

URBAN LAND INSTITUTE TECHNICAL ASSISTANCE PANEL

CITY COMMISSION CONFERENCE MEETING
FEBRUARY 20, 2024

MIXED USE DEVELOPMENT CORRIDORS



TECHNICAL ASSISTANCE PANEL (TAP)

TAPs provide objective advice to local municipalities on land use and development issues from a panel of qualified experts



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**



Urban Land Institute



TECHNICAL ASSISTANCE PANELISTS



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ULI Southeast Florida/
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CITY STAFF

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OBJECTIVE

IMPROVE REGULATIONS FOR FUTURE DEVELOPMENT ALONG MAJOR CORRIDORS THAT:

1. Promote successful mix of uses
2. Support multi-modal transportation, walkability, connectivity
3. Provide for variety of housing options
4. Enhance the overall livability of the City

SPECIFIC AREAS OF CONCERN:

1. Site and building design
2. Streetscape design
3. Neighborhood compatibility, transition, and protection





PROJECT APPROACH

PRELIMINARY ANALYSIS DOCUMENT

- Preliminary analysis by Staff
- Background information
- Clarify objective



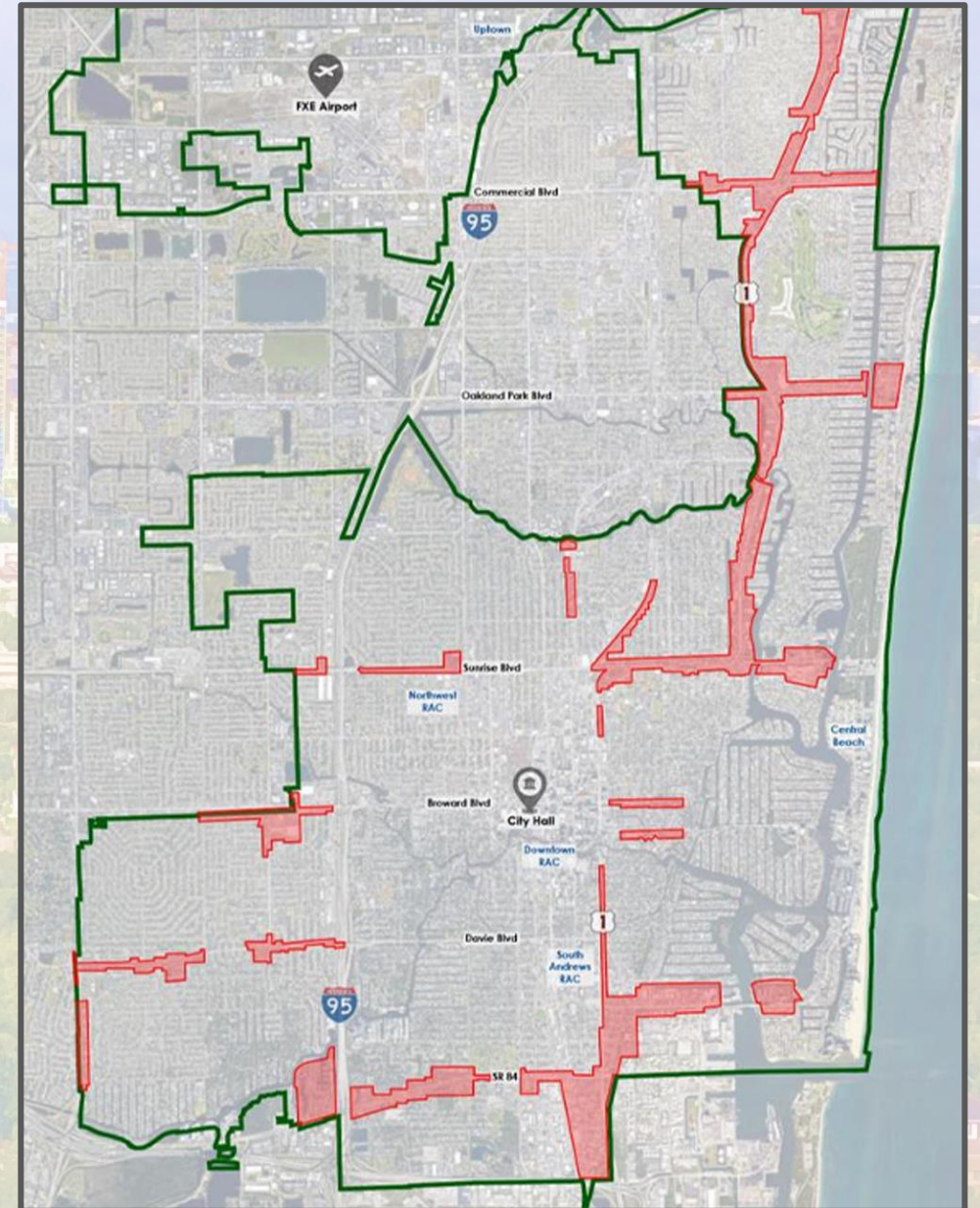
PHASE 1 ULI – TAP

- Coordinated TAP event (December 6 – 7, 2023)
- Obtained insight on Successful Mixed-use Corridors
- Specific Recommendations from Panel

PHASE 2 Preparation of Form-Based Code

Use panel recommendations to pursue:

- Commission Directive
- Extensive Public Outreach
- Consensus Building
- Draft Ordinance Amendments





TAP EVENT

DAY 1
DECEMBER 6, 2023

PANEL BRIEFING

TOUR WITH STAFF

PANEL MEETING WITH STAKEHOLDERS

PANEL DISCUSSION AND DELIBERATION

PANEL WORKING SESSION

DAY 2
DECEMBER 7, 2023

DRAFT PRESENTATION WITH STAFF

PRESENTATION OF INITIAL FINDINGS



TAP RECOMMENDATION AREAS

FORM BASED
CODE
REGULATIONS

PUBLIC REALM
& HUMAN
EXPERIENCE

CONNECTIVITY
&
TRANSITION



RECOMMENDATIONS

FORM BASED
CODE
REGULATIONS



PRINCIPLES

- Consistent code across all corridors
- Tailor need of corridor segments with surrounding community
- Promote predictability
- Allow flexibility



KEY COMPONENTS

- Define neighborhood transitions
- Set design guidelines
- Create menu of defined building frontage types
- Vehicle access control
- Building intensity and envelope standards by type
- Mix of uses
- Standards for ground floor uses, design, and pedestrians
- Incorporate resilience standards
- Consolidate parking into few categories
- Public benefits; affordable housing bonuses





RECOMMENDATIONS

PUBLIC REALM
& HUMAN
EXPERIENCE



PRINCIPLES

- Walkability
- Placemaking / sense of place
- Defining open space
- Building design and pedestrian realm



KEY COMPONENTS

- Identify barriers
- Focus on changes to City controlled aspects
- Emphasize right-of-way treatments and create menu types
- Frontage types focus on pedestrian experience
- Define ground floor activation
- Outdoor seating and activity for frontages
- Transparency standards that relate to pedestrians
- Define open space that contributes to public realm
- Open space based on property size
- Establish build-to line instead of setbacks
- Allow for deviations for increased public realm space



RECOMMENDATIONS

CONNECTIVITY
&
TRANSITION



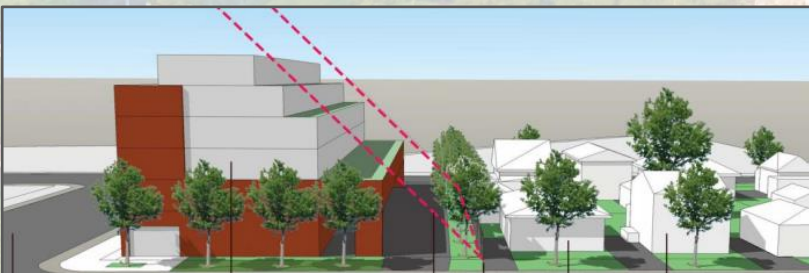
PRINCIPLES

- Street connectivity
- Multimodal and transit
- Neighborhood transitions
- Support community benefits



KEY COMPONENTS

- Improve inter-city connections from corridors
- Create cross access between properties
- Secondary street access for curb cuts
- Complete Streets and adopt Context Sensitive Corridors
- Expand Interdistrict Corridor requirements
- Establish TOD benefits; e.g. reduced parking, transit benefits
- Create transition zone to residential neighborhoods
- Buffer requirements based on scale and proximity
- Create rear yard standards when abutting residential neighborhoods
- Require liner units and façade treatments facing residential
- Consider TIFs for residential neighborhoods
- Encourage incorporating community EV charging stations, co-work space





NEXT STEPS

CITY COMMISSION ACCEPTANCE OF TAP REPORT

- Acceptance of TAP recommendations
- Official action at future Commission meeting

DIRECTIVE TO PROCEED TO PHASE 2

- Staff to prepare scope of work
- Procure consultant
- FY24 budgeted amount \$200k

PROJECT START – SUMMER 2024

- Begin project and public outreach

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QUESTIONS

