



Memorandum

Memorandum No: 24-056

Date: April 24, 2024

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Greg Chavarria, City Manager 
Greg Chavarria (Apr 24, 2024 11:21 EDT)

Re: Mixed-Use Corridors – Planning Initiative Update

Background

In 2022, the City Commission identified “Smart Growth” as a City Commission Priority. In striving towards meeting the smart growth goal, in recent years staff has implemented a series of planning initiatives including the unification of flex units to guide development into established growth priority areas, adoption of the Uptown Master Plan, and adoption of a city-wide Affordable Housing Policy.

Most recently, staff has initiated a planning effort regarding mixed-use development along the City’s major transportation corridors for the purpose of addressing anticipated development due to adopted amendments to the Broward County Land Use Plan *Policy 2.16.4* (known as the “Geller Amendment”), as well as the State’s *Live Local Act*, which permit the distribution of residential units in exchange for setting aside a percentage of units as affordable. The intent of this planning effort is to establish form-based regulations that address building and streetscape design standards based on the context of each corridor.

Currently, the City’s major transportation corridors have a suburban pattern of commercial development promoting single-occupancy vehicle driven trips. Adopting form-based mixed-use regulations will encourage a more sustainable long-term growth pattern and improve livability with a mix of uses, supporting multi-modal transportation, and a variety of housing options. In addition, form-based regulations can help preserve surrounding neighborhoods by clearly identifying the appropriate building design transition to adjacent properties, resulting in more predictability, so residents and developers understand the potential of future mixed-use development along these corridors.

To date, a preliminary land use analysis was completed by city staff and the City engaged the Urban Land Institute to convene a Technical Assistance Panel (TAP) for recommendations on implementing a mixed-use development zoning district. The TAP findings were presented at the February 20, 2024, City Commission Conference meeting and included recommendations for three focus areas: Public Realm and Human Experience, Connection and Transition, and Form-based Code Regulations.

During the City Commission presentation, staff identified that the next phase of this planning effort would include engaging a consultant to initiate a robust public engagement effort. The consultant will assist staff in preparing the public outreach materials and draft form-based regulations by utilizing the public input as well as recommendations from the ULI TAP. A draft scope of work for consulting services is attached as Exhibit 1.

As identified in the draft scope of work, public outreach would occur in two phases, with the first phase consisting of gathering initial public feedback and the second phase consisting of additional public meetings that focus on recommended code language based on the public input received, technical recommendations from the TAP, and the consultant. Stakeholders will include the Council of Fort Lauderdale Civic Associations, civic associations, individual property owners, developers, land use attorneys, and any other interested parties. The timeline for the initial public outreach should take between six (6) to twelve (12) months. It should be noted that funding for this effort was approved as part of the FY2024 budget. To expedite the start of the next phase, staff will engage the services of a qualified consultant based on an existing City continuing services contract and initiate the first phase of the public outreach effort in the Summer of 2024. The City's continuing services contracts are with qualified firms that the City has used in the past for similar efforts including but not limited to the Uptown Village Master Plan.

If you have any comments or questions, feel free to contact Chris Cooper, DSD Director, at 954-828-5980 or via email at ccooper@fortlauderdale.gov.

Attachment:

Exhibit 1 – Draft Scope of Work

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



April 9, 2024

PROJECT:	MIXED-USE DEVELOPMENT ZONING DISTRICT
DESCRIPTION:	CREATION OF A MIXED-USE DEVELOPMENT ZONING DISTRICT FOR THE CITY'S MAJOR CORRIDORS TO GUIDE FUTURE DEVELOPMENT
PROJECT START:	MAY 2024
ESTIMATED COST:	\$200,000
TIMELINE:	18-24 MONTHS

I. PROJECT BACKGROUND

The City of Fort Lauderdale is issuing a request for proposals to generate a new Mixed-Use (MU) Zoning District for the City's major corridors that promotes Smart Growth, incorporates preliminary land use analysis, and considers recommendations by the Urban Land Institute Technical Assistance Panel and public input. The MU Zoning District shall be form-based with a focus on high-quality building and streetscape design, transit-oriented elements, a mix of uses and housing options, and transition to adjacent residential neighborhoods. The zoning district shall be structured to address overarching requirements applicable on a macro level, as well as specific requirements for context sensitive character areas. The effort will require a robust public outreach component that helps inform any recommendations and resulting code amendments.

In 2022, the City Commission identified "Smart Growth" as a City Commission Priority. In striving towards meeting this goal, and in anticipation of new development applications for residential units proposed along the City's major corridors based on adopted amendments to the Broward County Land Use Plan Policy 2.16.4, as well as the State's Live Local Act, which permit the distribution of residential units in exchange for setting aside units as affordable, the MU zoning district will help to preserve and protect surrounding neighborhoods by clearly identifying the appropriate building design standards that reflect the proper transition to neighborhoods, resulting in more predictability so residents and developers understand future development along these corridors.

Today, the City's major corridors include a suburban pattern of single occupancy vehicle driven commercial development. As new development occurs along the corridors, the subsequent form-based requirements will encourage a more sustainable long-term growth pattern with a mix of uses and a variety of housing options with access to local services and uses, supported by a local and regional multi-modal network, enhancing overall livability of the City.

II. SCOPE OF WORK

The MU Zoning District scope of work will consist of the following tasks. The services to be provided are listed under each task and are described in more detail below.

TASK 1 – Research and Project Approach

10% of Scope

The objective is to gain familiarity with current land use and zoning regulations in the City's Land Use Plan and Unified Land Development Regulations (ULDR), project approach, and project schedule including timeframe for public outreach.

Task 1a: City staff has conducted a preliminary land use and zoning analysis and prepared a document that the consultant shall evaluate as part of this task to understand current policy and



REQUEST FOR SCOPE OF WORK**MIXED-USE DEVELOPMENT ZONING DISTRICT**

regulations. An understanding of current language as it relates to any proposed zoning language is necessary as well as identifying potential issues or opportunities for policy and code changes to other sections of the code. The following sections of the ULDR shall be reviewed:

- Section 47-18.21, Mixed Use Development
- Section 47-23.9, Interdistrict Corridor Requirements
- Section 47-25.3, Neighborhood Compatibility Requirements

Task 1b: City engaged the Urban Land Institute (ULI) to conduct a Technical Assistance Panel to evaluate the potential of creating a new zoning district and provide recommendations on next steps. Consultant shall review the recommendations and identify those that should be implemented as part of this scope.

Task 1c: The consultant shall prepare a project schedule to achieve completion within a timeframe of 18-24 months and identify milestones for task completion. As part of the project schedule the consultant shall identify a comprehensive public outreach framework.

City Services

The City shall provide the following items to the consultant:

- Initial Stakeholders Distribution Lists / Coordination with City's Public Information Office
- Applicable ULDR Sections
- Mixed Use Development Planning Analysis Document
- ULI Technical Assistance Panel Report
- Unified Flex Policy and Strategy Document
- Project Map
- Other relative documentation; data, maps, presentations, meeting schedules, etc.

Task 1 – Deliverables

- Summary Report
- Project Schedule – Draft #1 for Review
- Project Schedule – Final

TASK 2 – Initial Public Outreach**15% of Scope**

The objective is to prepare and conduct an initial public outreach effort that includes gathering public feedback from neighborhood associations and property owners. This task should include presentation material, methods on gathering feedback, and results.

Task 2a: Preparation of public outreach approach including number of meetings. Approach should include the number of initial presentations, stakeholder meeting(s), presentation to the Council of Fort Lauderdale Civic Associations (CFLCA), and a general public workshop. There should be a minimum of six (6) meetings; two general meetings and one in each district.

Task 2b: Preparation of presentation materials for the meetings and shall be coordinated with staff in order to ensure the material is aligned with each meeting.

City Services

The City shall assist in coordinating space for public meetings, meeting dates, presentation material, and attend public meetings with the consultant.

Task 4 Deliverables

- Public Outreach Approach Summary (document outlining approach with target dates)– Draft #1 for Review

- Public Outreach Approach Summary – Final
- Presentation Material in PowerPoint for Meetings/ Public Workshop
- Public Feedback Materials
- Summary Report on Initial Public Outreach

TASK 3 – Identification of Code Format and Structure

20% of Scope

The objective is to outline the components of the new MU Zoning District and identify any potential conflicts with other sections of the ULDR. The new MU Zoning District shall incorporate a context driven and form-based approach which focuses on the built form in relation to the public realm and shall include qualitative design intent elements. Particular attention will need to be placed on development standards that are responsive to the particular context, character and unique qualities of an area, while protecting the character of established neighborhoods. Initial public feedback shall be evaluated as it relates to this task.

Design flexibility considerations to accommodate context and unique site scenarios should be considered (e.g. MU zoned lots abutting residential should be appropriately set back. Shallower building setbacks may be appropriate in certain contexts to accommodate features such as outdoor seating, store display areas, stoops or wider sidewalks. The consultant should examine an appropriate “formula” to determine setbacks based on average setback of buildings along a block. In addition, dimensional requirements should help ensure that allowed commercial uses will be compatible and economically viable and/geared toward a neighborhood market area (e.g. depth of ground floor and floor area limits should not be too restrictive as to hamper the economic viability).

Task 3a: Identification of form-based components shall be divided into quantitative and qualitative requirements including but limited to the following (consultant may add components not listed herein if deemed necessary in completing this task):

Quantitative Standards

- Density;
- Building height including podium height;
- Stepbacks;
- Floor Area Ratio;
- Floor plate size;
- Building and tower separation;
- Building placement;
- Building length and width;
- Shoulder and tower configuration;
- Multi-modal design, amenities, and access;
- Vehicular and pedestrian access; and
- Transition to adjacent neighborhood areas.

Qualitative Standards

- High quality building materials;
- Parking garage screening;
- Building corner treatment;
- Enhanced design for major nodes;
- Fenestration;
- Articulation;
- Building mass and scale;
- Entry placement;

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- Sense of place and placemaking; and
- Streetscape design.

Task 3b: Identification of modifications, revisions, or removal of ULDR sections evaluated in Task 1. Consultant shall provide a breakdown for each ULDR section stated herein.

Task 3c: Consultant shall meet with other agencies with jurisdictional control of the roadways within the study area which should include Florida Department of Transportation (FDOT) and Broward County to gain input on streetscape design for the corridors. At a minimum, there should be an understanding of the permitted streetscape elements and potential conflicts in developing street cross sections within the study area.

Consultant Services

The consultant shall prepare a summary document that outlines the structure of new code, list of illustrative graphics, breakdown for each ULDR section with recommended changes to the ULDR, and recommendations for street cross sections. The document shall summarize overall planning approach in developing the code language and cross sections.

Task 3 Deliverable

- Summary Document – Draft #1 for Review
- Summary Document – Final

TASK 4 – Code Language and Illustrative Document

35% of Scope

The objective is to prepare draft code language for quantitative elements identified in Task 3 structured with elements that apply to the overall project area as well as specific context character areas. Proposed code language should include but not be limited to the following:

- Definitions;
- Proposed form-based design standards; height, podium shoulder height, setbacks, separation, building length and width;
- Open space requirements with principles for quality public space or public gathering areas;
- Specific building design (height) in relation to character areas, streetscape, major nodes, and public realm;
- Street design including streetscape sections;
- Public space or public gathering areas in relation to site location, streetscape and building use and design;
- Design approaches/options to architectural form, building corners, and building materials;
- Parking podium design;
- Creative façade composition;
- Principles of storefront design;
- Multimodal transportation standards; e.g. bicycle parking ratios, parking reductions;
- Conspicuous displays of elements that create a sense of place; and
- Other necessary elements to convey requirements.

Consultant Services

The consultant shall prepare the draft code language and illustrative document for staff review and provide, if necessary, supplemental information to convey the intent of proposed code language. Supplemental information may include, but not limited to, graphics or images, code language examples from other municipalities, and maps.

REQUEST FOR SCOPE OF WORK**MIXED-USE DEVELOPMENT ZONING DISTRICT**City Services

The City shall provide the following items to the consultant:

- GIS information and files, including street maps, aerials, zoning and land use maps;
- Existing data on zoning, density, and intensity; and
- Previously conducted research documents and images.

Task 4 Deliverable

- Code Language and Illustrative Document – #1 Review
- Code Language and Illustrative Document – #2 Review
- Code Language and Illustrative Document – Final

TASK 5 – Final Public Outreach and Public Meetings**20% of Scope**

The objective is to conduct final public outreach based on the recommended code language changes for the new MU zoning district and gather any public feedback prior to the public approval meetings. This task should also include presentation material for public approval meetings.

Task 5a: Preparation of final presentation material. The meeting structure should be completed with a similar approach to the initial meetings and shall include all stakeholders. Presentation material shall be coordinated with staff in order to ensure the material is aligned with each meeting.

Task 5b: Preparation of presentation for public approval meetings including the Planning and Zoning Board (PZB) and City Commission. Presentation shall contain a summary on the public outreach effort, proposed code, illustrations, etc.

Task 5c: Consultant shall be prepared to attend and present at the PZB Meeting and a City Commission Conference meeting and first City Commission adoption meeting. In the event there are deferments, delays, or unforeseen events that extend the public approval meetings, then any additional meetings may be at cost upon request.

City Services

The City shall assist in coordinating space for public meetings, meeting dates, assist with presentation material, and attend public meetings with the consultant.

Task 4 Deliverables

- Presentation Material, PowerPoint for Neighborhood Meetings
- Presentation Material, PowerPoint for Public Approval Meeting

III. MEETINGS

The consultant should conduct a minimum of three (3) meetings with staff: (1) an initial kick-off meeting once notice to proceed is issued; (2) upon completion Task 2; and (3) at start of Task 5. Additionally, the consultant shall attend three (3) public approval meetings. Additional meetings may be necessary but shall not exceed a total of eight (8) meetings unless additional services are needed.

IV. PROJECT SCHEDULE

The MU Zoning District project is anticipated to be completed within an 18-24 month timeframe from notice to proceed.

V. PROJECT COST

The MU Zoning District project is identified in the City's Fiscal Year 2024 Budget at \$200,000. Project invoices shall be submitted monthly organized by work completed, task, individual, and hourly rate to determine cost per invoice. All cost shall be consistent with City Contract Number 12370-206-3. An estimated 320 hours of work will be needed to complete this scope.

VI. SUBMITTAL

The City requests a proposal reflecting the scope of work outlined herein along with potential cost for each task at rates established under City Contract Number 12370-206-3. The proposal shall include a list of individuals that will be conducting the work and the hourly rate for such individuals. City requests the proposal be submitted electronically.

VII. CONTACT INFORMATION

The Consultant shall provide a single point of contact for project management services, including invoicing, deliverables, coordination of assignments and schedule management. The following City staff shall be point of contact for this project.

Urban Design and Planning Manager

Ella Parker, AICP, Development Services Department
700 NW 19th Avenue
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Phone: (954) 828-3729
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Project Manager

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