIONS

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