



Memorandum

Memorandum No: 23-143

Date: November 22, 2023

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Greg Chavarria, City Manager 
Greg Chavarria (Nov 28, 2023 13:56 EST)

Re: Urban Land Institute Technical Assistance Panel – Mixed Use Development Corridors

BACKGROUND

The Urban Land Institute has a long history of working with communities around the region and country to conduct technical assistance panels (TAPs) on complex issues that local governments face related to land development, real estate, sustainability, property taxes, and other municipal challenges. Panels consist of professional experts from a variety of land development sectors that conduct an intense two-day workshop where they analyze the issues, identify potential solutions, and provide recommendations based on best practices.

The City Commission, as part of the Fiscal Year 2024 budget, approved funding for a smart growth planning initiative related to mixed-use development. This initiative will be conducted in two phases. The first phase is engaging the Urban Land Institute, the local Southeast Florida/Caribbean Region, to conduct a TAP for evaluating the potential of a mixed-use development zoning district along major corridors and connectors for the purpose of creating form-based regulations to help guide future development in these areas. The overall intent is to establish a consistent approach that results in a successful mix of uses, supportive multi-modal transportation, provide for a variety of housing options, and enhance the overall livability of the City. The second phase is a more extensive analysis using the panel's recommendations and conducting an extensive and robust public outreach effort to gain consensus on subsequent code changes.

The TAP will be conducting a two-day workshop from December 6, 2023 to December 7, 2023. The workshop will be held at the South Side Cultural Arts Center where the panel will meet with interested parties to gain input and comments about the potential mixed-use development zoning district. The workshop also includes a tour of the corridors, panel discussion sessions, and a presentation of initial findings. The meeting with interested parties, property owners, and designers will be open to the public and will occur on December 6, 2023, from 1:30 p.m. to 3:00 p.m. The presentation of initial findings will occur on December 7, 2023, from 3:30 p.m. to 5:30 p.m. Public notice was provided for these two sessions. The TAP agenda is attached as Exhibit 1.

Staff will provide a presentation to the City Commission regarding the TAP recommendations and potential next steps at a future City Commission Conference meeting. The TAP final report will be completed within 45 days after the panel adjourns the workshop. Once the final report is received it will be placed on a City Commission agenda for the City Commission to consider accepting the report.

Attachment: Technical Assistance Panel Agenda

c: Anthony Fajardo, Assistant City Manager
Susan Grant, Assistant City Manager
Thomas J. Ansbro, City Attorney
Patrick Reilly, City Auditor
David R. Soloman, City Clerk
Department Directors
CMO Managers



Southeast Florida/
Caribbean

**ULI Southeast Florida/Caribbean
Technical Assistance Panel (TAP)
City of Fort Lauderdale
Mixed Use Development Corridors**



CITY OF FORT LAUDERDALE

Agenda

2 weeks prior

Panel Introduction & Scope Overview (Zoom)

90 min – City Staff/ULI Staff and panelists: introductions, discuss TAP questions, process, and schedule

Last 30 minutes – panel only

DAY ONE – WEDNESDAY DECEMBER 6TH

9:00 – 9:30 am

Panel meets over breakfast

Panel Workroom: Southside Cultural Arts Center

9:30 – 10:30 am

City staff joins for briefing and initial questions

10:30 am – 12:00 pm

Tour of corridors (see tour map)

12:00 – 1:30 pm

Working Lunch (City Staff join for discussion)

Return to Panel Workroom: Southside Cultural Arts Center

1:30 – 3:00 pm

Panel discussion with client representatives, community representatives, and other interested parties.

This meeting is open to the public and will require public notice.

3:00 – 6:00 pm

Panel discussion and deliberation

6:00 – 6:30 pm

Hotel check-in (for panelists staying overnight)

7:00 – 8:30 pm

Panel dinner and discussion with the Mayor (if available). Panelists continue outlining recommendations and workflow for Day Two. ***Dinner at Canyon***

DAY TWO – THURSDAY, DECEMBER 7TH

8:00 am – 12:00 pm

Light breakfast provided - Panel work session (closed to public)

12:00 – 1:00 pm

Working lunch (catered onsite)

1:00 – 3:00 pm

Panel/Draft Presentation Run Thru (closed to public)

3:00 – 3:30 pm

Break

3:30 – 5:30 pm

Presentation of Initial Findings; Questions & Answers (***open to public***)

NOTE: Final report sent to client within 45 days after panel adjourns