



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING

#25-0524

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: June 17, 2025

TITLE: Mixed-Use Code Project Update - (**Commission Districts 1, 2, 3 and 4**)

Background

The City Commission approved project funding in the Fiscal Year 2024 Adopted Budget for the evaluation and implementation of amendments to the City's Unified Land Development Regulations (ULDR), Section 47-18.21, Mixed-use Development. The intent of the project is to address anticipated mixed-use redevelopment and new development along major transit corridors because of local and state policies that allow greater flexibility in these areas. City staff engaged the consulting firm Benesch and began the project in September 2024. Initial public outreach included a meeting in each City Commission district, a city-wide open house, a stakeholder meeting, and a presentation to the Council of Fort Lauderdale Civic Associations (CFLCA). At each meeting, City staff provided a presentation that introduced the project and provided opportunities for public input.

The initial input from the public encompassed three broad categories: (1) development concerns; (2) traffic and infrastructure; and (3) impacts of the Live Local Act. Conversations focused on recent development projects and associated impacts such as lack of open space, housing affordability, and traffic and infrastructure concerns. In addition, City staff received feedback about the Live Local Act adopted by the State of Florida, which preempts cities from regulating density, height, and floor area in exchange for affordable housing projects which are developed in non-residential zoning districts. Concerns expressed about the Live Local Act included a lack of consideration for neighborhood transition and compatibility as well as an administrative approval process which removes opportunities for public input.

City staff and Benesch continue to evaluate ways to address the concerns raised by the public. However, there are more tasks that need to be completed before a comprehensive amendment is presented. The tasks to be completed include developing draft code amendments, designing supportive explanatory images, holding additional public meetings, finalization of code amendments, and navigating the amendment approval process. This work will take at least 18 months to complete. Aside from the complex tasks ahead, City staff is proposing potential mixed-use regulations that can be advanced prior

to the completion of the project in order to address the most concerning impacts of development on residential neighborhoods and the surrounding built environment.

City staff will provide a presentation on the City's Mixed-Use Code Project, which will include a summary of the initial public outreach meetings, the project timeline, and potential amendments for City Commission consideration.

Attachment

Exhibit 1 – Mixed-Use Code Project Update

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