



**City of Fort Lauderdale
Planning & Zoning Department**

PRE-PLANNED UNIT DEVELOPMENT (PRE-PUD)

Application Requirements

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DEADLINE: Submittals must be received by 12:00 PM (noon) each day. Applications will not be accepted after noon. You will be asked to come back the following day. Pursuant to Section 47-24.1(1), the Planning and Zoning Department has five (5) business days to review all applications for a development permit to determine completeness. You will be notified by email within five (5) business days if your plans do not meet the submittal requirements.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

**CITY OF FORT LAUDERDALE
PLANNING & ZONING DEPARTMENT**
700 NW 19th Avenue, Fort Lauderdale, FL 33311
Telephone: (954) 828-8980
Fax (954) 828-5858
Website: www.fortlauderdale.gov

Page 1: Pre-PUD - Applicant Information Sheet

Date of Application: _____

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

NOTE: To be filled out by Department

Case Number	
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NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	
Property Owner's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> <u>Warranty Deed</u> or <input type="checkbox"/> <u>Tax Record</u>

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	
Development / Project Address	<u>Existing:</u> _____ <u>New:</u> _____
Legal Description	
Tax ID Folio Numbers (For all parcels in development)	
Request / Description of Project	
Applicable ULDR Sections	
Total Estimated Cost of Project	\$ _____ (Including land costs)

Future Land Use Designation	
Proposed Land Use Designation	
Current Zoning Designation	
Proposed Zoning Designation	
Current Use of Property	
Residential SF (and Type)	
Number of Residential Units	
Non-Residential SF (and Type)	
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required / Permitted	Proposed
Lot Size (SF / Acreage)		
Lot Density		
Lot Width		
Building Height (Feet / Levels)		
Structure Length		
Floor Area Ratio		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required / Permitted	Proposed
Front [____]		
Side [____]		
Side [____]		
Rear [____]		

PUD PRE-APPLICATION CONFERENCE INFORMATION

The following information shall be submitted a minimum of ten (10) days prior to the PUD pre-application conference to determine the rationale and objectives of the PUD. Staff will review the information for completeness within five (5) days of submittal, and notify the applicant if additional information is required. The information shall be comprehensive and fully describe the proposal, as it relates to the conditions and criteria as specified in Section 47-37 Planned Unit Development (PUD) District. In instances where more than one criterion is specified, a point-by-point narrative will be required.

Provide a point-by-point narrative response, on letterhead with date and author indicated, to address how the proposal meets the intent and purpose of the PUD District, including detailed responses to the following items:

1. Provide a narrative explaining the proposed design concept.
2. Provide a description of how the proposal meets the goals, objectives and policies of the City's Comprehensive Plan and verification that any and all proposed uses are consistent with the Plan.
3. Provide a narrative describing how the proposed development incorporates planning initiatives that achieve unique or innovative development that would not otherwise be permitted under traditional zoning districts and development standards.

In addition, provide a separate response describing how the proposal meets the following criteria:

- (a) Reintegrate the components of modern life including housing, workplace, shopping and recreation into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit or pedestrian linkages or both set in a larger regional open space framework;
- (b) Promotes development that:
 - (1) Encourages interaction with the street and with neighboring properties;
 - (2) Uses land resources more efficiently through compact building forms, infill development, and moderation in street and parking standards in order to lessen land consumption and preserve natural resources;
 - (3) Supports the location of stores, offices, residences, schools, recreation spaces, and other public facilities within walking distance of each other in compact neighborhoods that are designed to provide alternate opportunities for easier movement and interaction;
 - (4) Provides a variety of housing choices to create a diverse community;
 - (5) Supports walking, cycling, and transit as attractive alternatives to driving; provides alternative routes that disperse, rather than concentrate, traffic congestion; and lowers traffic speeds in neighborhoods;
 - (6) Connects infrastructure and development decisions to minimize future costs by creating neighborhoods where more people use existing services and facilities; and by integrating development and land use with transit routes and stations; and
 - (7) Improves the development standards review process and development standards so that developers are encouraged to apply the principles stated above.
4. Provide a point-by-point narrative of how the proposed project complies with the Conditions for PUD Rezoning of Sec. 47-37.3.
5. Provide a point-by-point narrative of how the proposed project complies with the Application Requirements of Sec. 47-37.5. This information should include a comparison of existing and closest applicable traditional zoning category with the proposed PUD, provided in a tabular format showing PUD developmental/use criteria vs. the requirements (setbacks, height, FAR, etc.) defined in the ULDR.
6. Describe the proposed PUD performance standards as stipulated in Sec. 47-37.6. Unless otherwise specifically noted in the PUD ordinance, the provisions in the ULDR with general applicability to development within the City shall apply to the property rezoned to PUD.
7. Provide a detailed point-by-point narrative (A through H) of how the proposal complies with the developmental criteria as set forth in Sec. 47-37.7.
8. Provide a point-by-point narrative of how the proposed project complies with Adequacy Requirements of Sec. 47-25.2 and Neighborhood Compatibility Requirements of Sec. 47-25.3.
9. Provide a map showing the zoning districts in the surrounding area and photographs or depictions of development in the surrounding area and a description of how the proposed PUD is compatible with the use, height, size, yards and other aspects of the surrounding development or what aspects of the proposed PUD will mitigate any difference between the PUD and the development in the surrounding area.

Page 3: Pre-PUD Required Documentation – cont.

10. Submit three (3) sets of the following items. Plan sheets should not exceed 24 X 36 inches in size, should be bound, and in color as applicable.
 - (a) Zoning and Land Use maps of all properties within a 700' radius (this information may be obtained from the Planning and Zoning Office, 700 NW 19th Ave, Fort Lauderdale 954- 828-3266).
 - (b) Survey showing current conditions, site features, easements, subsurface and overhead utilities.
 - (c) Photos (8x10 color) of existing conditions of all adjacent sites and streetscapes.
 - (d) Conceptual Site Plan indicating all properties and improvements within a minimum of one block from the project site, and showing existing and proposed buildings in a figure/ground format with a graphic distinction made between the existing and proposed structures. Indicate pedestrian and vehicular circulation paths including site access points and crossing points.
 - (e) Site Plan with building footprints for all proposed and existing buildings. Site Plan should graphically indicate and dimension all proposed site features, and provide the following basic project data in tabular format:
 1. Land Use designation
 2. Zoning designation
 3. Identification of adopted area plan(s) if applicable
 4. Site area (square feet and acres)
 5. Residential: number of proposed dwelling units and proposed density
 6. Non-residential: gross floor area, and areas of each specific use
 7. Parking data: provide calculations based on each proposed use. Show and dimension all parking areas on plans
 8. Building footprint area at grade, total S.F. and as a percent of the total site
 9. Number of stories and floor plate sizes, GSF
 10. Building length
 11. Building height (expressed in feet above grade) for each major building element and any step back
 12. Other information as appropriate
 - (f) Conceptual Floor Plans at grade and at each level where a step back is proposed. Label all proposed uses and dimension setbacks from property lines on all floor plans.
 - (g) Conceptual Elevations, all sides, showing dimensions of all proposed setbacks and step backs and showing all proposed architectural features or treatment.
 - (h) Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. Graphics and renderings must be submitted prior to project being placed on the PZ Board agenda and must be included with the PZ Board submittal package.

To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*

1. **Provide aerial oblique perspectives** of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines.
2. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension all setbacks, drive isles, public sidewalks, crosswalks, and bus stop(s).
3. **Provide context elevations** (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the adjacent residential neighborhood and surrounding properties.
4. **Provide project cross sections** clearly indicating how the proposed development will interact with the surrounding properties, showing all adjacent structures and street profiles including the relationship to all across street structures. Sections should be provided anywhere significant variations in the pedestrian street experience will occur. Sections should identify any on-street parking, bulb-outs and landscape areas including dimensions.
5. **Provide pedestrian-level perspective renderings** including treatment improvements, public spaces, landscaping, etc. as viewed along adjacent right-of-ways, waterways, or public parks.
6. **Provide detail of ground floor elevations** with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials.
7. **Provide a shadow study** indicating shadows at 9 am, 12 pm, and 4 pm for the Winter Solstice (December 22) and Spring Equinox (March 21). Indicate property lines and indicate shadow spillover beyond property lines. Study must be in context and scale with the surrounding area, and should show adjacent lots, streets, neighboring buildings, pools, etc. Indicate if any parks or open space will be impacted.

Page 4: Pre-PUD Applicant Signature Page & Meeting Form

I acknowledge that the above listed required documentation for this review are attached:

Print Name _____

Signature _____

Date _____

For Planning & Zoning Department staff use only:

Date _____

Received By _____

Tech. Specs
Reviewed By _____

Case No. _____

Please fill out the section below at the time of the Pre-PUD meeting and submit with your DRC application. DRC Applications for projects requesting a rezoning to PUD will NOT be accepted without this form.

Meeting Date: _____

Meeting Location: _____

Project Name: _____

Attendees:	City Staff	Project Representatives
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

Notes:

