



CITY OF  
FORT LAUDERDALE

# MIXED-USE CODE PROJECT UPDATE

JUNE 17, 2025



# PRESENTATION DISCUSSION POINTS

1

MIXED-USE CODE PROJECT  
UPDATE

2

BROWARD COUNTY POLICY AND  
LIVE LOCAL ACT IMPLICATIONS

3

OPTIONS TO ADDRESS INITIAL  
PUBLIC INPUT



# MIXED-USE CODE PROJECT BACKGROUND



## ● **BACKGROUND**

- Funding approved in Fiscal Year 2024 annual budget.
- Update existing mixed-use regulations to address a need for criteria and standards.
- Anticipated redevelopment along main transit corridors, as well as new anticipated projects from the State's adoption of *Live Local Act* and Broward County affordable housing policies.

## ● **INTENT**

- Establish form-based regulations that addresses:
  - Building and streetscape design standards,
  - Transition to adjacent neighborhoods,
  - Multimodal options,
  - Connectivity,
  - Housing availability,
  - Sustainable growth, and
  - Creates a sense of place.
- Create more predictability for residents and developers.



# EXISTING CHALLENGES AND ISSUES

Mixed-use development introduced along commercial corridors necessitates modifications to existing regulations to ensure compatibility between new projects and residential communities as well as to create a sense of place.

- **DENSITY**. Previously limited to 50 dwelling units per acre. New regulations do not have density limitations, increasing potential size, massing, and intensity of mixed-use developments.
- **HEIGHT**. Existing zoning permits height up to 150 feet (~15 stories). Commercial structures have generally self-limited to 1-3 stories. Multifamily developments have a greater likelihood of maximizing height.
- **LOTS**. Oblong shape of many lots along corridors results in an elongated structure to compensate for a site's lack of width.
- **SHADOWING**. Increased height without other dimensional limitations increases the potential of shadowing nearby properties, reducing exposure to light and air.







## COUNTY LAND USE POLICY 2.16.4

- County land use policy for affordable housing
- Along major arterials, roadways, and corridors
- 30-year restriction
- Density incentive based formula:
  - Very-low: 19 market units for every 1 very-low affordable unit (\$36,950 income\*)
  - Low: 9 market rate units for every 1 low affordable unit (\$59,150 income\*)
  - Moderate: 6 market rate units for every 1 moderate affordable unit (\$88,680 income\*)
- Payment in-lieu option (\$10,000 per dwelling unit)

## LIVE LOCAL ACT FLA. STAT. §166.04151(7)

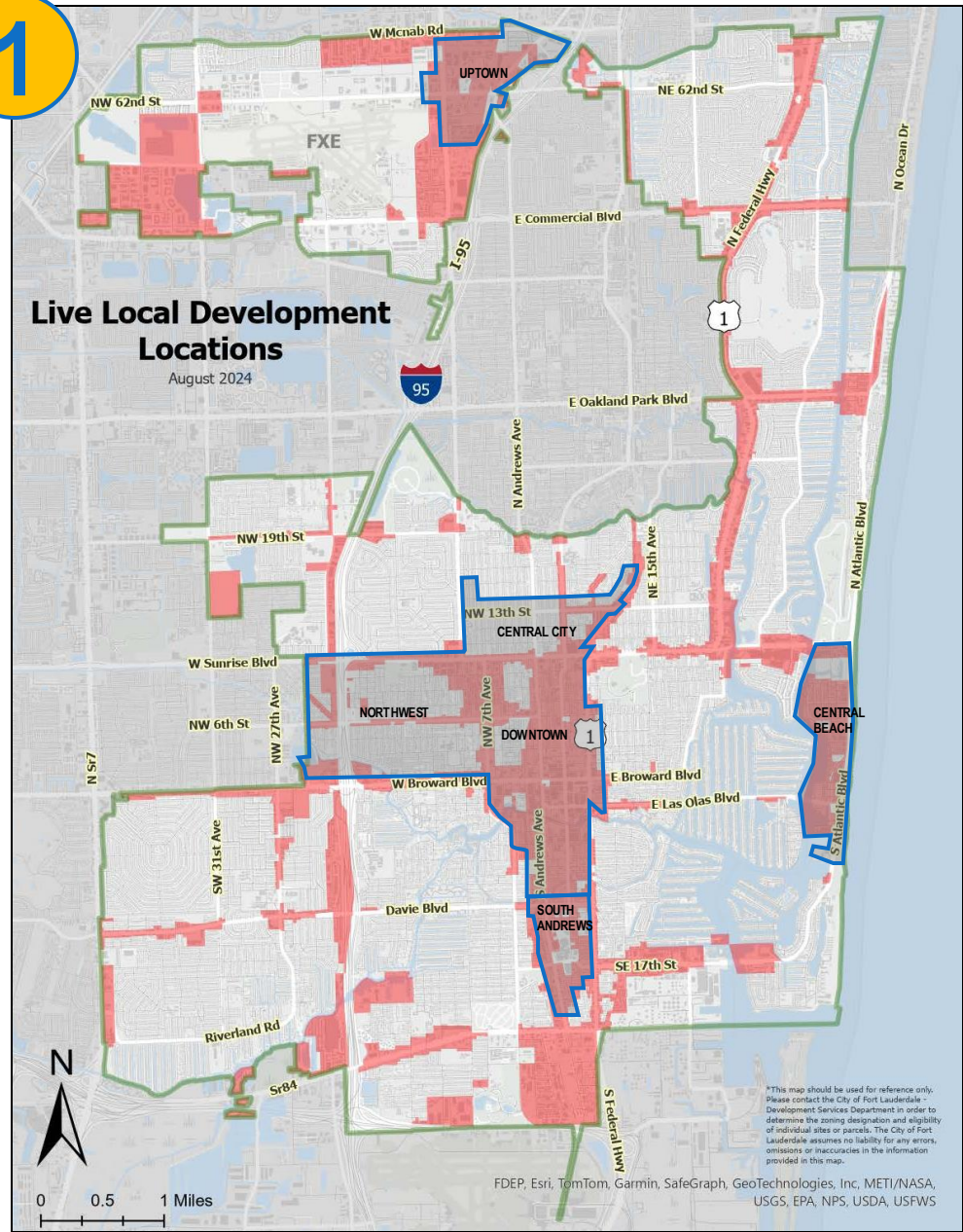
- Adopted in 2023 and amended in 2024 and 2025
- State law preempts local zoning under certain circumstances
- Uses, height, density incentives
- Commercial, Industrial, Mixed-Use Zoning
- 40% affordable for 30 years, no payment in-lieu option
- Administrative review process

(\*2025 Housing and Urban Development Area Median Income)

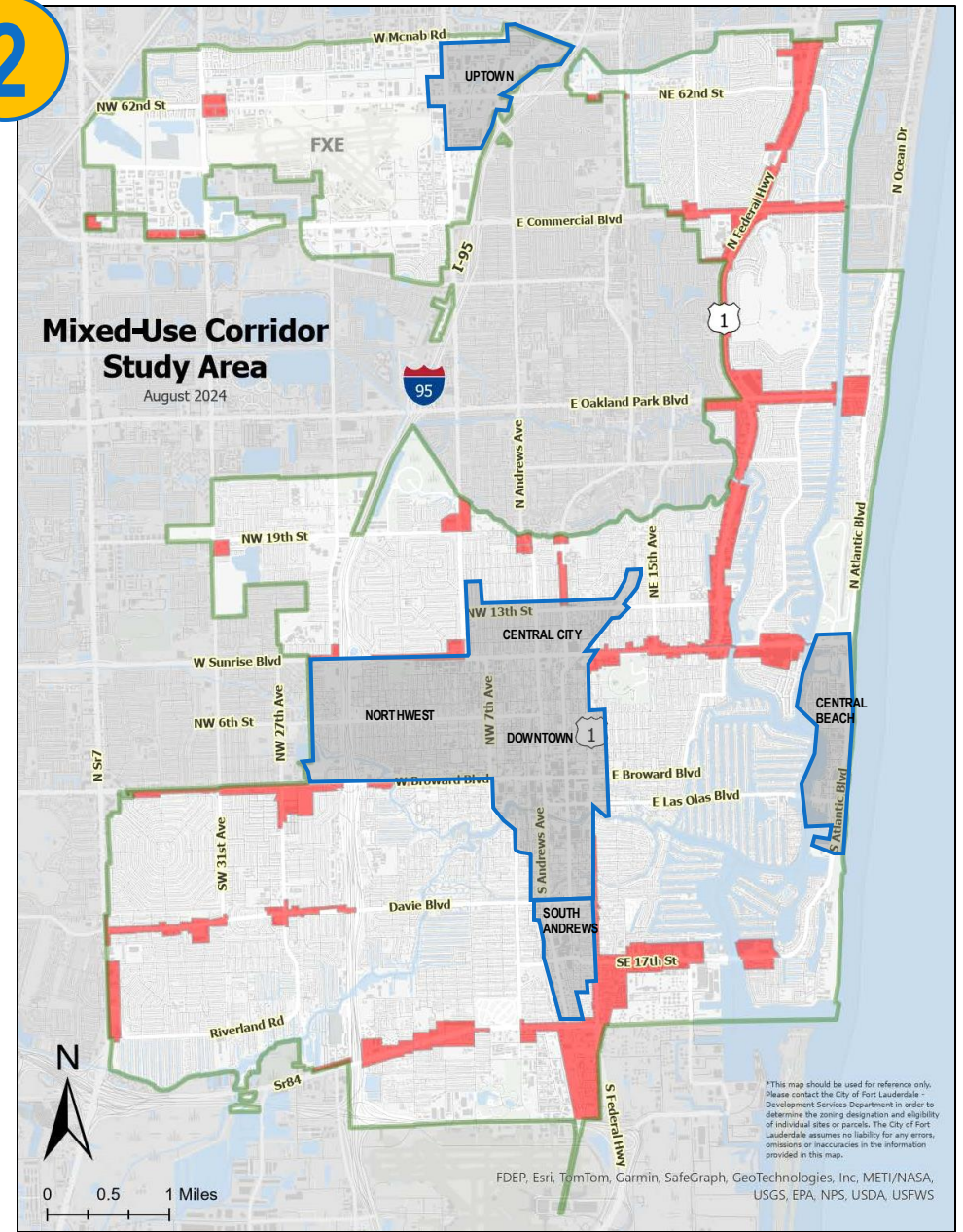




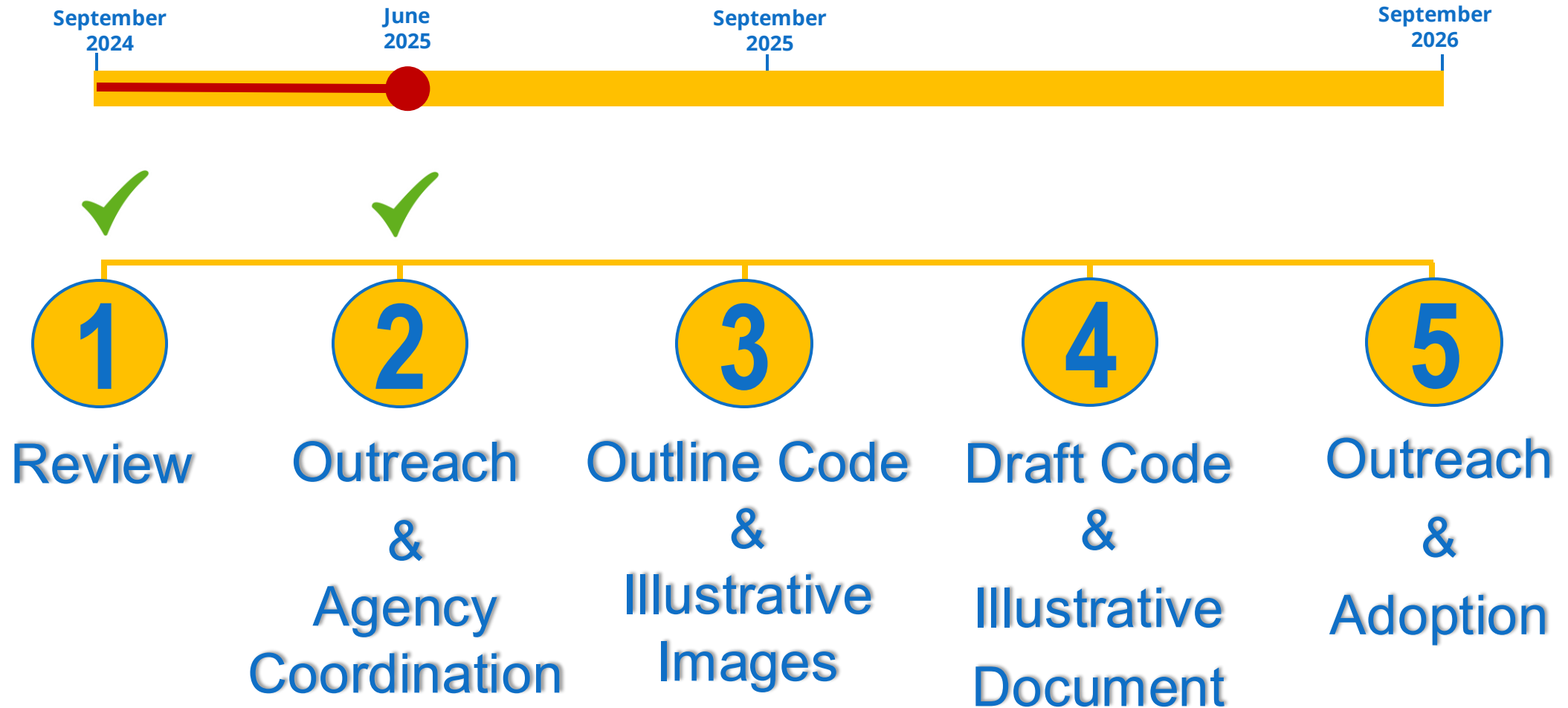
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2



# MIXED-USE CODE PROJECT TASKS





# PUBLIC OUTREACH

## INITIAL OUTREACH

Total of eight meetings

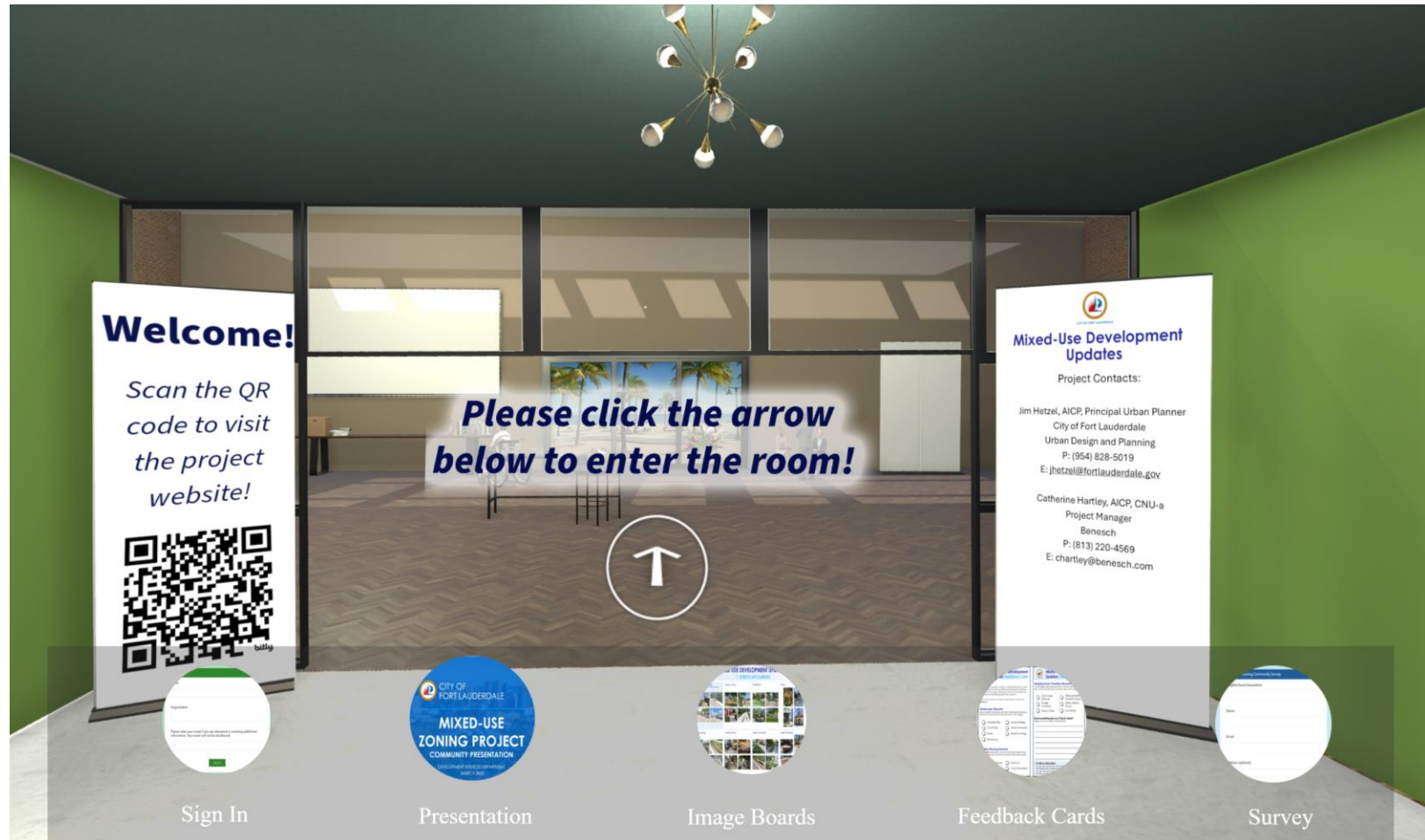
- One meeting per City Commission district
- Stakeholder meeting
- Open house
- Council of Fort Lauderdale Civic Associations

## INITIAL FEEDBACK

- Development concerns  
Development impacts, large building forms, lack of open space, affordability concerns
- Traffic and Infrastructure  
Impacts on roadways, water and sewer capacity
- Live Local Act  
Impacts on neighborhood transition, infrastructure, administrative approval process

## ONLINE OUTREACH

- Virtual room
- Narrated presentation
- Feedback / Comments
- Survey



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CAM #25-0524  
Exhibit 1  
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# POTENTIAL OPTIONS FOR AMENDMENTS NOW

## ADDRESS DESIGN ELEMENTS:

- Building / Streetscape Length
- Building Podium Stepbacks
- Floorplate Size
- Residential Transition Criteria

## PROVIDE CLARIFICATIONS:

- Remove Single Use Residential Reference in Mixed-Use Section
- Apply Mixed-Use Regulations to Live Local Projects

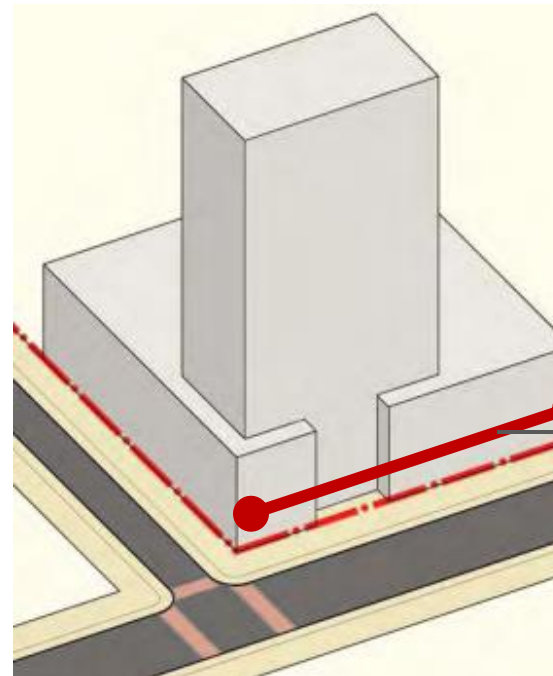


## MIXED-USE PROJECT SCOPE OF WORK ELEMENTS

- Density
- Floor Area Ratio
- Building Mass and Scale
- Building and Tower Separation
- Building Placement
- Building / Streetscape Length
- Building Height & Garage Podium Height
- Building Podium Stepbacks
- Floorplate Size
- Multi-modal Design, Amenities
- Vehicular and Pedestrian Access
- Residential Transition Criteria
- High-quality Building Materials
- Parking Garage Screening
- Building Corner Treatment
- Enhanced Design for Major Nodes
- Fenestration
- Articulation
- Entry Placement
- Open Space & Landscaping
- Sense of Place & Placemaking
- Streetscape Design & Public Realm

# BUILDING/STREETSCAPE LENGTH

- Properties along primary corridors have longer frontages and oblong lot configurations. Coupled with limited side yard setbacks and a lack of tower separation, buildings may produce a wall like atmosphere.
- Can help control the physical massing of structures, decreasing building shadowing, and allowing light and airflow around buildings.
- Breaks up monolithic structures that wall off access to the skyline and overshadow surrounding neighborhoods.
- Maximum building length limit of 200 feet for all mixed-use buildings in Sec. 47-18.21. - Mixed use development.



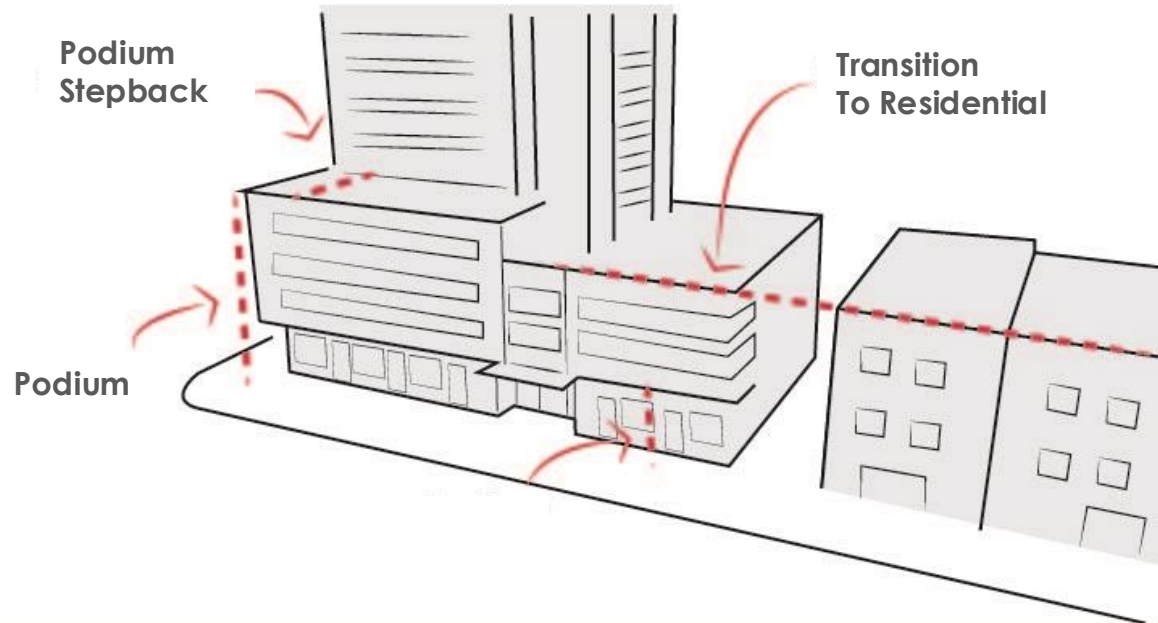
Building Length  
200 Feet





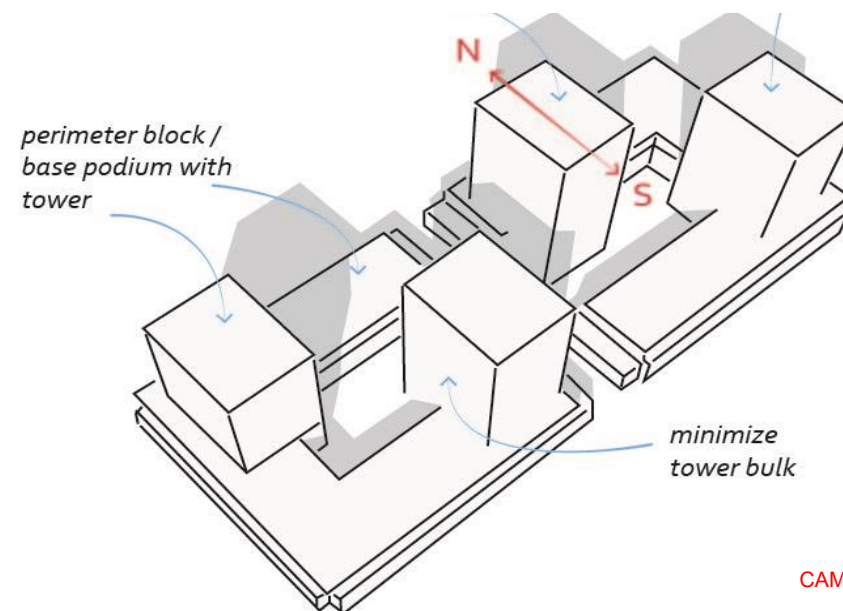
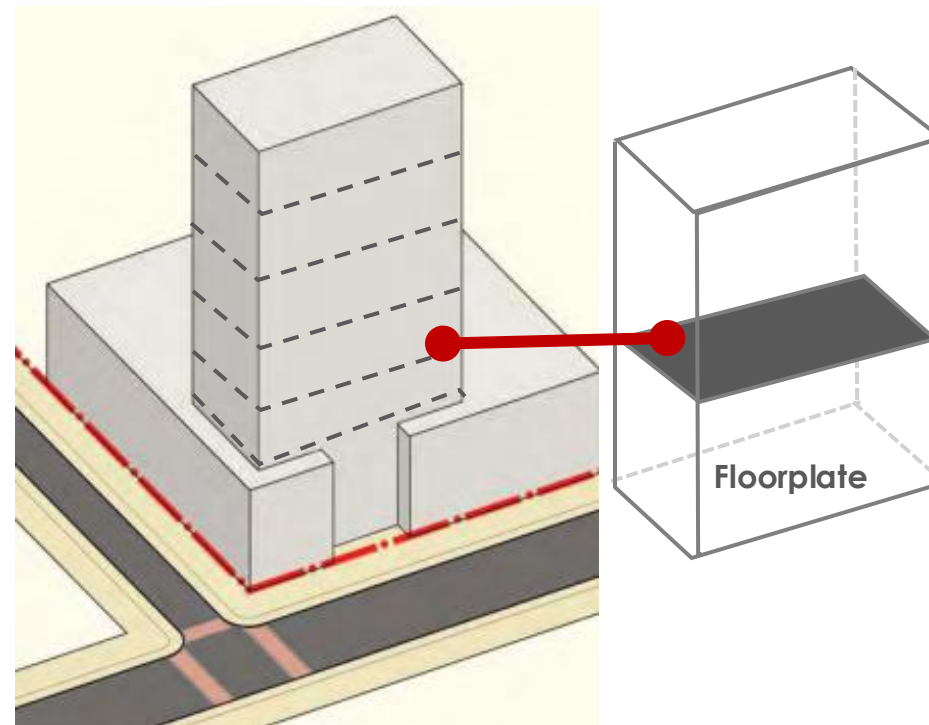
# MINIMUM BUILDING PODIUM STEPBACK

- Controls overall building mass and provides more natural light to ground.
- Limits the visual and physical impact on surroundings and reduces shadowing by increasing light and air to street and residential properties.
- Reduces impacts of building height on street and improves public realm / pedestrian experience



# MAXIMUM FLOORPLATE SIZE

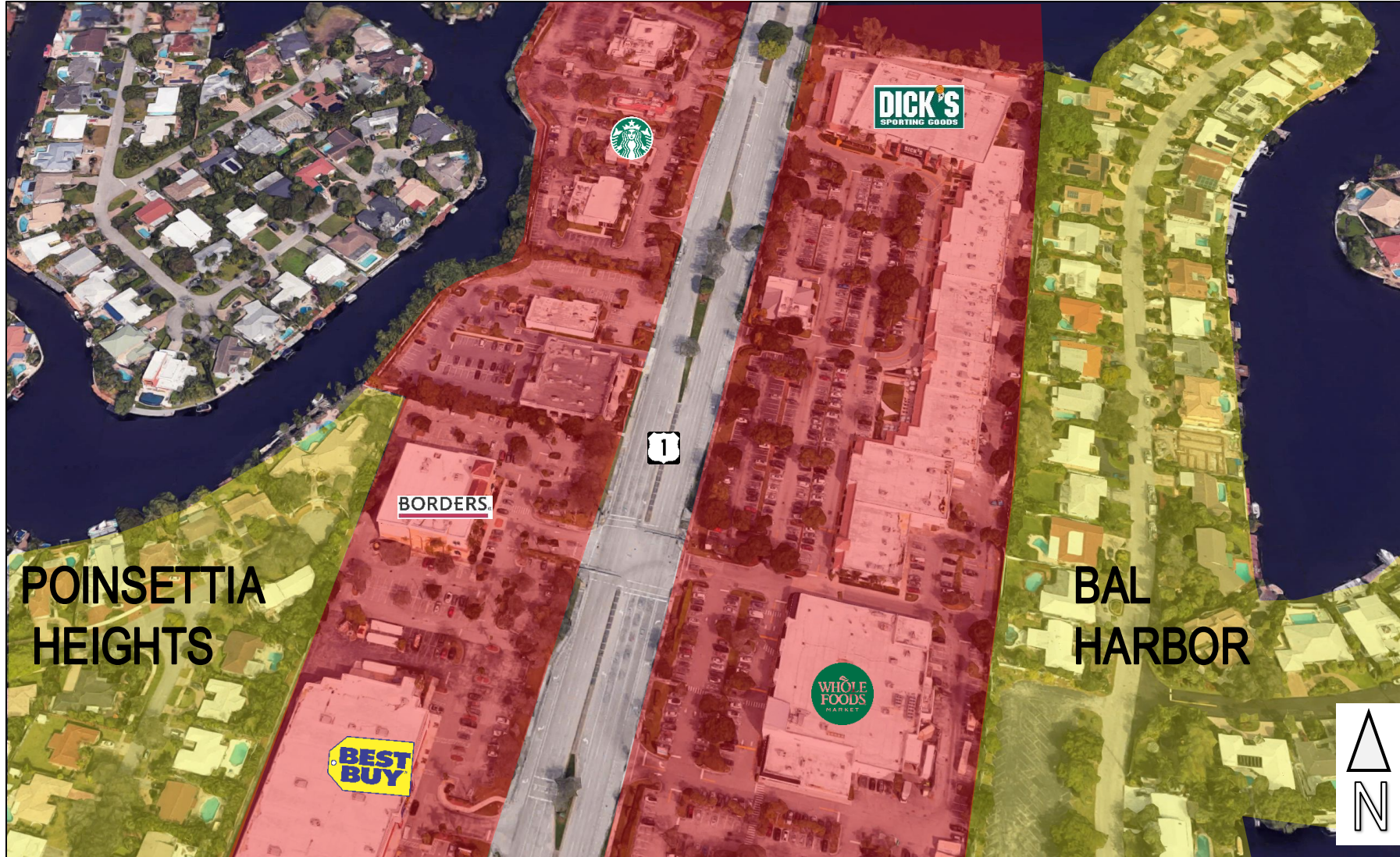
- Controls mass of taller structures, smaller towers provide more natural light to ground.
- Limits the visual and physical impact on surroundings and reduces shadowing by increasing light and air to streets, waterways, and residential properties.
- Separated slender towers cast smaller shadows and create more attractive corridors.
- Maximum floorplate size (i.e. 10,000 square feet above 55 feet in height) for mixed-use developments.





# RESIDENTIAL TRANSITION CRITERIA

US1 NORTH OF 13<sup>TH</sup> STREET



## CURRENT CODE

### Neighborhood Compatibility

(ULDR Sec. 47-25.3):

When a building greater than 40 feet is contiguous to residential property, that portion of the structure shall be set back 1 foot for each 1 foot of building height over 40 feet up to a maximum width equal to  $\frac{1}{2}$  the height of the building.

Yellow = Residential  
Red = Commercial



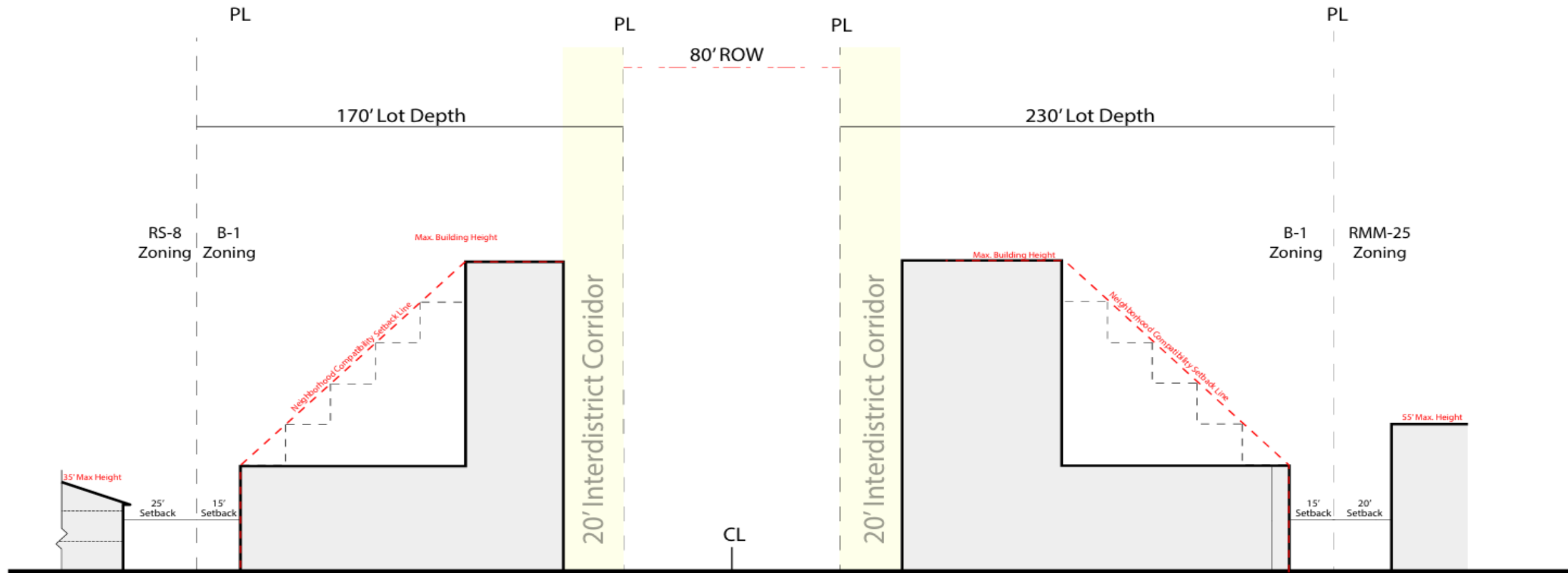
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CAM #25-0524  
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# RESIDENTIAL TRANSITION CRITERIA

## Adjacent Residential (single family zoning RS-8)

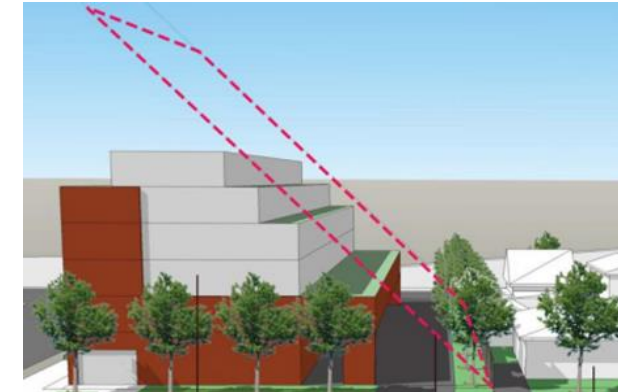
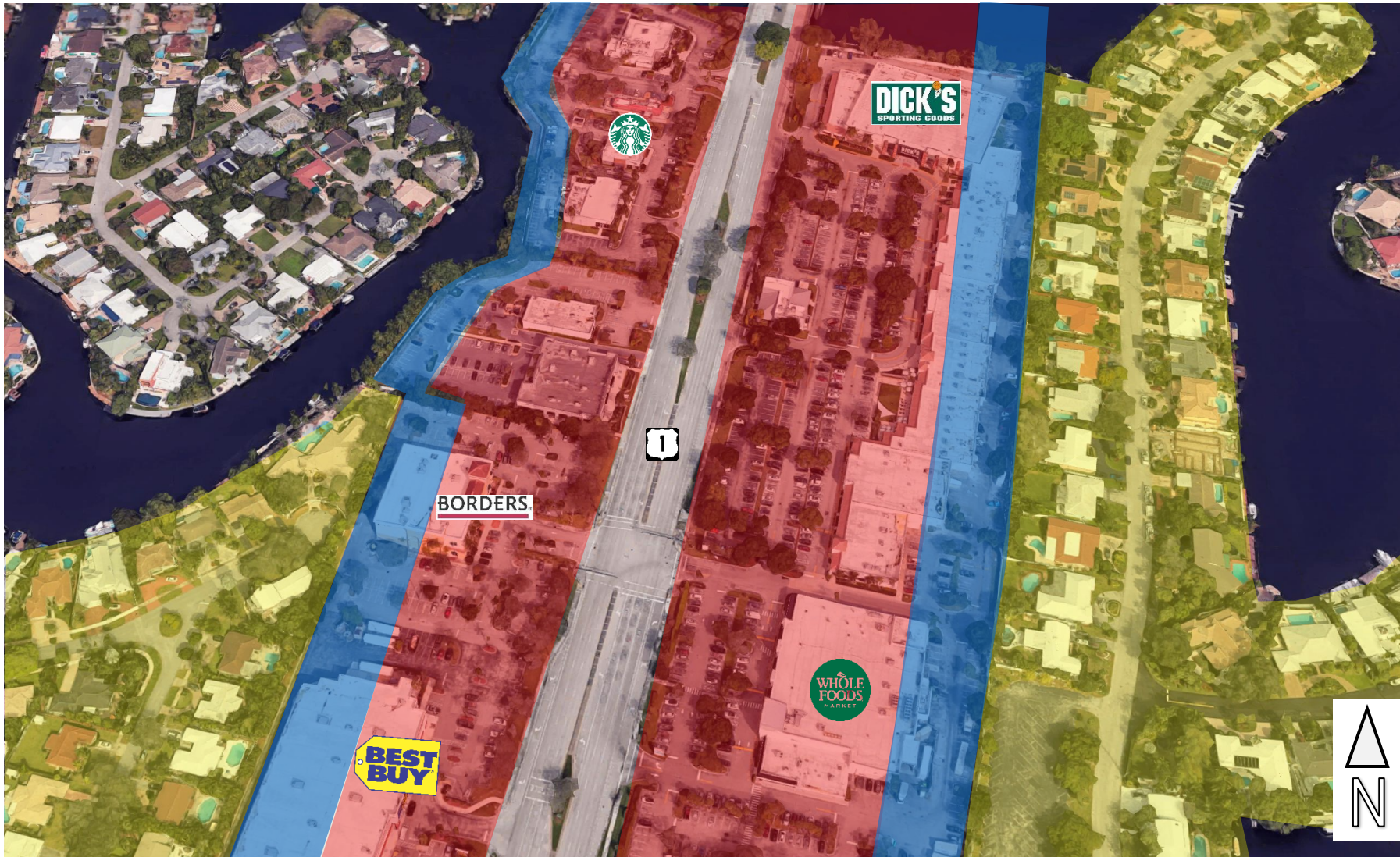
## Adjacent Residential (Multifamily Zoning RMM-25)





# RESIDENTIAL TRANSITION CRITERIA

- Create a transition area to residential neighborhoods.
- Control proximity of building massing when abutting properties and rights-of-ways greater than 20 feet (Existing regulations do not account for rights-of-ways greater than 20 feet).



CAM #25-0524  
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Yellow = Residential  
Red = Commercial  
Blue = Transition Area



# SINGLE-USE RESIDENTIAL

- Section 47-18.21, states that development sites that are less than 10 acres can be single use residential without providing nonresidential uses – this is inconsistent with the purpose of the section
- Mixed-use, single use buildings are permitted but this is defined as residential and commercial uses in separate buildings as part of overall development
- Remove “single use residential” as permitted use without providing nonresidential uses



## APPLY MIXED-USE TO LIVE LOCAL PROJECTS

- Section 47-18.21 – currently doesn't clearly define applicability, only by zoning districts as conditional use
- Add text that indicates when mixed-use regulations are applied to development applications





## PRIORITIZE AMENDMENTS TO ADDRESS KEY DESIGN ELEMENTS?

- Maximum Building / Streetscape Length
- Building Podium Stepbacks
- Floorplate Size
- Residential Transition Criteria
- Remove Single-Use Residential Reference in Mixed-Use Section
- Apply Mixed-Use Regulations to Live Local Projects







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# QUESTIONS & COMMENTS