



CITY OF
FORT LAUDERDALE

MIXED-USE ZONING PROJECT COMMUNITY PRESENTATION

DEVELOPMENT SERVICES DEPARTMENT
MARCH 2025



PRESENTATION OVERVIEW

- 1** Provide background information on why there is a need to amend code
- 2** Define mixed-use development and components of mixed-use development
- 3** Identify and discuss challenges and opportunities
- 4** Obtain community feedback
- 5** Project timeline and next steps



WHY DOES THE CITY NEED TO AMEND CODE?

Live Local Act:

1

- State law preempts local zoning
- Uses, height, density incentives
- Commercial, Industrial, Mixed-Use Zoning
- 40% affordable for 30 years
- Administrative review process
- Landscape, parking, compatibility apply

Broward County Land Use Policy:

2

- Local land use policy
- Bonus density incentive tied to affordable units
- Commercial, Employment Center, Industrial, Office land uses
- Affordable restricted for 30 years
- Qualified State and County roads
- Site and building design requirements

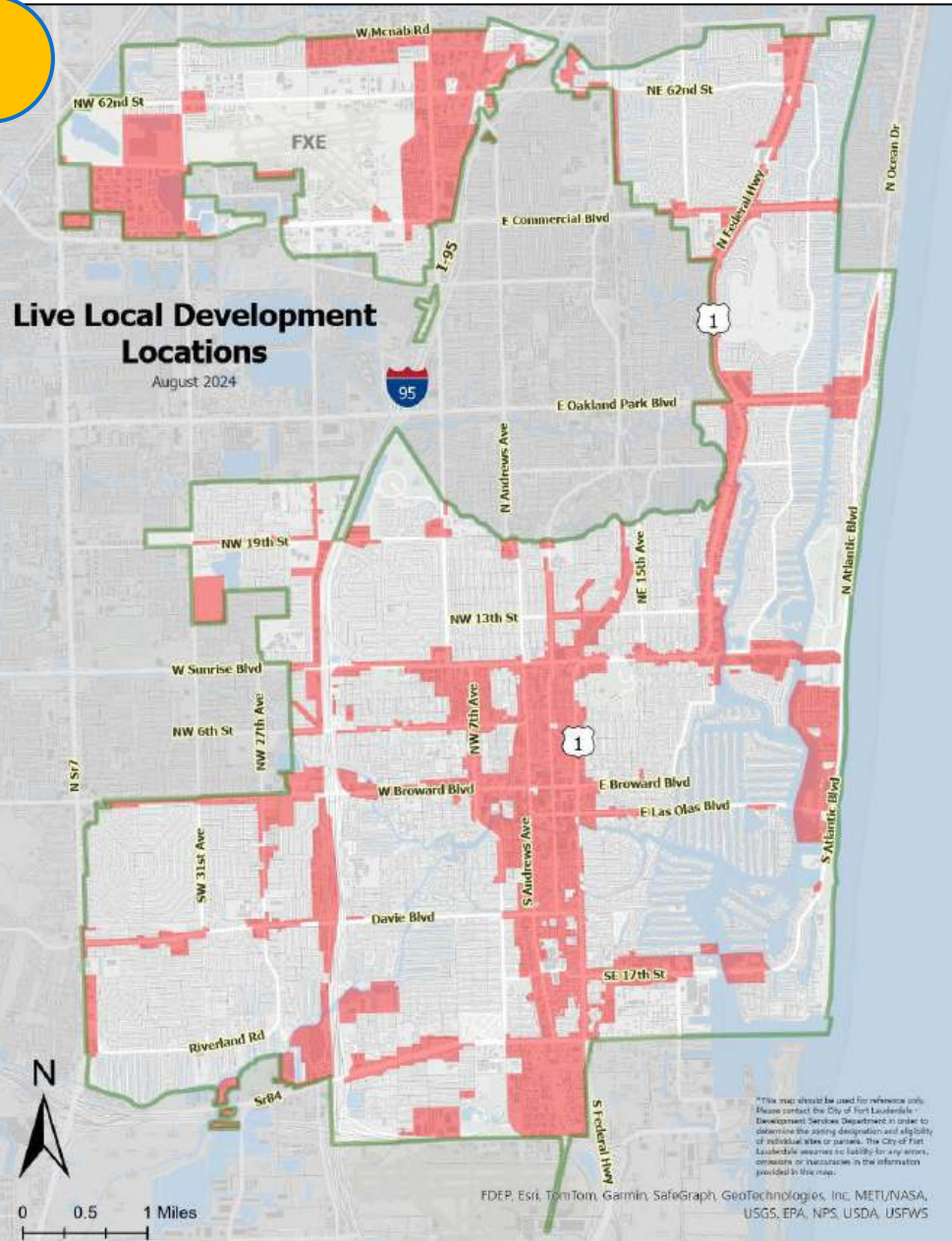
City's ULDR:

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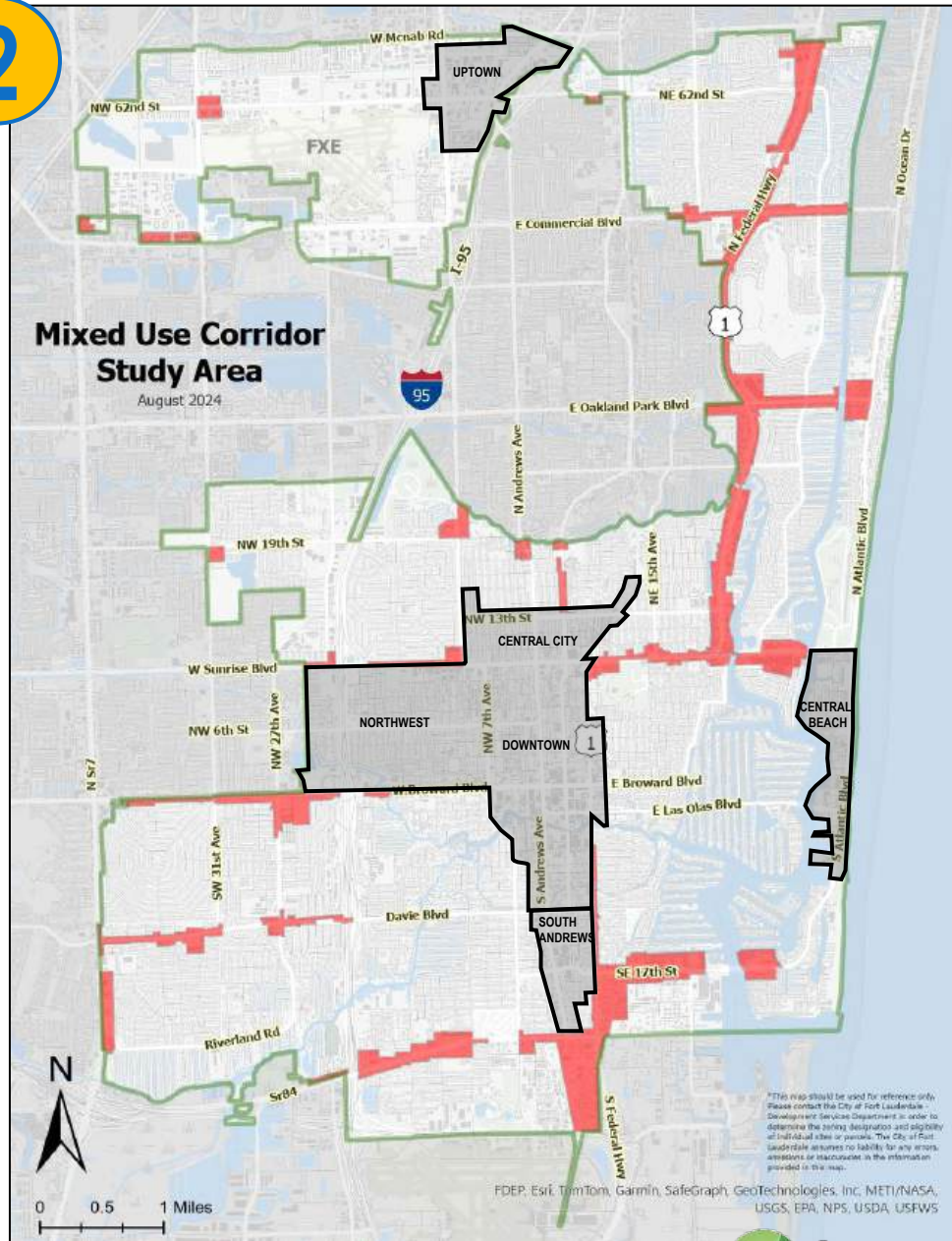
- Existing regulations outdated
- Undefined mix of uses
- Lack specific design to address new laws



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PREVIOUS CORRIDOR STUDIES

- Community Input and Meetings
- Evaluation of existing Conditions
- Building patterns and Uses
- Redevelopment
- Street design
- Business attraction
- Recommendations
- Implementation



North US 1 Urban Design Plan

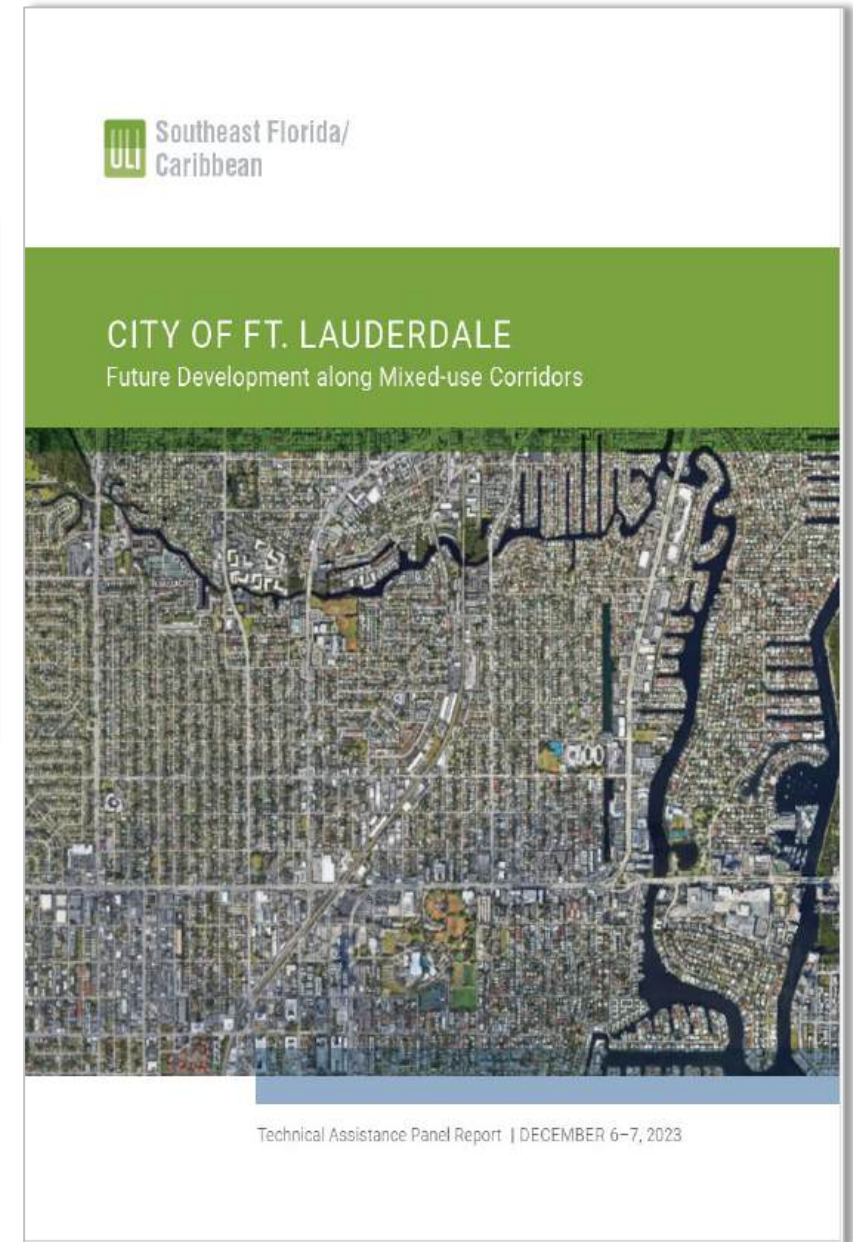


City of Fort Lauderdale
Planning & Zoning Department

April 2008

CURRENT EFFORTS

- Professional advisement
- Evaluation of existing Conditions
- Building patterns and Uses
- Street design
- Public realm
- Multimodal
- Recommendations
- Implementation



WHAT IS MIXED-USE DEVELOPMENT?



ULDR, Section 47-18.21: *Mixed-use development.* A mixed-use development is a development parcel which includes a mixture of residential dwelling units and business uses such as commercial retail sales, service or office uses. A mixed-use development may consist of the following:

- a. *Mixed use—single use buildings.* A mixed-use development which contains both residential and commercial business uses that are housed in separate buildings.
- a. *Mixed use—mixed use buildings.* A mixed-use development which contains a mixture of residential and commercial business uses within the same building.



WHAT IS MIXED-USE DEVELOPMENT?



Current Definition:

Mixed-use development incorporates two or more uses into the same building, or in the same general developable area; combines residential functions with non-residential functions that range from commercial to office to hotel to cultural and institutional uses; includes public amenities; offers transportation options and is characterized as walkable and pedestrian-friendly, offering reduction in car dependence.

EXISTING CHALLENGES

US1 NORTH OF 13TH STREET

- Pedestrian safety, comfort
- Connectivity
- Streetscape design
- Multimodal design



EXISTING CHALLENGES

US1 NORTH OF 13TH STREET

- Lack direct connect into sites
- Excessive surface parking
- Inconsistent street trees
- Sidewalk not buffered from roadway
- Overhead utility conflicts
- Inadequate sidewalk widths



EXISTING CHALLENGES

SUNRISE BLVD (LEFT) POWERLINE LINE RD (RIGHT)

- Surface parking
- Lack direct connect into sites
- Overhead utility conflicts
- Inconsistent building pattern

- Inadequate sidewalk widths
- Sidewalk not buffered from roadway
- Inconsistent / lack street trees



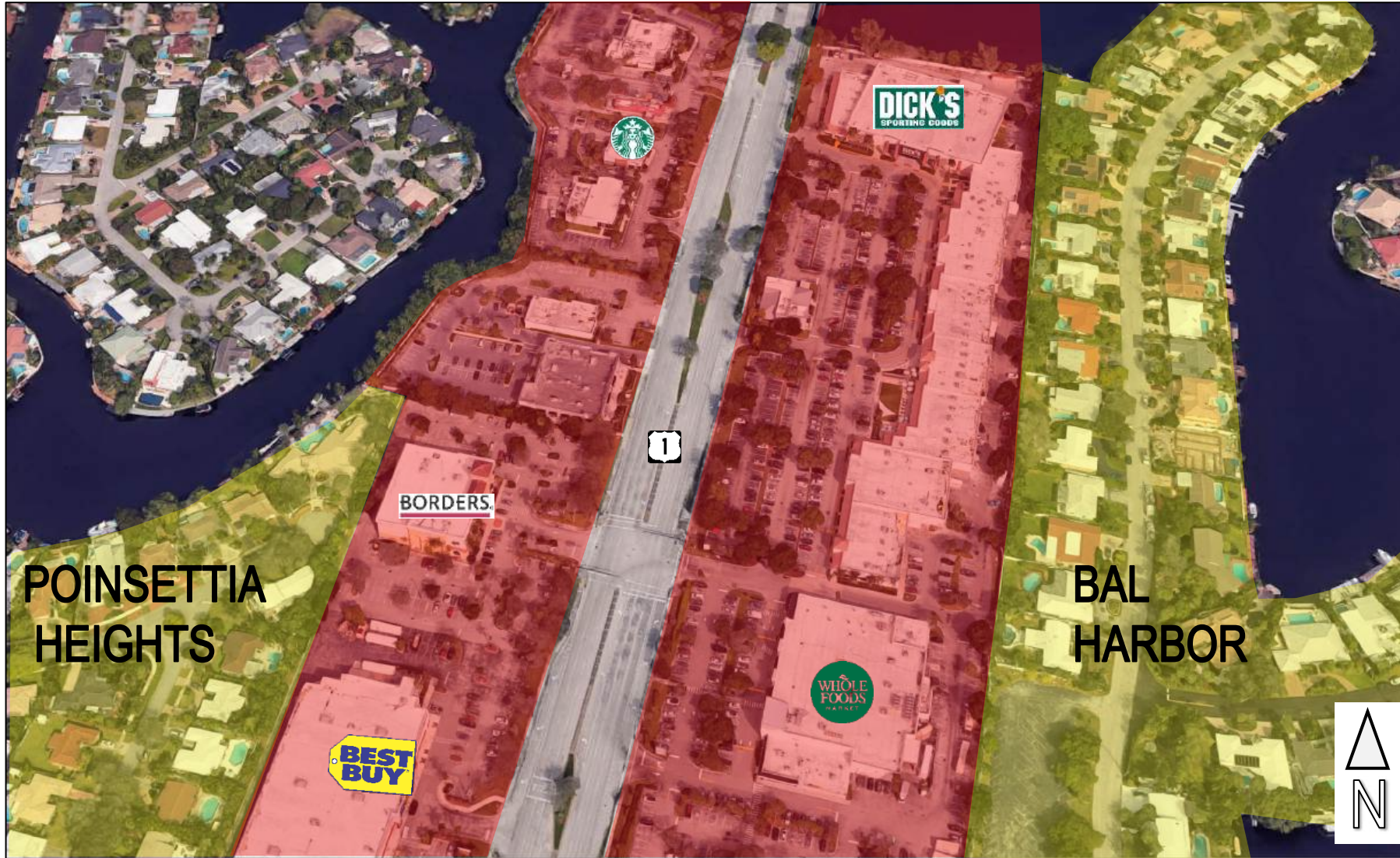
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NEIGHBORHOOD TRANSITION

US1 NORTH OF 13TH STREET



- Neighborhood transition
- Access and connectivity
- Consistent building form
- Landscape buffers

NEIGHBORHOOD TRANSITION

OAKLAND PARK BLVD EAST OF US1



- Neighborhood transition
- Consistent building form
- Lot depth

- Street frontage design
- Public parking



- Appropriate based on lot size and depth
 - Height, setbacks, stepback, uses
- Design elements facing neighborhood
 - Architectural design, garage screening, material



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 - Height, setbacks, stepback, uses
- Design elements facing neighborhood
 - Architectural design, garage screening, material



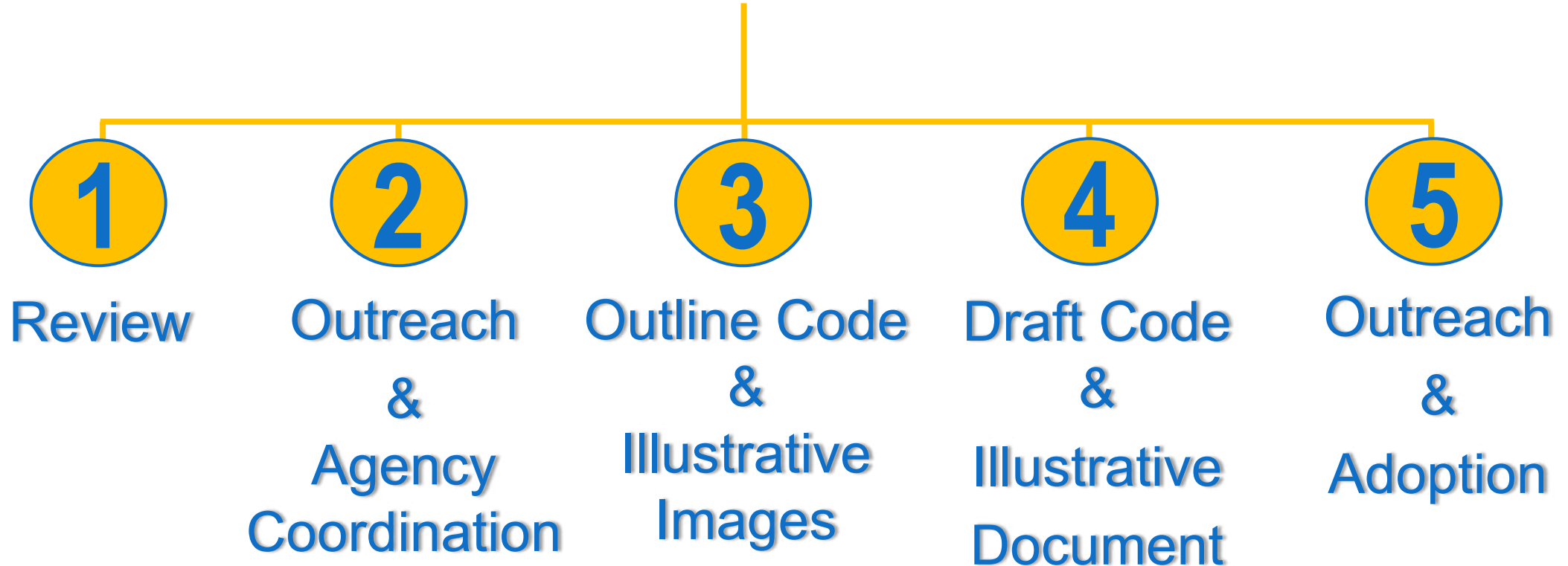
PROJECT GOALS AND OUTCOMES



- PROMOTE A MIX OF USES ALONG THE CORRIDORS
- TRANSIT ORIENTED DESIGN TO SUPPORT WALKABILITY, CONNECTIVITY, AND MULTIMODAL OPTIONS
- PREDICTABILITY FOR COMMUNITY AND DEVELOPERS
- QUALITY BUILDING DESIGN AND USABLE OPEN SPACE
- VARIETY OF HOUSING OPTIONS
- SUSTAINABLE GROWTH AND CLIMATE ADAPTATION
- CREATE A SENSE OF PLACE
- ENHANCE THE OVERALL LIVABILITY OF THE CITY



FIVE MAIN TASKS

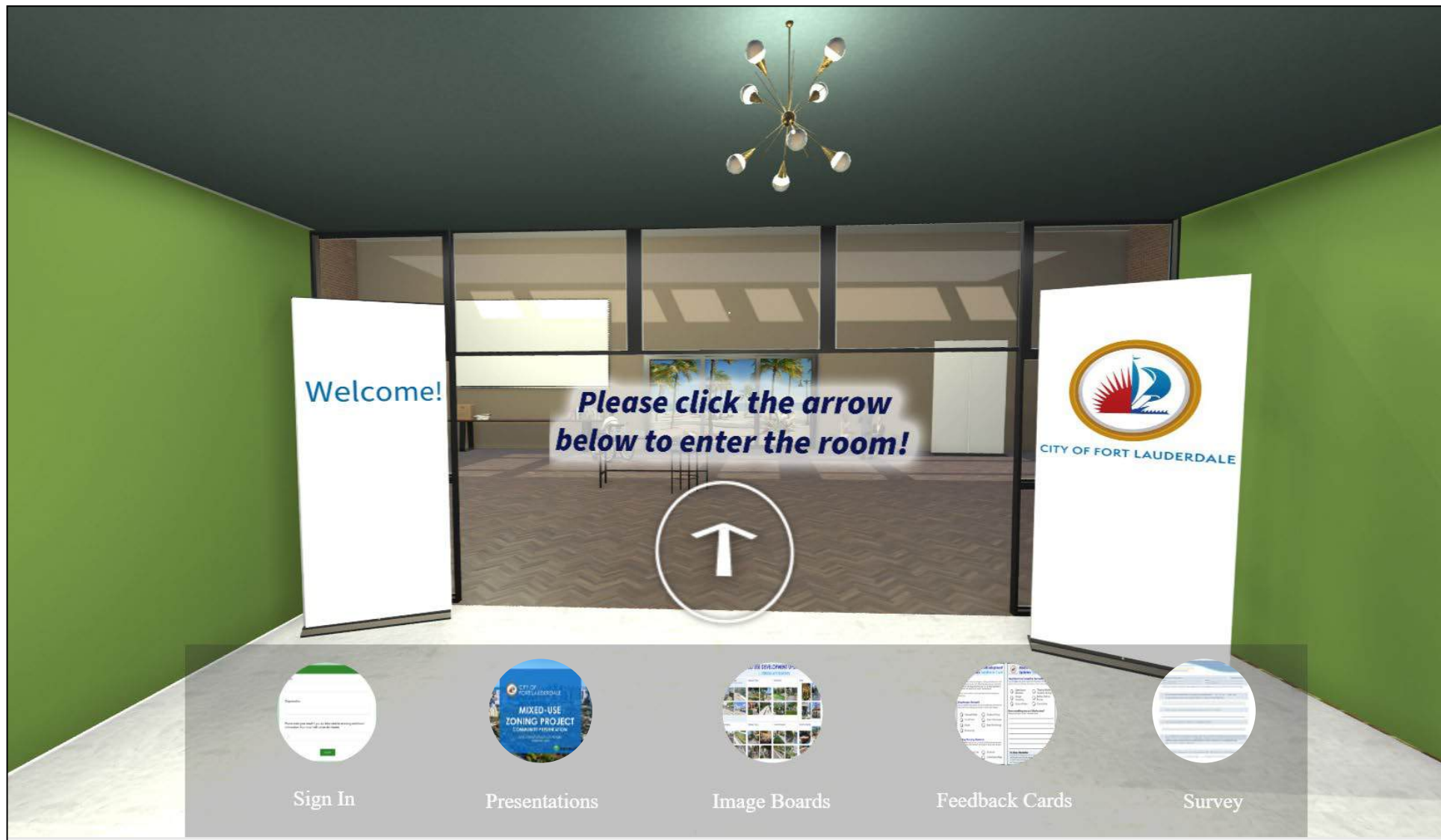


NEXT STEPS

- • Conduct initial community meetings
- • Analyze and summarize community feedback
- • Meet with other agencies (FDOT, County)
- Further evaluation of corridor parcels
- Prepare draft code language
- Prepare draft illustrative document
- Conduct public outreach and meetings
- Prepare final code and illustrative document
- Public approval and meetings to adopt



PARTICIPATE IN VIRTUAL ROOM





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MIXED-USE WEBPAGE
www.fortlauderdale.gov/mixed-use



CITY OF
FORT LAUDERDALE

THANK YOU

