

## Memorandum

**Memorandum No: 22-125**

**Date:** October 28, 2022

**To:** Honorable Mayor, Vice Mayor, and Commissioners

**From:** Greg Chavarria, City Manager 

**Re:** Planned Development District (PDD) Height Increase

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### **BACKGROUND**

At the City Commission Conference Meeting on June 21, 2022, staff was asked to obtain feedback from the community on increasing the building height limitation within the Planned Development District (PDD). The limitations are defined in the Unified Land Development Regulations (ULDR) Section 47-37A.8. Staff was specifically asked to conduct robust public outreach on the topic and to return to the City Commission with the results. In response, staff has met with the Council of Fort Lauderdale Civic Associations, eight individual civic associations, and received 27 emails from individuals.

### **PDD DISTRICT OVERVIEW**

The intent of the PDD is to encourage and allow for unique development that incorporates urban design principles and elements that are not otherwise permitted under ULDR zoning districts and development standards. Specifically, the PDD may be used to facilitate development that demonstrates significant and recognizable community improvements, efficiently uses land resources, and promotes the best possible built environment based on urban design principles that result in high-quality urban development. A significant aspect of the PDD rezoning is the requirement to provide public improvement. Examples of public improvement may be historic preservation; creation of a walkable mixed use neighborhood center; superior architectural design; public facilities such as plazas, parks, or waterfront public access; and the preservation of environmental or natural resources.

For a project to qualify for PDD zoning, a development site must be at least two acres in size, or when proposed on land designated as Regional Activity Center, a minimum one-half acre. In addition, to the limitation of building height, there is also a limitation to residential density of 50 dwelling units per acre or the maximum residential density permitted by the underlying land use, as well as a limitation of floor area ratio (FAR) for nonresidential intensity of three times the parcel size.

The process for PDD approval includes review by the Development Review Committee, Planning and Zoning Board, and the City Commission. Public participation is a significant

part of the process. The DRC conducts the technical review consistent with the ULDR for neighborhood compatibility, adequacy to ensure that there is sufficient public infrastructure to support the project, qualitative design review, and other technical requirements outlined in the ULDR. Of importance, is that the final approval of a PDD rezoning requires a super majority vote of four members of the City Commission.

### **PDD HEIGHT LIMITATION AND REQUEST FOR INCREASE**

ULDR Section 47-37A.8 limits the amount a 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 the building height exceed three hundred (300) feet.

For example, the business zoning districts (CB, B-1, B-2, or B-3) limits building height to 150 feet. An applicant proposing to rezone a property from a business zoning district to PDD may increase the building height to 125% above 150 feet which would result in a building height of 337.50 feet. However, with the current height maximum in place, the height would be limited to 300 feet.

The request that was presented to the City Commission on June 21, 2022, and subsequently presented as part of the public outreach effort, is to allow applicants applying for PDD rezoning to request building height up to 500 feet.

### **SUMMARY OF PUBLIC OUTREACH**

As directed by the City Commission, staff conducted public outreach by sending an email to all the recognized civic associations in the city stating the request for community feedback, as well as notice of a presentation at the Council of Fort Lauderdale Civic Associations (CFLCA). In addition, staff welcomed any feedback by associations and residents. Furthermore, staff indicated that individual civic associations could request a presentation. The email from staff and the presentation are attached as Exhibit 1 and Exhibit 2, respectively.

The presentation given by staff provided a historical overview of the PDD ordinance on how the ordinance evolved from Planned Unit Development (PUD) to Innovative Development (ID) to eventually the PDD. Staff also summarized the minimum requirements to request a PDD, as well as design related requirements including mass and scale, compatibility with the surrounding neighborhood, streetscape improvements, and community enhancements. The two existing PDDs were identified providing a current status of PDDs in the City and staff was available for questions.

Staff presented at eight civic association meetings including CFLCA. All seven of the civic associations and all the association representatives at the CFCLA opposed the change and presented their position via vote. In addition, staff received eight emails in support of the change and 19 emails opposing the change. Below is a summary of the civic association meetings. Civic association letters submitted to the city are attached as

Exhibit 3. Emails supporting and opposing the change are attached as Exhibit 4 and 5, respectively. A list of dates staff presented to the civic associations is shown below:

<b>Date</b>	<b>Association</b>
• September 7, 2022	Harbordale
• September 15, 2022	Imperial Point
• September 21, 2022	Harbor Inlet
• September 29, 2022	Central Beach Alliance
• October 3, 2022	Rio Vista
• October 6, 2022	Colee Hammock
• October 11, 2022	CFLCA
• October 25, 2022	South Middle River
• October 26, 2022	Middle River Terrace

### **NEXT STEPS**

At the November 1, 2022, City Commission Conference Meeting, staff will be present to answer questions about the public outreach process and seek direction on the following:

- Whether or not to move forward with a code amendment to increase the PDD maximum building height limitation; or
- Continue to explore options to allow for an increase in the PDD height limitation which may include additional PDD conditions or requirements to be met to receive additional height.

### **Attachments:**

1. Email from Staff to Civic Associations
  2. PDD Height Presentation
  3. Civic Associations Letters
  4. Emails of Support
  5. Emails of Opposition
- 
- c: Greg Chavarria, City Manager  
Anthony Fajardo, Assistant City Manager  
Susan Grant, Assistant City Manager  
Alain E. Boileau, City Attorney  
David R. Soloman, City Clerk  
Patrick Reilly, City Auditor  
Department Directors  
CMO Managers

**From:** [Ella Parker](#)  
**Subject:** Planned Development District (PDD) Zoning Ordinance - Building Height Feedback  
**Date:** Friday, July 15, 2022 4:28:50 PM  
**Attachments:** [image001.jpg](#)  
[PDD Summary.pdf](#)  
[City of Fort Lauderdale ULDR Section 47-37A PDD Ordinance.pdf](#)

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Dear neighbor,

At the June 21, 2022 City Commission conference meeting, staff received direction to obtain public input about a request to increase the height limitation for the Planned Development District (PDD) zoning ordinance. 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.

Based on this City Commission directive, staff would like to obtain community feedback from all Fort Lauderdale neighborhood associations related to a potential amendment that would result in an increased height allowance. A presentation by staff is currently planned at the November 2022 Council of Fort Lauderdale Civic Associations meeting, but comments are welcome at any time.

Please see attached document for a brief summary of the ordinance, or follow this link to the full ordinance: [PDD Ordinance](#) (also attached) and provide any comments or feedback to: Jim Hetzel, Principal Urban Planner: [jhetzel@fortlauderdale.gov](mailto:jhetzel@fortlauderdale.gov)

Please feel free to forward this communication to anyone we may have missed.

Thank you,

**Ella Parker, AICP | Urban Design & Planning Manager**  
**City of Fort Lauderdale | Urban Design & Planning Division**

700 NW 19<sup>th</sup> Avenue | Fort Lauderdale FL 33311  
P: (954) 828-3729 E: [eparker@fortlauderdale.gov](mailto:eparker@fortlauderdale.gov)



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# **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 (½ 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

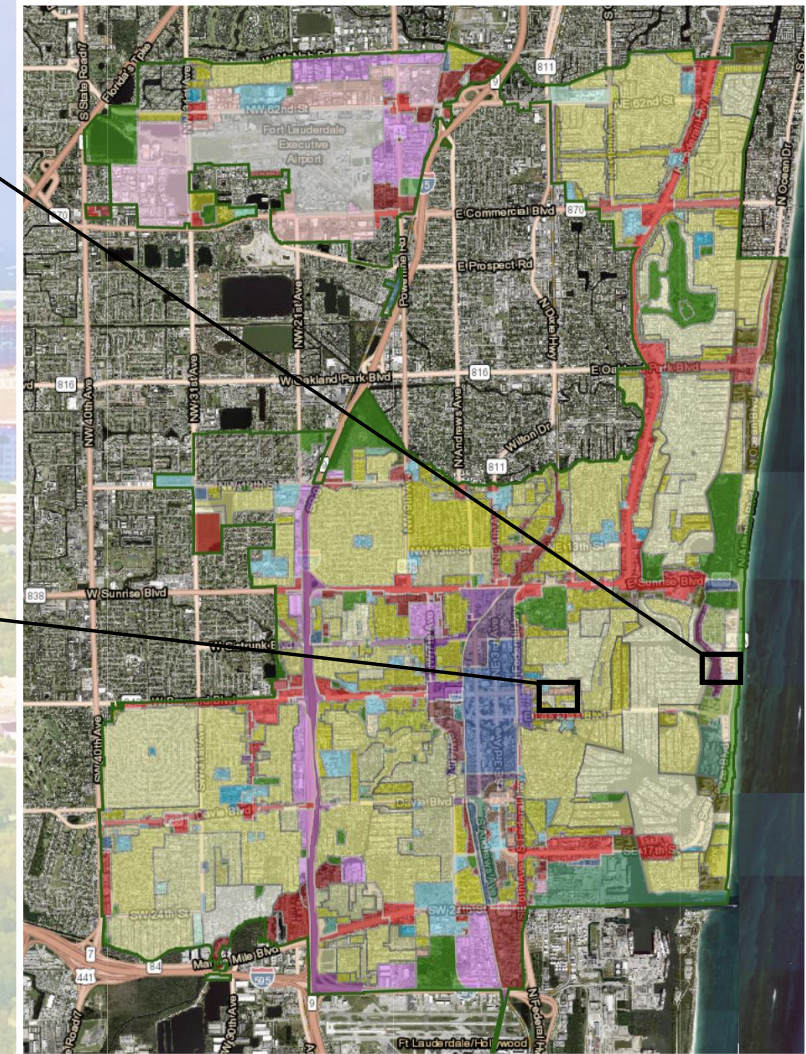
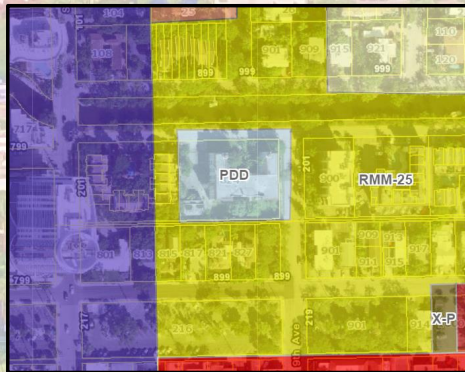


### TOWERS PDD

“Francis Apartments”

Location: Between Broward Blvd. and Las Olas Blvd., East of SE 8<sup>th</sup> 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?

EMAIL: [Jhetzel@fortlauderdale.gov](mailto:Jhetzel@fortlauderdale.gov)  
[Eparker@fortlauderdale.gov](mailto:Eparker@fortlauderdale.gov)



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	
RMs-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	
		120	270	East of the Intracoastal maximum height
B-1	Boulevard Business	150	337	
		120	270	East of the Intracoastal maximum height
B-2	General Business	150	337	
		120	270	East of the Intracoastal maximum height
B-3	Heavy Commercial/Light Industrial Business	150	337	
		120	270	East of the Intracoastal maximum height
PCC	Planned Commerce Center	150	337	
		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 <i>(DMP Character Area: Downtown Core)</i>	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 <i>(DMP Character Area: Near Downtown)</i>	30	67	
RAC-UV	Urban Village District <i>(DMP Character Area: Near Downtown)</i>	30	67	
RAC-RPO	Residential and Professional Office District <i>(DMP Character Area: Urban Neighborhood)</i>	6 and 12	13 and 27	
RAC-EMU	East Mixed Use District <i>(DMP Character Area: Near Downtown)</i>	30	67	
RAC-WMU	West Mixed Use District <i>(DMP Character Area: Near Downtown)</i>	30	67	
RAC-SMU	Southwest Mixed Use District <i>(DMP Character Area: Near Downtown)</i>	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

FORT LAUDERDALE  
URBAN DESIGN AND PLANNING STAFF  
2022

**From:** [Christopher Williams](#)  
**To:** [Ella Parker](#); [Jim Hetzel](#)  
**Cc:** [Heather Moraitis](#); [Melissa Whiddon \(Coningsby\)](#); [Folz Theo](#); [Jim Concannon](#); [Hernandez Timothy](#); [Nesbitt Fred](#); [Shelley Betty](#); [Zeltman](#); [Abby Laughlin](#); [Mary Peloquin](#); [Doug Coolman](#); [Donaldson Brian](#); [Sclafani Perry](#)  
**Subject:** [-EXTERNAL-] Coral Ridge Response - Planned Development District (PDD) Zoning Ordinance - Building Height Feedback  
**Date:** Thursday, September 29, 2022 10:48:09 AM  
**Attachments:** [CoralRidgePDD092522.pdf](#)

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Jim

Please see attached letter of NON SUPPORT for any increase in allowable building height in the PDD Zoning Ordinance.

Thanks

Chris Williams | President, Coral Ridge Association  
[Chris@HomesInCoralRidge.com](mailto:Chris@HomesInCoralRidge.com)  
(954) 830-2242

On Jul 15, 2022, at 4:28 PM, Ella Parker <[EParker@fortlauderdale.gov](mailto:EParker@fortlauderdale.gov)> wrote:

Dear neighbor,

At the June 21, 2022 City Commission conference meeting, staff received direction to obtain public input about a request to increase the height limitation for the Planned Development District (PDD) zoning ordinance. 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.

Based on this City Commission directive, staff would like to obtain community feedback from all Fort Lauderdale neighborhood associations related to a potential amendment that would result in an increased height allowance. A presentation by staff is currently planned at the November 2022 Council of Fort Lauderdale Civic Associations meeting, but comments are welcome at any time.

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Please feel free to forward this communication to anyone we may have missed.

Thank you,

**Ella Parker, AICP | Urban Design & Planning Manager**  
City of Fort Lauderdale | Urban Design & Planning Division

700 NW 19<sup>th</sup> Avenue | Fort Lauderdale FL 33311  
P: (954) 828-3729 E: [eparker@fortlauderdale.gov](mailto:eparker@fortlauderdale.gov)  
<image001.jpg>

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<PDD Summary.pdf><City of Fort Lauderdale ULDR Section 47-37A PDD Ordinance.pdf>

**From:** [Manager](#)  
**To:** [Dean Trantalis](#); [Ben Sorenson](#); [Steven Glassman](#); [Heather Moraitis](#); [Robert McKinzie](#)  
**Cc:** [Jim Hetzel](#); [Greg Chavarría](#); [Manager](#)  
**Subject:** [EXTERNAL] Embassy Tower Inc. Opposes An Increase In Building Heights in Fort Lauderdale  
**Date:** Friday, September 30, 2022 1:42:48 PM  
**Attachments:** [image001.png](#)

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## STATEMENT ON INCREASING THE BUILDING HEIGHTS IN FORT LAUDERDALE

**Embassy Tower Inc. Condo Association joins the Galt Mile Community Association in opposing an increase in the building heights in Fort Lauderdale, and to make such an increase applicable to the entire city.**

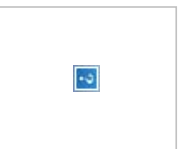
We oppose an increase to the height limitation for the Planned Development District (PDD) zoning ordinance. An increase to 500 feet would not benefit the neighborhood, would put additional burdens on the infrastructure of the city, and add to the already over congested streets and highways in our neighborhood. Our neighborhood is a well-developed, nearly fully built area, however, increasing the height limitations would encourage more building and perhaps replacement of current buildings with much higher ones. It would change the character of the neighborhood, add to congestion, and not benefit any parties involved. An increase in the height limitation to 500 feet or higher is completely unrealistic.

We fully understand the desire to have a “downtown” area with high-rise buildings that accommodate the needs and future growth of the city. Our city cannot remain stagnant nor deny new opportunities for development. However, overdevelopment is not a goal we support. We do support realistic development in the appropriate areas of the city. Increasing the height limitations in the PDD is not part of the growth we see for the future of Fort Lauderdale.

**Therefore, we call upon the Mayor and Members of the Fort Lauderdale City Commission to oppose any proposal to increase the height limitations on high-rise buildings in Fort Lauderdale, and to oppose any application of these changes city-wide.**

Angela De Marco Manzi, President  
J. Heider, DDS, Vice-President  
Caleb Schwartz, Secretary  
Scott Hessel, Treasurer  
Richard Coppertino, Director  
Joe Guillen, Director  
Matthew Warburton, Director

Sent via



**DANIEL METSCH**  
Property Manager

**Embassy Tower Inc.**

2701 N. Ocean Blvd. | Fort Lauderdale, FL 33308

Direct 954.566.1241

Property Fax: 954.566.3124

[manager@embassytower.net](mailto:manager@embassytower.net)

[embassytowerresidents.com](http://embassytowerresidents.com)

24/7 Customer Care Center: 866.378.1099

**From:** [Laura LB. Borgert](#)  
**To:** [Ella Parker](#); [Dean Trantalis](#); [Ben Sorensen](#); [hmrortis@fortlauderdale.gov](mailto:hmrortis@fortlauderdale.gov); [Steven Glassman](#); [rmckenzie@fortlauderdale.gov](mailto:rmckenzie@fortlauderdale.gov); [Jim Hetzel](#); [robinsonjoanne1997@gmail.com](mailto:robinsonjoanne1997@gmail.com); [mmammanno@comcast.net](mailto:mmammanno@comcast.net); [marycfertig@gmail.com](mailto:marycfertig@gmail.com)  
**Cc:** [James Power](#); [John Delaney](#)  
**Subject:** [-EXTERNAL-] Everglades House - Letter to Commissioners Re: Pier 66  
**Date:** Wednesday, September 28, 2022 3:27:05 PM  
**Attachments:** [EHC Pier 66.pdf](#)

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Dear Commissioners,  
Please find letter attached from The Everglades House Condominium Apartments, Inc. regarding Pier 66.

*Laura Borgert*  
Office Administrator  
Everglades House Condominium Apts., Inc.  
2000 South Ocean Drive  
Fort Lauderdale, FL 33316  
954-525-6392

**From:** [Ella Parker](#)  
**To:** [Anthony Fajardo](#); [Christopher Cooper](#)  
**Cc:** [Alfred Battle](#); [Jim Hetzel](#)  
**Subject:** FW: [-EXTERNAL-] Harbour Inlet Association's Opposition to the Proposed Height changes to the PDD  
**Date:** Monday, October 10, 2022 11:06:36 AM

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FYI

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**From:** Joanne Robinson <robinsonjoanne1997@gmail.com>  
**Sent:** Saturday, October 8, 2022 1:46 PM  
**To:** Dean Trantalis <DTrantalis@fortlauderdale.gov>; Ben Sorensen <BSorensen@fortlauderdale.gov>; Steven Glassman <SGlassman@fortlauderdale.gov>; Heather Moraitis <HMoraitis@fortlauderdale.gov>; Robert McKinzie <RMckinzie@fortlauderdale.gov>; Alfred Battle <ABattle@fortlauderdale.gov>; Ella Parker <EParker@fortlauderdale.gov>; Jim Hetzel <JHetzel@fortlauderdale.gov>; President@harbourinlet.org  
**Subject:** [-EXTERNAL-] Harbour Inlet Association's Opposition to the Proposed Height changes to the PDD

Dear Mayor, City Commissioners and City Officials,

This letter is to reiterate the unanimous opposition of the Board of Directors of the Harbour Inlet Association to the proposed changes to the height restrictions in the PDD. We are completely opposed to entertaining any increase in height for properties on the barrier island and especially near low-rise neighborhoods. Our opposition to this is based upon several factors:

- **Neighborhood compatibility** – this is the most glaring offence, suggesting the placement of three 484 foot towers right next to a traditional low-rise residential neighborhood with no transition zone. This is not compatible with our neighborhood or the surroundings.
- **The future of Fort Lauderdale** – the changes as proposed would allow buildings up to 500 feet on any qualifying piece of property. This would forever change the nature of our city and destroy the “Venice of America” feel that is so admired now. Keep the tall buildings in downtown where they belong and maintain the current codes for the other parts of the city.
- **Quality of life** – neighborhoods will be adversely affected by allowing tall buildings next to residential neighborhoods. Homeowners will have to deal with shadows across their homes and yards, increased density and traffic and a host of other issues that come with such developments.

The Harbour Inlet Association held a meeting on September 21<sup>st</sup> at which Jim Hetzel gave an excellent presentation and answered residents’ questions. There were over 90 people in attendance, a record for a neighborhood meeting, including representatives from Breakwater Surf Club, Points of Americas I and II, Sky Harbor East, Everglades House, Harbordale, Mayan Beach Club and more. When a show of hands was requested 100% of the room raised their hands in opposition to the proposed changes to the PDD. This is unprecedented! The neighborhood feedback that you have requested is loud and clear – NO!!! Please support your neighborhoods and stop any further work on this issue immediately as there does not seem to be any appetite for it in the city.

Thank you.

Sincerely,  
Joanne Robinson, President  
Harbour Inlet Association

On behalf of the Board of Directors of Harbour Inlet Association

**From:** [Fred Nesbitt](#)  
**To:** [Dean Trantalis](#); [Ben Sorensen](#); [Steven Glassman](#); [Heather Moraitis](#); [Robert McKinzie](#)  
**Cc:** [Jim Hetzel](#); [Greg Chavarria](#)  
**Subject:** [-EXTERNAL-] Increasing Building Heights in Fort Lauderdale  
**Date:** Monday, September 26, 2022 10:11:24 AM  
**Attachments:** [Galt Letter on Building Heights.pdf](#)

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## STATEMENT ON INCREASING THE BUILDING HEIGHTS IN FORT LAUDERDALE

**The Galt Mile Community Association, representing 33 high-rise condominium and cooperative associations, voted unanimously on September 15 at its Advisory Board Meeting to oppose an increase in the building heights in Fort Lauderdale, and to make such an increase applicable to the entire city.**

We oppose an increase to the height limitation for the Planned Development District (PDD) zoning ordinance, which applies to the Galt Mile neighborhood. An increase to 500 feet would not benefit the neighborhood, would put additional burdens on the infrastructure of the city, and add to the already over congested streets and highways in our neighborhood. Our neighborhood is a well-developed, nearly fully built area, however, increasing the height limitations would encourage more building and perhaps replacement of current buildings with much higher ones. It would change the character of the neighborhood, add to congestion, and not benefit any parties involved. An increase in the height limitation to 500 feet or higher is completely unrealistic.

We fully understand the desire to have a “downtown” area with high-rise buildings that accommodate the needs and future growth of the city. Our city cannot remain stagnant nor deny new opportunities for development. However, overdevelopment is not a goal we support. We do support realistic development in the appropriate areas of the city. Increasing the height limitations in the PDD is not part of the growth we see for the future of Fort Lauderdale.

**Therefore, we call upon the Mayor and Members of the Fort Lauderdale City Commission to oppose any proposal to increase the height limitations on high-rise buildings in Fort Lauderdale, and to oppose any application of these changes city-wide.**

*Fred Nesbitt*

Fred Nesbitt, President

Galt Mile Community Association

--

Fred Nesbitt  
954-881-2842  
[fnesbitt911@gmail.com](mailto:fnesbitt911@gmail.com)

**From:** [Ella Parker](#)  
**To:** [Anthony Fajardo](#); [Christopher Cooper](#); [Alfred Battle](#)  
**Cc:** [Jim Hetzel](#)  
**Subject:** FW: [-EXTERNAL-] Objection to proposed changes sought by Travistock from the Board of Directors Point of America  
**Date:** Friday, October 07, 2022 4:46:06 PM

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**From:** Len Abrams <lenabrams23@gmail.com>

**Sent:** Friday, October 7, 2022 1:37 PM

**To:** Ella Parker <EParker@fortlauderdale.gov>; Jim Hetzel <JHetzel@fortlauderdale.gov>; Dean Trantalis <DTrantalis@fortlauderdale.gov>; Ben Sorensen <BSorensen@fortlauderdale.gov>; hmoraitis@fortlauderdale.go; Steven Glassman <SGlassman@fortlauderdale.gov>; Robert McKinzie <RMcKinzie@fortlauderdale.gov>

**Cc:** Hy Montero <hmontero@monterolaw.com>; micheal.melecka@yahoo.com; Juan Ruth <jtruth777@comcast.net>; ...POA director David Parker <dtpir@aol.com>; Stephan Semsch <ssemsch@hotmail.com>; BRADFORD PRICE <goinprice@gmail.com>; Len Abrams <lenabrams23@gmail.com>

**Subject:** [-EXTERNAL-] Objection to proposed changes sought by Travistock from the Board of Directors Point of America

Dear Officials:

The Board of Directors of Point of America II (which comprises 297 units and approximately 1,000 owners) are opposed to the proposed changes to the Planned Development District (PDD) sought by Travistock to build three 480' towers at the intersection of Harbour Inlet Drive and SE 17th Street. This is the main entrance to our neighborhood and will result in major traffic congestion throughout the entire area. This proposed change, which increases the height currently allowed by the existing ordinance of 300', is already excessive and can be life threatening in an emergency. It is POAII's Board of Directors opinion that extremely tall buildings should be limited to the downtown area where they can complement each other aesthetically and provide amenities, social activities, and services without needing the use of private vehicles. Putting excessively tall buildings outside the city center only increases the need for additional public services on our Barrier Island.

The shadows cast on adjacent neighborhoods and on the Intracoastal Waterway can only be deemed detrimental. This is a hazard on land and water, confirmed by the pictures from Tavistock presentation below.

Particularly objectionable is that the proposal for the barrier island where current 81 zoning height {120'} is 20% less than west of the ICW (150'). It seems to us that City leaders in the past recognized that property on the island is unique with distinctions that don't exist elsewhere in the city. It's not just another parcel in the city. This should be acknowledged through more moderate development. In fact, the current PDD ordinance should be reduced east of the ICW by 20% as is the current underlying zoning. (Especially now in light of what happened to the barrier islands off Fort Myers this past week.) That should be a wakeup call to all of us.

The City Commission has asked city staff to conduct a "robust" review of the community to see if we are interested in increasing the maximum height to 500' - the FAA limit. We are not in favor of Tavistock's plan to rewrite the POD and strongly oppose these changes. This would be a grave mistake for Fort Lauderdale.

We thank you and encourage you not to approve changes to the current plan.

The Board of Directors Point of America II

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**Hy Montero**  
**Mike Malecka**  
**Juan Ruth**  
**David Parker**  
**Stephan Semsch**  
**Brad Price**  
**Len Abrams**

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**From:** John Wilkinson <jwilkinson001@gmail.com>  
**Sent:** Monday, October 10, 2022 10:15 AM  
**To:** Ella Parker <EParker@fortlauderdale.gov>  
**Subject:** [-EXTERNAL-] Opposition to Tavistock Request for PDD Variance

Dear Ms. Parker,

As President of the Breakwater Homes Association - which is physically adjacent to both the Harbor Beach and Harbour Inlet developments and homeowner associations - I would like to register our Board's, and homeowners', great concern over the Tavistock request for a significant variance in the PDD of the Pier 66 property on either side of SE 17th Street.

Breakwater Surf Club is a community of primarily small, single-story homes dating to the late 1950s. In fact, for several years our community has been considered for listing on the National Register of Historic Places due to being an early example of post-war mid-century modern ranch style architecture designed by Charles F. McKirahan, designer of many architecturally-significant buildings in Broward County.

Given that context, and the mostly peaceful and relatively quiet Harbour Isles environment, the Tavistock proposal - which would allow the construction of three extreme high-rise buildings rivaling

the size of buildings in downtown Fort Lauderdale - is shocking to the extreme. In essence, allowing the requested variance to the PDD would open the door to the destruction of the single-family developments surrounding the Pier 66 property, the loss of the overall Harbor Beach neighborhood feel - already lost in so much of the Fort Lauderdale area - and increased traffic congestion on roadways that are already barely capable of handling today's traffic, especially during the winter tourist months.

The Breakwater Surf Club community is not opposed to development, which is inevitable in the context of a vibrant city such as Fort Lauderdale. **We, however, strenuously oppose development that is totally out of context with its surroundings and that leads to the further destruction of appealing, context-friendly neighborhoods.** Further, we recognize that Tavistock is likely engaged in a strategy of "ask for the stars and settle for the Moon and nearest planets" in its request for a PDD variance allowing construction of 480-foot tall buildings - a height that was only limited by the FAA's restrictions on building heights in proximity to commercial airports.

In short, we ask that you, as the city's Urban Design and Planning Manager, along with the city's Commissioners, recognize the likely downstream effects of granting Tavistock a full PDD variance. Please consider whether your vision for a future Fort Lauderdale is one in which open, green, airy neighborhoods are replaced by cement canyons and alleys more appropriate to a Manhattan or Chicago.

Thank you.

John L. Wilkinson  
President, Breakwater Homes Association

**From:** [Ella Parker](#)  
**To:** [Anthony Fajardo](#); [Christopher Cooper](#); [Alfred Battle](#)  
**Cc:** [Jim Hetzel](#)  
**Subject:** FW: [-EXTERNAL-] Update - Planned Development District (PDD) Zoning Ordinance - Building Height Feedback - October 11, 2022 Council of Civic Associations Meeting  
**Date:** Wednesday, October 19, 2022 9:59:57 AM  
**Attachments:** [PDD Amendment Height.pdf](#)

---

On Oct 18, 2022, at 7:20 PM, TIMOTHY HERNANDEZ <[timhernandez@bellsouth.net](mailto:timhernandez@bellsouth.net)> wrote:

Ella and Jim, see attached letter from our Community Association on the PDD amendment. Thanks again for your responses and for soliciting our input.

Tim

<PDD Amendment Height.pdf>

**From:** [Ella Parker](#)  
**To:** [sganon@att.net](mailto:sganon@att.net)  
**Cc:** [Jim Hetzel](#); [Christopher Cooper](#)  
**Subject:** Re: [-EXTERNAL-] RE: Update - Planned Development District (PDD) Zoning Ordinance - Building Height Feedback - October 11, 2022 Council of Civic Associations Meeting  
**Date:** Wednesday, October 26, 2022 7:41:13 PM

---

On Oct 26, 2022, at 8:23 AM, [sganon@att.net](mailto:sganon@att.net) wrote:

Hi Ella,

I wanted to let you know the tabulated results of outreach to Lauderdale Beach residents regarding raising the height limitation of the PDD Zoning.

We sent emails to all association members, about 150 in total.

We included your presentation and asked them to respond "in support of" or "not in support of".

We received back 42 responses, all "not in support of".

Our 4-person Board did NOT vote, allowing the only the membership to weigh in.

I've saved the email responses for future reporting if necessary.

Steve

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**From:** [Joanne Robinson](#)  
**To:** [Jim Hetzel](#)  
**Cc:** [Ella Parker](#); [Alfred Battle](#); [Christopher Cooper](#)  
**Subject:** [-EXTERNAL-] Thank you!  
**Date:** Thursday, September 22, 2022 1:42:43 PM

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Dear Jim

Many thanks for the informative presentation at last evening's meeting of Harbour Inlet and other nearby residents. I apologize if the crowd was a little rough, unfortunately it often happens when they feel passionately about something.

There were over 85 people in the room, a record for a Harbour Inlet meeting. I am sure that you received the message very loudly and clearly that there is **NO** support for changing the PDD to increase the height of buildings to 500 feet. This is an extremely important issue to our neighborhood and we all appreciate you and Chris taking the time to hear the feedback directly. Hopefully this will be conveyed to the commission at the appropriate time.

Again thank you so much for helping to educate the residents and listen to their feedback.

Let me know if there is anything that we can do to help with this.

Best regards  
Joanne Robinson, President  
Harbour Inlet Association

**From:** [Ella Parker](#)  
**To:** [Greg Hamilton](#)  
**Cc:** [Jim Hetzel](#)  
**Subject:** Re: [-EXTERNAL-] Building height  
**Date:** Monday, October 10, 2022 9:37:12 AM

---

On Oct 10, 2022, at 8:56 AM, Greg Hamilton <[gthamilton41@yahoo.com](mailto:gthamilton41@yahoo.com)> wrote:

As a resident of the City of Ft. Lauderdale, I encourage the City to consider increasing the allowable height for buildings in the City, making way for special projects like Pier Sixty-Six.

Increased height will allow for taller buildings with smaller footprints, preserving many of our natural views while permitting more open green space. As demonstrated in the Pier Sixty-Six concept, height with less commercial uses can also allow for significant reductions in traffic impacts.

Tavistock is ultimately working toward reinvigorating the rich legacy of Pier Sixty-Six, welcoming back the community and creating iconic additions to the Fort Lauderdale skyline. They've spent years analyzing the best options to enhance and complement this iconic property at the gateway to Fort Lauderdale.

Tavistock's proposed concept is based on community input. They've taken a thoughtful approach to drastically improve from what they are currently entitled to build based on the previous owners approved plan and created a concept that will have positive economic impacts for the entire region. Most importantly, their concept directly addresses residents' top concern: traffic!

I urge you to support increasing the allowable height for buildings for special projects like Pier Sixty-Six.

Thank you,  
Gregory Hamilton

[Sent from Yahoo Mail for iPhone](#)

**From:** [Ella Parker](#)  
**To:** [Teddy Howsare](#)  
**Cc:** [Jim Hetzel](#)  
**Subject:** RE: [-EXTERNAL-] I Support Increased Building Heights for Special Projects  
**Date:** Monday, October 10, 2022 5:15:58 PM

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Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing this e-mail. Thank you.

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**From:** Teddy Howsare <[whowsare@gmail.com](mailto:whowsare@gmail.com)>  
**Sent:** Monday, October 10, 2022 4:20 PM  
**To:** Teddy Howsare <[whowsare@gmail.com](mailto:whowsare@gmail.com)>  
**Subject:** [-EXTERNAL-] I Support Increased Building Heights for Special Projects

As a resident of the City of Ft. Lauderdale, I encourage the City to consider increasing the allowable height for buildings in the City, making way for special projects like Pier Sixty-Six.

Increased height will allow for taller buildings with smaller footprints, preserving many of our natural views while permitting more open green space. As demonstrated in the Pier Sixty-Six concept, height with less commercial uses can also allow for significant reductions in traffic impacts.

-  
Tavistock is ultimately working toward reinvigorating the rich legacy of Pier Sixty-Six, welcoming back the community and creating iconic additions to the Fort Lauderdale skyline. They've spent years analyzing the best options to enhance and complement this iconic property at the gateway to Fort Lauderdale.

Tavistock's proposed concept is based on community input. They've taken a thoughtful approach to drastically improve from what they are currently entitled to build based on the previous owners approved plan and created a concept that will have positive economic impacts for the entire region. Most importantly, their concept directly addresses residents' top concern: traffic!

I urge you to support increasing the allowable height for buildings for special projects like Pier Sixty-Six.

Thank you,

Will 'Teddy' Howsare  
954.225.1182



**From:** [Ella Parker](#)  
**To:** [Jim Hetzel](#)  
**Subject:** Fwd: [-EXTERNAL-] Pier 66  
**Date:** Tuesday, October 11, 2022 10:38:49 AM

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Begin forwarded message:

ARE YOU COMPETING FOR CITY BUSINESS? CLICK HERE TO REGISTER IN OUR NEW PROCUREMENT SOFTWARE SYSTEM.

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing.

-----Original Message-----

From: Ben <[bensimbole@gmail.com](mailto:bensimbole@gmail.com)>  
Sent: Monday, October 10, 2022 9:13 PM  
To: Anthony Fajardo <[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)>  
Subject: [-EXTERNAL-] Pier 66

Dear Mr Fajardo

I support the Pier 66 development. I believe current height restrictions should be relaxed Ben Simbole/iPhone

**From:** [Micaela Tehrany](#)  
**To:** [Greg Chavarria](#); [Anthony Fajardo](#); [Jim Hetzel](#); [Ella Parker](#); [Dean Trantalis](#); [Ben Sorensen](#); [Heather Moraitis](#); [Steven Glassman](#); [Robert McKinzie](#); [info@piersixtysixhotel.com](mailto:info@piersixtysixhotel.com)  
**Subject:** [-EXTERNAL-] I Support Increased Building Heights for Special Projects  
**Date:** Wednesday, October 19, 2022 11:17:18 AM

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As a resident of the City of Ft. Lauderdale, I encourage the City to consider increasing the allowable height for buildings in the City, making way for special projects like Pier Sixty-Six.

Increased height will allow for taller buildings with smaller footprints, preserving many of our natural views while permitting more open green space. As demonstrated in the Pier Sixty-Six concept, height with less commercial uses can also allow for significant reductions in traffic impacts.

Tavistock is ultimately working toward reinvigorating the rich legacy of Pier Sixty-Six, welcoming back the community and creating iconic additions to the Fort Lauderdale skyline. They've spent years analyzing the best options to enhance and complement this iconic property at the gateway to Fort Lauderdale.

Tavistock's proposed concept is based on community input. They've taken a thoughtful approach to drastically improve from what they are currently entitled to build based on the previous owners approved plan and created a concept that will have positive economic impacts for the entire region. Most importantly, their concept directly addresses residents' top concern: traffic!

I urge you to support increasing the allowable height for buildings for special projects like Pier Sixty-Six.

Thank you,  
Micaela Tehrany

**From:** [Shawn Rothlis](#)  
**To:** [Jim Hetzel](#); [Ella Parker](#)  
**Cc:** [Gabriel Soltura](#)  
**Subject:** [-EXTERNAL-] Yes to 500ft zoning! -SMRCA VP and Director  
**Date:** Tuesday, October 11, 2022 8:43:02 PM

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Jim,

Great presentation.

What the rest of my civic association colleagues tonight continue to not understand is the value add opportunity this zoning arrangement will bring for decades to come. They are not looking into the future - tunneled into the present. This zoning proposition is a great proactive approach to the density and urbanization issues our city is seeing.

We need to also think about current owners who will be here for 30+ years.

Again, we are for the elevation increase.

Thank you, Jim.

Shawn  
South Middle River Civic Association  
Vice President

Shawn Rothlis  
(678) 270-6002

## Amanda Foor

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**From:** ewigutoff@gmail.com  
**Sent:** Friday, August 26, 2022 5:43 PM  
**To:** Jim Hetzel  
**Subject:** [-EXTERNAL-] 500 feet height

Dear J,

I am opposed to the any building height increase outside current levels in current areas.

Sincerely, Ed Wigutoff  
ewigutoff@gmail.com  
516-658-0377

2931 N Ocean Blvd  
Apt 1001  
Fort Lauderdale, FL 33308

PS-I am also opposed to the FAA permission to the newly proposed building on Broward with the through space to allow it to be taller than 500 feet. Why are we even allowing this variance??

Sent from my iPhone

**From:** [Ella Parker](#)  
**To:** [Sharon White](#)  
**Cc:** [Jim Hetzel](#)  
**Subject:** Re: [-EXTERNAL-] Building heights  
**Date:** Sunday, August 14, 2022 9:08:54 AM

---

> On Aug 14, 2022, at 7:45 AM, Sharon White <isleparadize@yahoo.com> wrote:  
>  
> I object to any increase for building heights allowed in our city.  
> Sharon White  
> 76 Isle of Venice Drive, 33301  
>  
> Sent from my iPhone  
>

**From:** [Steven Savvides](#)  
**To:** [Dean Trantalis](#)  
**Subject:** [-EXTERNAL-] Change of PDD ordinance  
**Date:** Friday, September 16, 2022 10:33:52 AM

---

I am a resident of Harbour Inlet and I am writing to you to express that my family and I are fervently opposed to changing the PDD ordinance which would allow the increase of height limits of buildings to 500 feet. This would most certainly create a significant change in the skyline throughout our neighborhood and will limit site lines... also creating a city-like look to our beautiful and unique residential community.

Changing the PDD will not only diminish the beauty of the area and weaken tourism, it will also impose an eye sore and hardship to current and lifelong residents of our community.

I hope that you will consider the unanimous opposition to any changes to the PDD by the residents of Harbour Inlet and take action to prevent this from happening.

Respectfully,  
Steven Savvides

**From:** [Ella Parker](#)  
**To:** [Christopher Cooper](#); [Alfred Battle](#); [Jim Hetzel](#)  
**Subject:** FW: [-EXTERNAL-] Change to PDD  
**Date:** Monday, September 26, 2022 9:06:39 AM

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**From:** Jean-Jacques Rajter <jj.rajter@gmail.com>  
**Sent:** Sunday, September 25, 2022 8:54 AM  
**To:** Dean Trantalis <DTrantalis@fortlauderdale.gov>; Ben Sorensen <BSorensen@fortlauderdale.gov>; Heather Moraitis <HMoraitis@fortlauderdale.gov>; Steven Glassman <SGlassman@fortlauderdale.gov>; Robert McKinzie <RMckinzie@fortlauderdale.gov>; Ella Parker <EParker@fortlauderdale.gov>  
**Subject:** [-EXTERNAL-] Change to PDD

**Good morning,**

**As you are keenly aware, the PDD ordinance is coming up for public input as was requested by the Fort Lauderdale city commission. The developers of pier 66 requested a change to this ordinance which would allow buildings up to 500 feet throughout the city on parcels that qualify as a PDD. As was clearly witnessed during the candidates debate sponsored by the CFLCA, the city residents and candidates are extremely concerned about overdevelopment in our beautiful city. Hence, I would request that any decisions or activity on the change to the PDD be deferred to the incoming commission as the majority of the current commission is not even up for re-election. Such decision will have a major impact on the character of the city and should be done with the clear input of its residents. The upcoming election would clearly represent the voice of the residents of our city.**

**Sincerely,**

**Jean-Jacques Rajter, MD**

This message originated on my iPhone. Please disregard spelling errors.

**From:** [Ella Parker](#)  
**To:** [Jim Hetzel](#)  
**Cc:** [Alfred Battle](#); [Christopher Cooper](#)  
**Subject:** Fwd: [-EXTERNAL-] DON'T CHANGE HEIGHT ORDINANCE!!!  
**Date:** Saturday, September 10, 2022 10:52:45 AM

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Begin forwarded message:

**From:** Frank Setteducati <[fms2@optonline.net](mailto:fms2@optonline.net)>  
**Date:** September 10, 2022 at 10:36:09 AM EDT  
**To:** Ella Parker <[EParker@fortlauderdale.gov](mailto:EParker@fortlauderdale.gov)>, Dean Trantalis <[DTrantalis@fortlauderdale.gov](mailto:DTrantalis@fortlauderdale.gov)>  
**Cc:** [bsorenson@fortlauderdale.gov](mailto:bsorenson@fortlauderdale.gov), [hmroritais@fortlauderdale.gov](mailto:hmroritais@fortlauderdale.gov), Steven Glassman <[SGlassman@fortlauderdale.gov](mailto:SGlassman@fortlauderdale.gov)>, [rmckenzie@fortlauderdale.gov](mailto:rmckenzie@fortlauderdale.gov)  
**Subject:** [-EXTERNAL-] DON'T CHANGE HEIGHT ORDINANCE!!!

Mr. Mayor and commissioners;

As a resident of Harbour Isles/Harbour Inlet (Everglades House), I am opposed to any change to the PDD ordinance for building height, as requested by the Tavistock Group. While higher buildings may be appropriate for Downtown, it is not so for the Barrier Island (especially).

Even allowing residential towers on the property (particularly on the south side of the causeway) will radically change the neighborhood and, most importantly, will DRASTICALLY impact traffic and public safety. Access to the bridge is already seriously impacted.

If the developer argues that not changing the ordinance will impact them financially, I would argue that they should have based their calculations on what was/is currently permitted, and NOT what they might have anticipated.

DO NOT CHANGE THE BUILDING HEIGHT ORDINANCE!!!

Frank Setteducati  
2000 So Ocean Dr, #607  
Fort Lauderdale, FL 33316



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Joanne Robinson](#)  
**To:** [Jim Hetzel](#); [Ella Parker](#)  
**Subject:** [-EXTERNAL-] Fwd: 100% OPPOSED to changing PDD to allow 500 foot buildings  
**Date:** Thursday, September 22, 2022 5:59:37 PM

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**From:** Jack Malcolm <jmalcolm@falconperformance.com>  
**Date:** September 22, 2022 at 1:58:17 PM EDT  
**To:** Dean Trantalis <dtrantalis@fortlauderdale.gov>, bsorensen@fortlauderdale.gov  
**Cc:** Joanne Robinson <robinsonjoanne1997@gmail.com>  
**Subject:** **100% OPPOSED to changing PDD to allow 500 foot buildings**

Mayor and Commissioner,

Last night, I attended a meeting at Saint Sebastian Church that was called so that Jim Hetzel could comply with the Commission's instructions to gauge the feelings of the residents about the proposed PDD changes as suggested to the City by Tavistock.

There were at least 100 people at the meeting, not only Harbour Inlet residents but also from the adjoining condominiums. I want to acquaint you with three points:

1. I am personally 100% OPPOSED to the proposed rule changes. 50-story buildings would be completely incompatible with our adjacent community.
2. I am opposed, not only as a resident of Harbour Inlet, but also as a 50-year citizen of Fort Lauderdale. The change would apply to the entire city, and it is almost a law of nature that developers will take every foot allowed to them—and come back later to ask for more. This would completely ruin the character of the Venice of America and would be possibly the worst decision a Fort Lauderdale commission has ever made.
3. I am not alone. Last night, when asked how many people in the audience were opposed, every hand went up. To be sure, Joanne Robinson asked for a show of hands from those in favor, and no one raised their hand. In my 28 years of attending such meetings, I have NEVER seen complete unanimity on any issue. It is a pity that the "robust" effort to sound out public opinion does not contain a process for recording votes.

Thank you.

Jack Malcolm

1900 Admirals Way  
Fort Lauderdale, FL 33316

## Amanda Foor

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**From:** Leah Gernert <lgernert@bellsouth.net>  
**Sent:** Wednesday, September 14, 2022 10:34 AM  
**To:** Dean Trantalis; Ben Sorensen; Steven Glassman; Heather Moraitis; Robert McKinzie; Alfred Battle; Ella Parker; Jim Hetzel; president@harbourinlet.org  
**Subject:** [-EXTERNAL-] Height Rezoning in Harbor Inlet

I believe that John addressed and expressed my concerns. Do NOT approve this change in zoning I am adding my voice and vote to to opposing the zoning ordinance change!

To the county commission:

As a long time residence of Harbour Inlet, I am extremely concerned about any changes made to the existing height zoning ordinance. I am strongly opposed to the proposal the Tavistock Group has applied for in building three, 480 foot towers on their property.

From the start the Tavistock Group has stressed in meetings with residents of Harbour Inlet and Harbour Beach that they want to be good neighbors and seek our input on proposed construction of their new property. Yet, they continue to ignore the overwhelming voice against them building these sky scraping towers. Keep in mind these towers would be close to the the height of the Hard Rock hotel guitar which we clearly see 7 miles away from our neighborhood.

These towers would destroy the unique feel and esthetic of our classic neighborhood, one of the oldest neighborhoods in Ft Lauderdale. We as residences pay some of the highest taxes in the county and will continue to express our voices in future local government elections.

Some of the obvious reasons for our opposition are as follows:

- Shadows to parts of our neighborhood affecting real-estate prices
- Elimination of privacy to the majority of residential homes and yards
- Increased traffic which is already out of control
- Opens the door to additional construction sites building towers of this height throughout the Fort Lauderdale area

We can not and will not allow big corporations or crooked politics to overpower the voices of the residences of our wonderful community. You as our community leaders were elected to support those who elected you," We The People".

I look for your support to this critical issue.

Regards,

Leah Gernert  
1942 Harbour Inlet Drive  
Fort Lauderdale, FL 33316

Leah Gernert  
954.593.0884



**From:** [John-Henry Falk](#)  
**To:** [Dean Trantalis](#); [Ben Sorensen](#); [Steven Glassman](#); [Heather Moraitis](#); [Robert McKinzie](#); [Alfred Battle](#); [Ella Parker](#);  
[Jim Hetzel](#); [president@harbourinlet.org](mailto:president@harbourinlet.org)  
**Subject:** [-EXTERNAL-] No Change  
**Date:** Monday, September 19, 2022 8:15:51 PM

---

No Changes.

It is a bait and switch, and if it does happen who is going to pay for the inter structure up grades?

**From:** [Tina DeMarco](#)  
**To:** [Ella Parker](#)  
**Cc:** [Jim Hetzel](#)  
**Subject:** Re: [-EXTERNAL-] NO to height increase  
**Date:** Sunday, August 14, 2022 11:13:49 AM

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—

On Aug 14, 2022, at 9:54 AM, Tina DeMarco  
<tinascasa@yahoo.com> wrote:

Absolutely not, we are over developing an our  
Infrastructure cannot handle existing we sewage an water breaks  
consistently.  
ENOUGH LET THE TAX PAYING PUBLIC TRY AN ENJOY  
WHATS LEFT OF THIS CITY.  
Tina Demarco

**From:** [John Boston](#)  
**To:** [Dean Trantalis](#); [Ben Sorensen](#); [Steven Glassman](#); [Heather Moraitis](#); [Robert McKinzie](#); [Alfred Battle](#); [Ella Parker](#); [Jim Hetzel](#); [president@harbourinlet.org](mailto:president@harbourinlet.org)  
**Cc:** [boston.JC@gmail.com](mailto:boston.JC@gmail.com)  
**Subject:** [-EXTERNAL-] Oppose Changes to ODD Height Limitation Zoning Ordinance  
**Date:** Tuesday, September 13, 2022 10:37:30 AM

---

As a long time residence of Harbour Inlet, I am extremely concerned about any changes made to the existing height zoning ordinance. I am strongly opposed to the proposal the Tavistock Group has applied for in building three, 480 foot towers on their property.

From the start the Tavistock Group has stressed in meetings with residents of Harbour Inlet and Harbour Beach that they want to be good neighbors and seek our input on proposed construction of their new property. Yet, they continue to ignore the overwhelming voice against them building these sky scraping towers. Keep in mind these towers would be close to the the height of the Hard Rock hotel guitar which we clearly see 7 miles away from our neighborhood.

These towers would destroy the unique feel and esthetic of our classic neighborhood, one of the oldest neighborhoods in Ft Lauderdale. We as residences pay some of the highest taxes in the county and will continue to express our voices in future local government elections.

Some of the obvious reasons for our opposition are as follows:

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- Elimination of privacy to the majority of residential homes and yards
- Increased traffic which is already out of control
- Opens the door to additional construction sites building towers of this height throughout the Fort Lauderdale area

We can not and will not allow big corporations or crooked politics to overpower the voices of the residences of our wonderful community. You as our community leaders were elected to support those who elected you," We The People".

I look for your support to this critical issue.

Regards,

John Boston  
2208 Anchor Drive  
Fort Lauderdale, FL 33316

**From:** [Gayle Stolove](#)  
**To:** [Dean Trantalis](#); [Ben Sorensen](#); [Heather Moraitis](#); [Robert McKinzie](#); [Alfred Battle](#); [Ella Parker](#); [Jim Hetzel](#);  
[President@harbourinlet.org](mailto:President@harbourinlet.org)  
**Subject:** [-EXTERNAL-] Oppose Changes To PDD Ordinance  
**Date:** Tuesday, October 11, 2022 2:03:49 AM

---

I opposes the request to make changes To PDD Ordinance.

Gayle / Harbor Inlet / Breakwater Homes

**From:** [Quinn](#)  
**To:** [Dean Trantalis](#); [Steven Glassman](#); [Ben Sorensen](#); [Heather Moraitis](#); [Robert McKinzie](#); [Alfred Battle](#); [Ella Parker](#); [Jim Hetzel](#)  
**Cc:** [president@harbourinlet.org](mailto:president@harbourinlet.org); [henrycole99@yahoo.com](mailto:henrycole99@yahoo.com)  
**Subject:** [-EXTERNAL-] Opposition to Change to the PDD  
**Date:** Saturday, September 3, 2022 2:08:17 PM

---

Dear Mayor Trantalis, City Councilmembers, et. al.,

We, Messrs. Quinn Keeler and Henry Cole, residents of the Harbour Inlet neighborhood, are wholeheartedly opposed to raising the current limits of the Planned Development District (PDD) for the barrier island where Harbour Inlet is located, to accommodate the Tavistock Group's Pier 66 proposed addition of 480 feet towers as part of their Pier 66 renovation project.

When we decided to move back to South Florida a few years ago, we chose Harbour Inlet in part because of its open sky feeling and reasonable residential density. Adding the proposed residential towers would not only increase neighborhood density at our expense (i.e., access to and egress from our community), but we also feel that it would drastically change the open sky that drew us here in the first place.

To be clear, Henry and I are not opposed to the conceptual design of the proposed residential towers; we like the design but oppose the proposed height.

Sincerely,

Messrs. Quinn Keeler and Henry Cole

**From:** [Jameela Schultes](#)  
**To:** [Jim Hetzel](#)  
**Subject:** [-EXTERNAL-] PDD  
**Date:** Wednesday, September 28, 2022 6:42:40 AM

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So here's the thing, if people feel the need to live in NYC - then they should MOVE to NYC and leave FT. Lauderdale to be the lovely vacation destination that it is.

I would venture to say shame on you but we wouldn't be here if you could indeed feel shame instead of seeing \$ signs...

You'll have noticed there's no opening to this missive as well there will no no closing as I believe this will simply be filed unread under T.

J. Schultes

**From:** [kellerkansascity@aol.com](mailto:kellerkansascity@aol.com)  
**To:** [Ella Parker](#)  
**Subject:** [-EXTERNAL-] PIER 66  
**Date:** Monday, September 5, 2022 10:17:05 PM

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Once again I must go on record that I oppose any development of the property South of 17th Street that would increase the density or height of the buildings. My home, at 1941 Twin Dolphin Lane for the past 32 years, jut 2 blocks of the development site will be severely impacted. The City must control this aggressive policy they have approved in the past. Increased traffic through the limited access points into our neighborhood will cause significant delays and inevitably devalue the desirability and home values.

Richard Keller

**From:** [Robin Strauss](#)  
**To:** [Jim Hetzel](#)  
**Subject:** [-EXTERNAL-] Pier 66  
**Date:** Wednesday, September 7, 2022 3:05:01 PM

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Please do not allow changes be made to the current PDD zoning ordinance to accommodate Tavistock Group.

Allowing them to build two 480' towers at pier 66 will harm our low profile neighborhood. That would just be the beginning of the damage to our City.

Robin Strauss

**From:** [Ella Parker](#)  
**To:** [Abbey Hand](#)  
**Cc:** [Jim Hetzel](#)  
**Subject:** Re: [-EXTERNAL-] Request for input regarding height increase of buildings from 300 to 500  
**Date:** Monday, August 15, 2022 7:46:13 PM

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Dear Ms. Parker:

It is my understanding that you and your staff have been tasked with seeking community input about a request from Tavistock Development to allow a height increase from 300 to 500 feet.

My input is emphatically that I have no interest what-so-ever in considering an increase in the height of buildings in Fort Lauderdale. As it stands, I find the height of the buildings presently to be too large, cutting off the beautiful horizon view we once enjoyed to only now stare at concrete high-rises.

I live in Fort Lauderdale - not Miami or New York City or Chicago. Increasing the height of our buildings is not in line with the vision of the city or the way of life those of us who have lived here have so enjoyed.

I genuinely hope that the input of residents is heard by you and the Commission.

Respectfully,

Abbey Hand

**From:** [charles.kieler](mailto:charles.kieler)  
**To:** [Dean Trantalis](mailto:Dean.Trantalis); [Ben Sorensen](mailto:Ben.Sorensen); [Steven Glassman](mailto:Steven.Glassman); [Alfred Battle](mailto:Alfred.Battle); [Ella Parker](mailto:Ella.Parker); [Jim Hetzel](mailto:Jim.Hetzel); [president@harbourinlet.org](mailto:president@harbourinlet.org); [Heather Moraitis](mailto:Heather.Moraitis); [Robert McKinzie](mailto:Robert.McKinzie); [jwilkinson001@gmail.com](mailto:jwilkinson001@gmail.com); [charles.kieler](mailto:charles.kieler)  
**Subject:** [-EXTERNAL-] Tavistock at Pier 66  
**Date:** Sunday, September 11, 2022 9:21:53 AM

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Good morning

We are opposed to the proposed change to the zoning ordinance allowing 500' tall buildings by right in the PDD District, not only as it pertains to the Pier 66 site, but to the city as a whole. Allowing buildings 500' tall on any PDD zoned 2 acre site is just too dense for all areas outside downtown. Assuming 1 acre of a 2 acre site is used for building footprint and that a 500' building equates to 50 stories, that building would be 2,178,000 square feet with an FAR of 25.

I would argue that the average FAR in the area of Pier 66 is less than .5 meaning that 500' tall buildings on the Pier 66 site would be 25 times more dense than the surrounding single story residential neighborhoods and low/mid rise commercial buildings.

The existing land uses surrounding the Pier 66 site will likely remain as is for the foreseeable future, and as such 500' buildings do not offer any transition from extreme high rise to low rise.

There are no buildings that tall located in this area and to have 3 buildings piercing the skyline by themselves is out of character for the neighborhood and which would daily throw very long shadows outside the property boundaries.

It seems that the owner of the Pier 66 property would be benefiting from a change to the ordinance to the detriment of the surrounding properties. Buildings of 500' should remain restricted to the Urban Core as the ordinance is currently written.

Charles Kieler  
[c.j.kieler@gmail.com](mailto:c.j.kieler@gmail.com)  
2601 Inlet Dr, Fort Lauderdale, FL 33316  
571.239.0615

**From:** [rena Belanger](#)  
**To:** [Steven Glassman](#); [Alfred Battle](#); [Ben Sorensen](#); [Dean Trantalis](#); [Ella Parker](#); [Heather Moraitis](#); [Jim Hetzel](#); [president@harbourinlet.org](mailto:president@harbourinlet.org); [Robert McKinzie](#)  
**Subject:** [-EXTERNAL-] Tavistock Project  
**Date:** Tuesday, September 13, 2022 9:35:38 AM

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Good Morning

My husband and I are absolutely 100% opposed to the proposed project from Tavistock. We have considered the effects this will have to our neighborhood as well as the city's future projects. No amount of presentation or persuasion could change our minds. We definitely will be negatively effected by these towering structures and especially unwanted heavy traffic.

Thank you for your consideration.

Sincerely

Rena & Phil Belanger  
1925 Marietta Drive  
Fort Lauderdale Fl

**From:** [Alfred Battle](#)  
**To:** [Jennifer Yevoli](#)  
**Cc:** [Ella Parker](#); [Jim Hetzel](#); [Lorraine Tappen](#); [Karlanne Devonish](#)  
**Subject:** RE: [-EXTERNAL-] Tavistock Proposal  
**Date:** Tuesday, August 30, 2022 2:21:40 PM

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From: Jennifer Yevoli <jyevoli@me.com>  
Sent: Monday, August 29, 2022 8:16 AM  
To: Alfred Battle <ABattle@fortlauderdale.gov>  
Subject: [-EXTERNAL-] Tavistock Proposal

We think the Tavistock proposal to increase the allowable height for buildings in many areas of Fort Lauderdale -- including across the street from our house on SE 18th Street — to be a terrible idea. We (as a community) should feel no obligation to these developers. They do not live here and are in it for the money, obviously. If they cannot build something that works well and in keeping with our residential beach community, then we have no doubt that someone else will come along that can do a better job.

Jennifer and Ed Yevoli  
2124 SE 18th Street  
Fort Lauderdale, FL 33316  
(954) 873-9588



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**From:** Patrick Mahoney <patandgailmahoney@gmail.com>  
**Sent:** Tuesday, October 11, 2022 3:58 PM  
**To:** Ella Parker <EParker@fortlauderdale.gov>  
**Subject:** [-EXTERNAL-] Increased height of buildings in our neighborhood.

Sent from my iPhone

We are opposed. We live in Lake Mayan condo at 1850 South Ocean Drive.

**From:** [Keys](#)  
**To:** [Jim Hetzel](#)  
**Subject:** [-EXTERNAL-] Increasing PDD Limit Height for Condos  
**Date:** Friday, October 21, 2022 10:51:29 AM

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Good afternoon. I implore you not to increase the PDD height limit from 300 to 500 feet for condominiums. Enough is enough! Our infrastructure is overwhelmed as it is, and adding those extra layers will deteriorate it even more. The sky view has been altered considerably since I moved here in 1987. Keeping its “rural urban” layout is essential to the historical and original character of the city and makes it unique. The Mom and Pop hotels that were the essence of the Fort Lauderdale Beach character have all but been wiped out and replaced by high-rise buildings. This is not Nice, France!! Please stop destroying the landscape of our city by building up. Improve and update what exists.

Deborah J Owens  
340 Sunset Dr. #1006  
Fort Lauderdale.

Sent from my iPhone

## Amanda Foor

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**From:** Anthony Bisignano <appleac@aol.com>  
**Sent:** Thursday, September 22, 2022 9:56 AM  
**To:** Dean Trantalis; Ben Sorensen; Steven Glassman; Heather Moraitis; Robert McKinzie; Alfred Battle; Ella Parker; Jim Hetzel; president@harbourinlet.org  
**Subject:** [-EXTERNAL-] Pier 66 Project 'Financially Viable'

I am writing in regards to the Pier 66 project. I am very happy that Tavistock has a vision to renovate the old Hyatt eyesore with grandeur plans. The renditions look beautiful. However, I am very concerned about the height of their proposed buildings. To put THREE 480' towers is excessive in what is basically a residential neighborhood. 17th street is not the heart of the city and therefore we should NOT change the skyline to resemble one.

In watching one of their presentations from December 2021, it appalled me when Chris Gandolfo of Tavistock said their reason for having the buildings excessive height is so the project is "financially viable" !!! For who ??? The greedy investors?

We live in a beautiful residential community. We've purchased our homes here because of the residential atmosphere. If I wanted to live in a neighborhood with tall skyscrapers I would have purchased a home on Los Olas Blvd.

Again, renovations are definitely needed and much welcomed..... but let the project fit the location. I am sure they can still have a 'financially viable' project with lower building structures. They may just have to reimagine some of the **excessive** luxuries they are incorporating - ie. individual pools for every single unit!! This alone can reduce the structures height.

They need to sharpen their pencils , put their creative caps back on and review their financial goals so the project suits ALL of us!

Sincerely,

Stephanie Bisignano  
A resident of Point of Americas I and II