

# 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



**Steven Wernick**  
TAP Chair  
Managing Partner,  
Wernick & Co, PLLC



**Shamim Ahmadzadegan**  
Design Director,  
Principal, Gensler



**Kimberly Brown**  
Director of Resilience  
Planning and  
Implementation, Miami-Dade  
County Office of Resilience



**Francisco Garcia**  
Principal, Planning  
Consultant  
The Euclid Group



**Ben Hutchens**  
Design Principal –  
Landscape Architect –  
Arquitectonica GEO



**Renee Miller**  
President, R. Miller  
Consulting Group



**Aaron Stolear**  
President of  
Development, 13<sup>th</sup>  
Floor Investments

## ULI STAFF

**Julie Medley**  
Executive Director, ULI Southeast Florida / Caribbean

**Mallory Barker**  
Manager, ULI Southeast Florida / Caribbean

**Sydney Ramirez**  
Manager, ULI Southeast Florida / Caribbean

**Kelly Annis**  
Technical Writer, ULI Southeast Florida / Caribbean

## CITY STAFF

**Chris Cooper**  
Director, Development Services Department

**Al Battle**  
Deputy Director, Development Services Department

**Ella Parker**  
Urban Design and Planning Manager, Development Services Department

**Jim Hetzel**  
Principal Urban Planner, Development Services Department



# 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

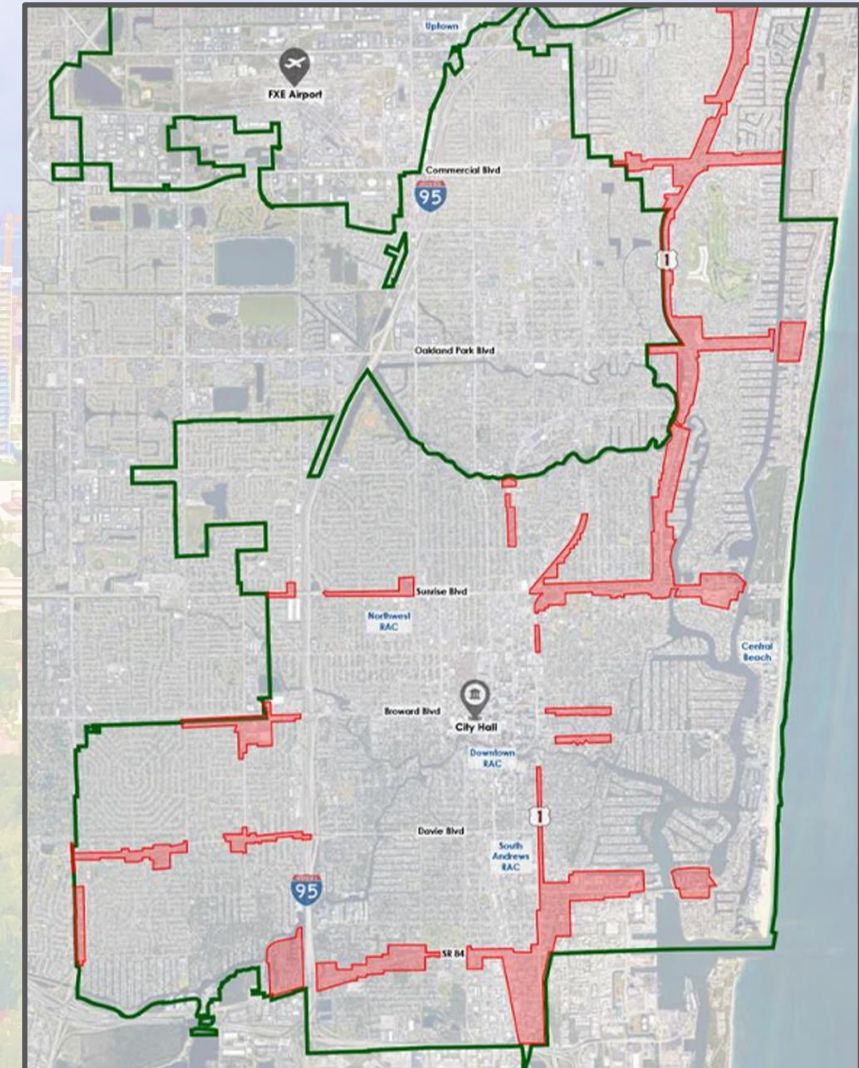
- Coordinated TAP event (December 6 – 7, 2023)
- Obtained insight on Successful Mixed-use Corridors
- Specific Recommendations from Panel

## 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



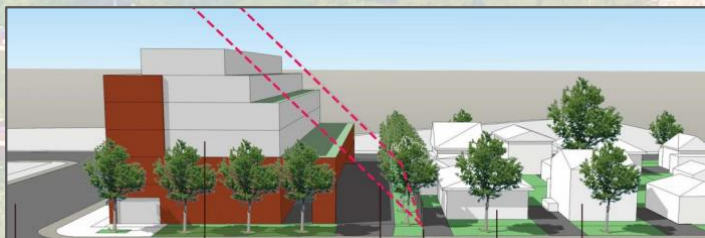
## KEY COMPONENTS

- 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

