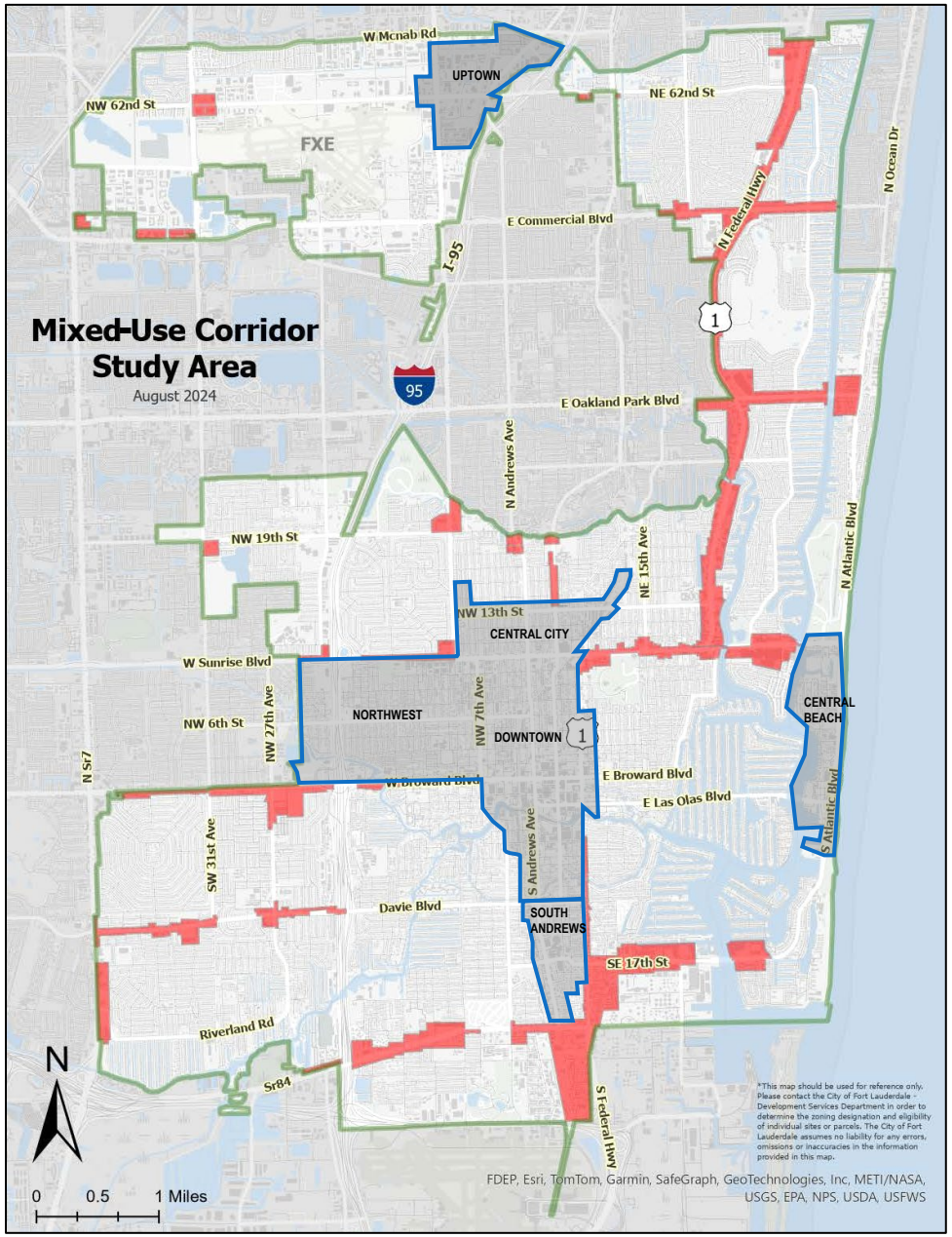
CITY OF
FORT LAUDERDALE

MIXED-USE CODE PROPOSED AMENDMENTS

COMMUNITY MEETING
AUGUST 28, 2025
DEVELOPMENT SERVICES DEPARTMENT

STUDY AREA

- Commercial Corridors (depicted in red)
- Multimodal Transportation
- Excludes RACs and Uptown (depicted in gray)



CITY OF FORT LAUDERDALE

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

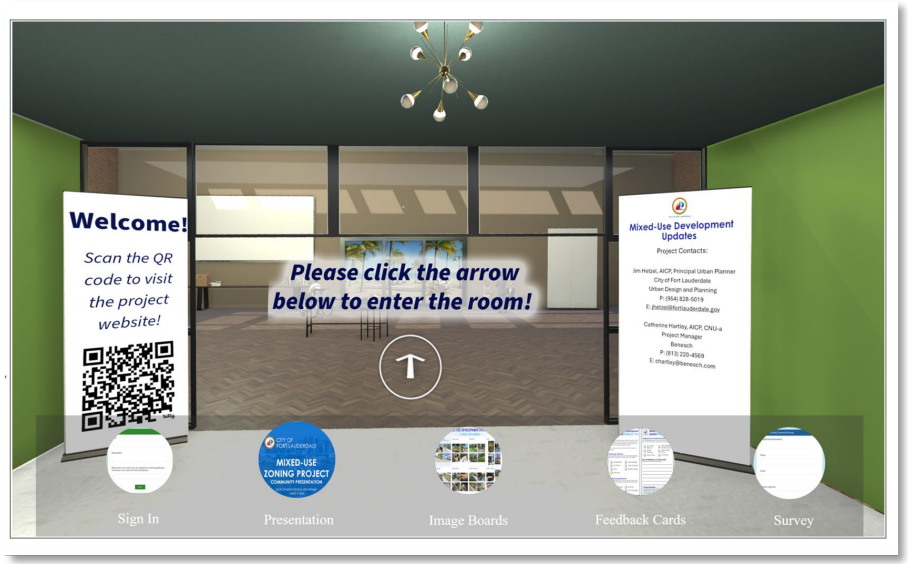
- Establish form-based regulations that address:
  - Building and Streetscape Design Standards
  - Transition to Adjacent Neighborhoods
  - Multimodal Options
  - Connectivity
  - Housing Availability
  - Sustainable Growth
  - Sense of Place
- Create more predictability for residents and developers.

BACKGROUND

INITIAL OUTREACH

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

ONLINE OUTREACH



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

CITY COMMISSION PRESENTATION

- Staff provided a project update and results from initial feedback
- Proposed amendments to address community feedback prior to completion of project
- Commission directed staff to proceed

PROPOSED AMENDMENTS

FORM BASED 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

STREETWALL LENGTH

DESIGN INTENT:

- Control massing of structures
- Decrease building shadow
- Allow light and air to flow around buildings
- Breaks up monolithic structures

DIMENSIONAL STANDARD

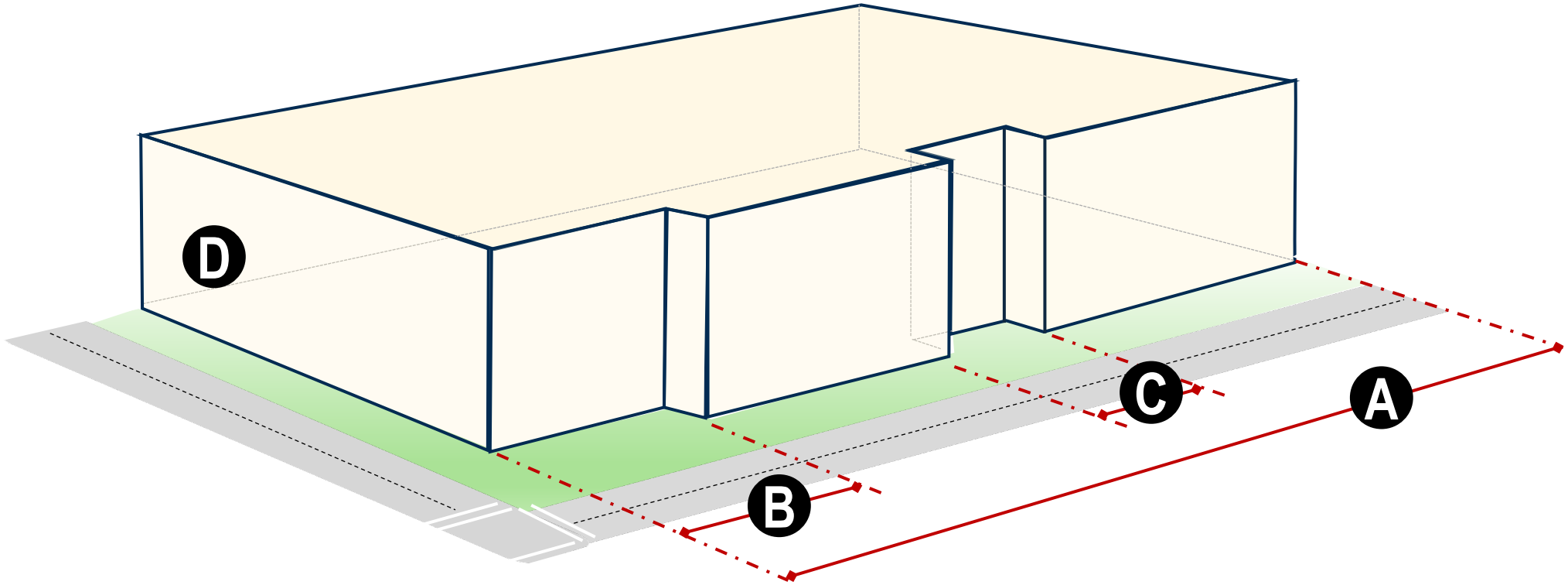
A **300 FEET**
MAXIMUM LENGTH ALONG STREET FRONTAGE

ARTICULATION ELEMENTS

B **BUILDING CORNER**
RECESSED OR PROJECTING BUILDING CORNER

C **ARTICULATION**
RECESS BUILDING AT EVERY 25 FEET

D **ARCHITECTURAL TREATMENTS**



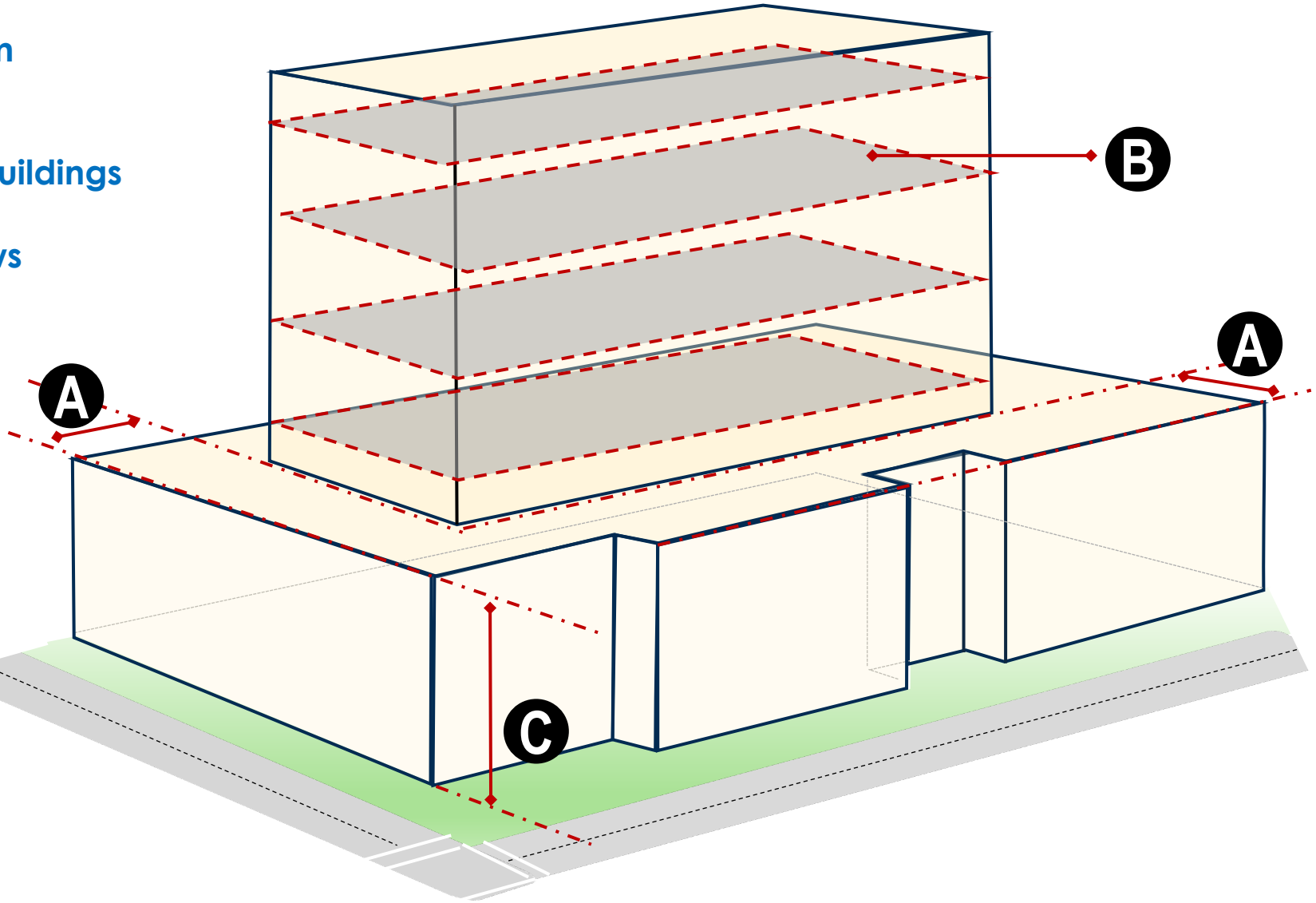
STEPBACK, FLOORPLATE, SHOULDER HEIGHT

DESIGN INTENT:

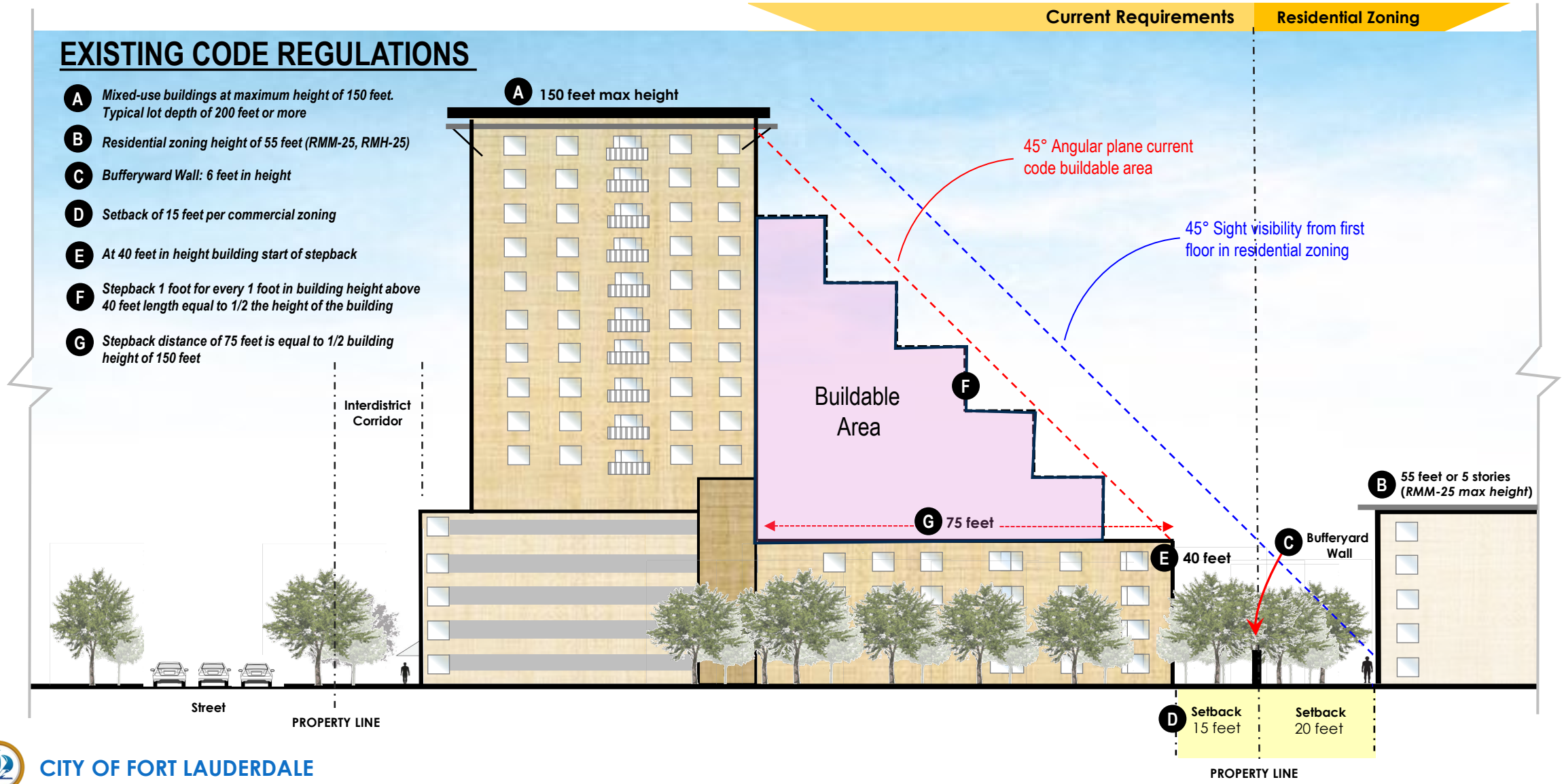
- Control overall building mass
- Reduces impact to the public realm
- Allows more natural light to ground
- Decrease building shadow
- Allow light and air to flow around buildings
- Breaks up monolithic structures
- Slender towers cast smaller shadows
- Create more attractive corridors.

DIMENSIONAL STANDARDS

- **A** — **20 FEET** MINIMUM STEPBACK
- **B** — **32,000 SQ FT** MAXIMUM FLOORPLATE
- **C** — **4 STORIES (48 FEET)** MINIMUM SHOULDER HEIGHT



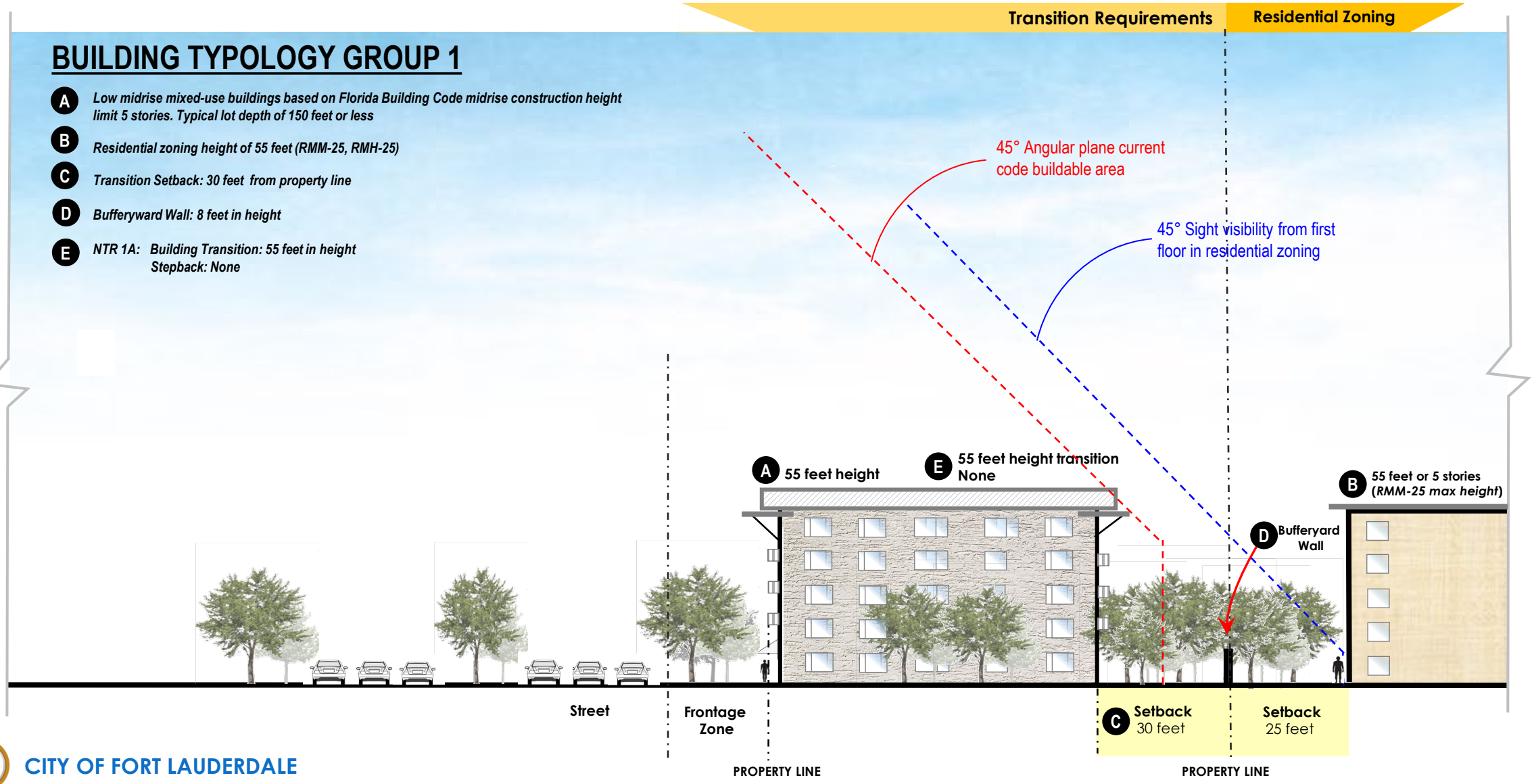
EXISTING NEIGHBORHOOD COMPATIBILITY



NEIGHBORHOOD TRANSITION REQUIREMENTS

BUILDING TYPOLOGY GROUP 1

- **A** *Low midrise mixed-use buildings based on Florida Building Code midrise construction height limit 5 stories. Typical lot depth of 150 feet or less*
- **B** *Residential zoning height of 55 feet (RMM-25, RMH-25)*
- **C** *Transition Setback: 30 feet from property line*
- **D** *Bufferyward Wall: 8 feet in height*
- **E** *NTR 1A: Building Transition: 55 feet in height*
  Stepback: None



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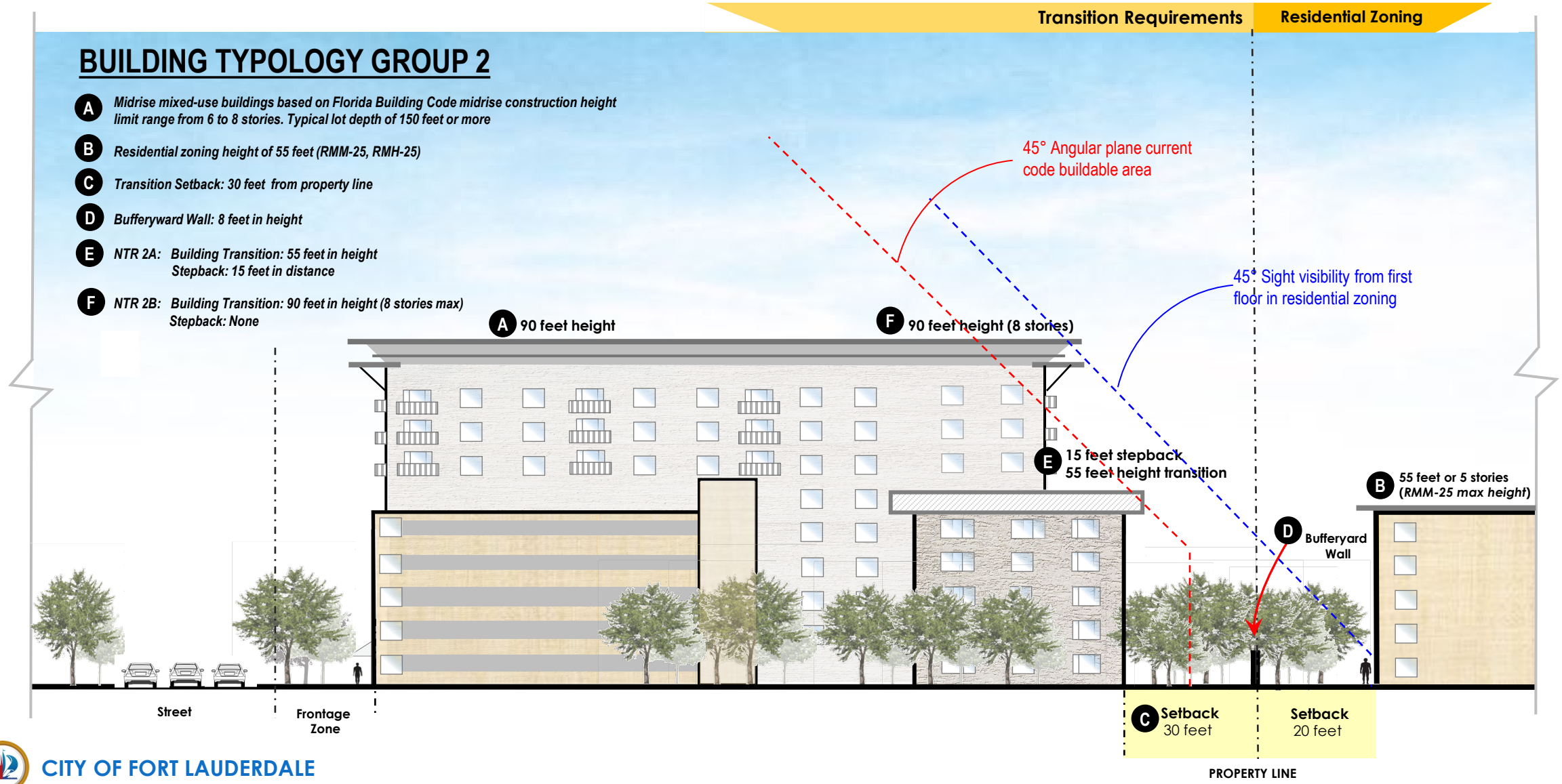
NEIGHBORHOOD TRANSITION REQUIREMENTS



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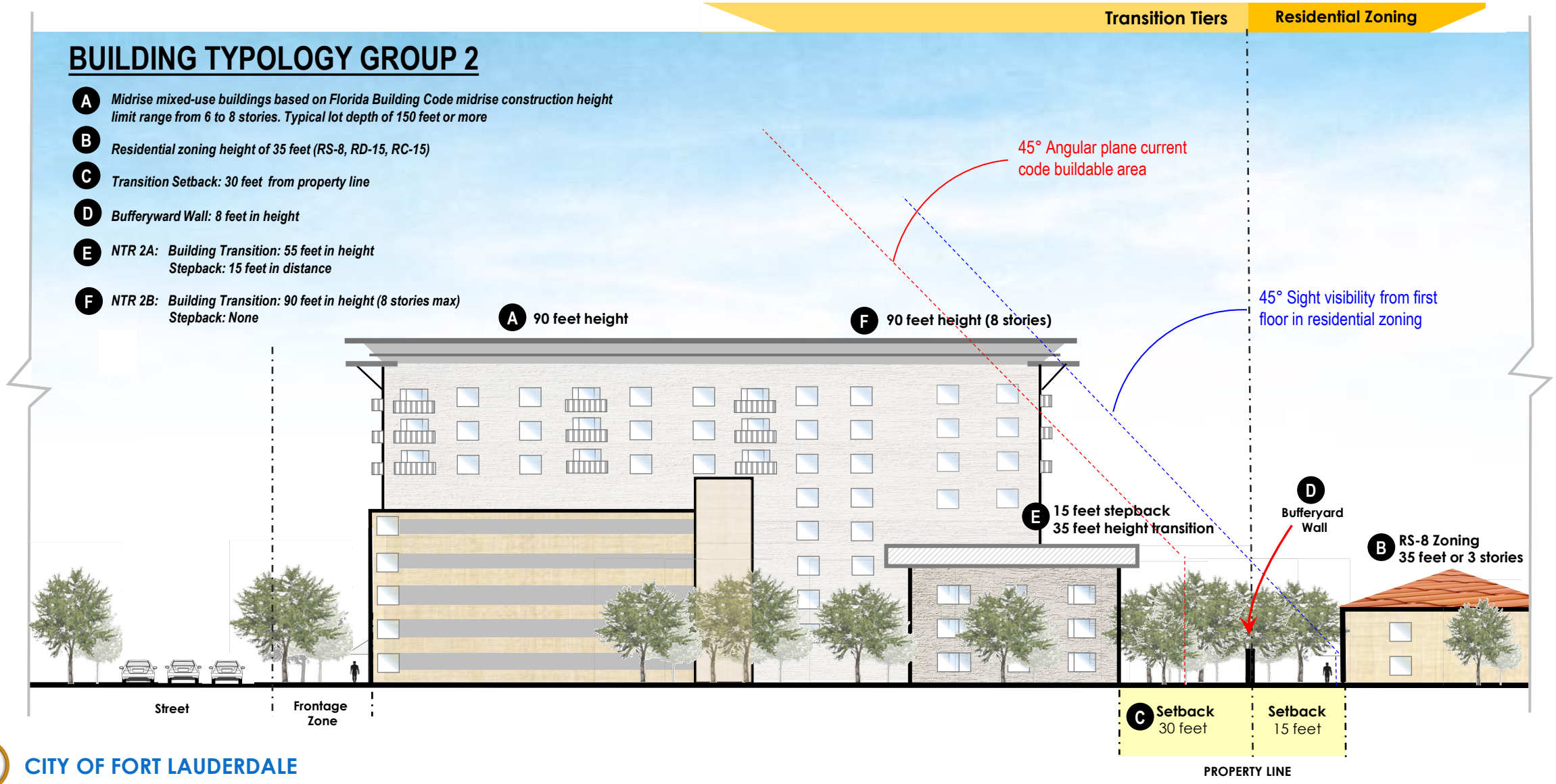

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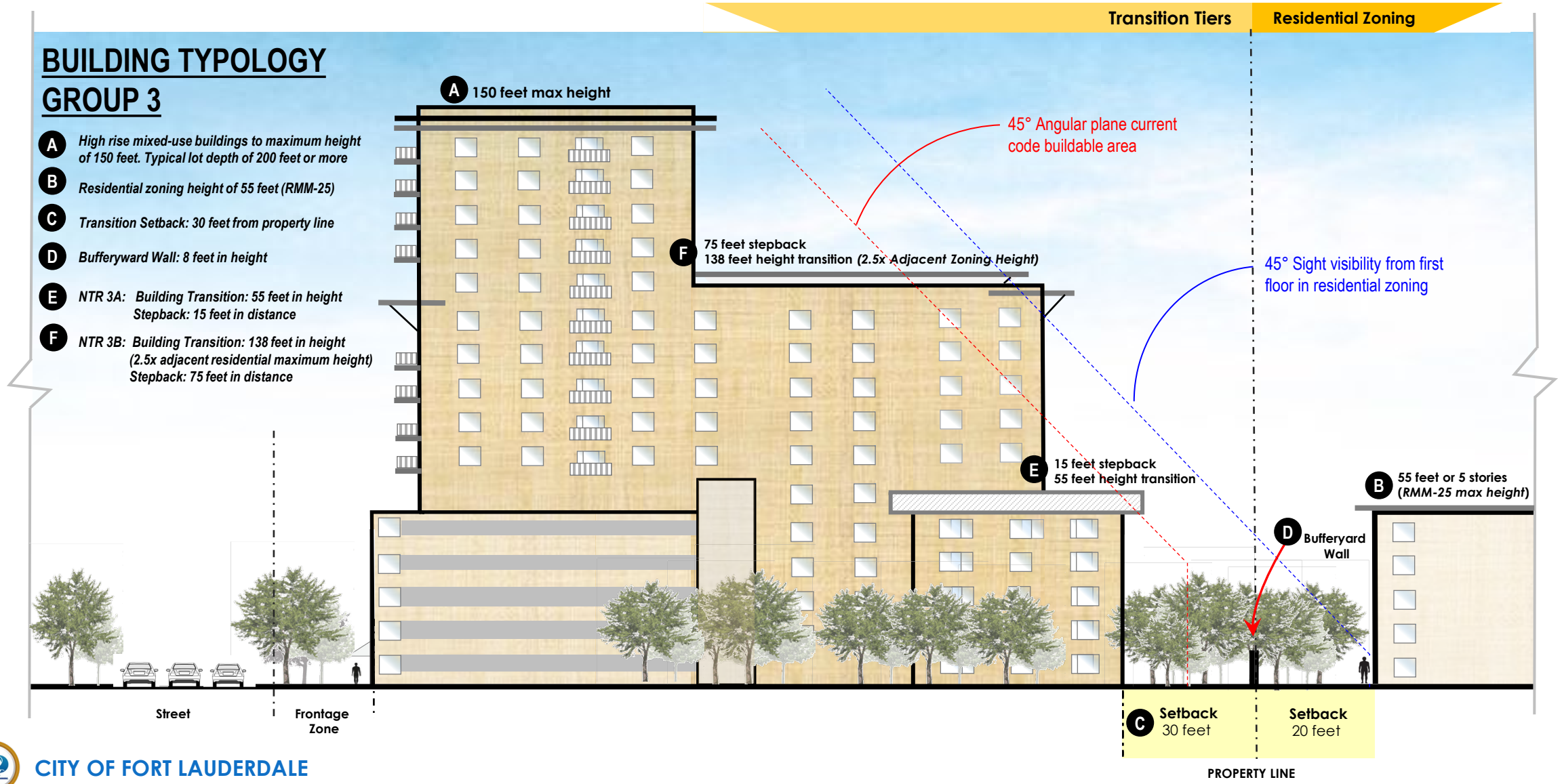

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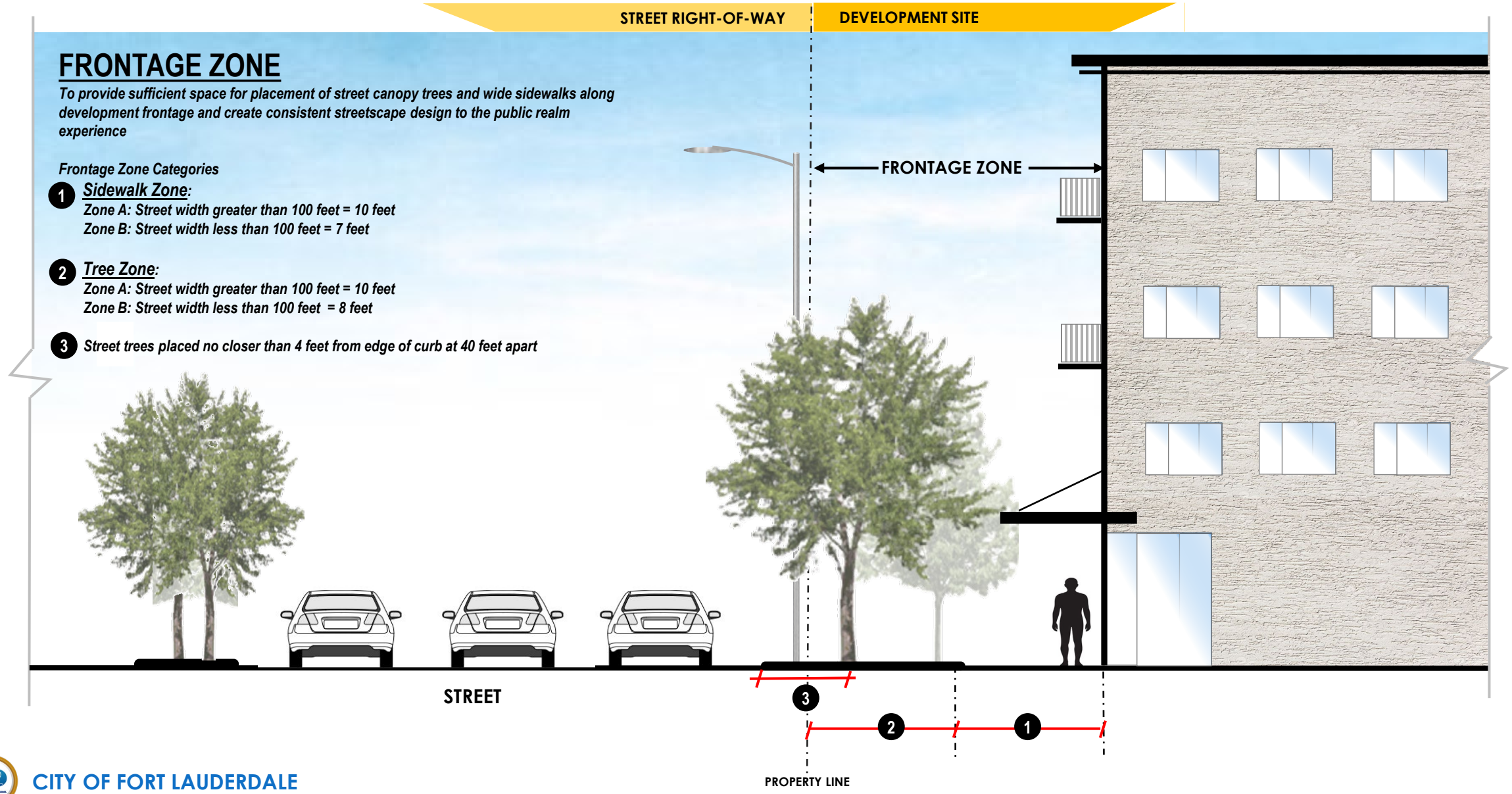
FRONTAGE ZONE



FRONTAGE ZONE

To provide sufficient space for placement of street canopy trees and wide sidewalks along development frontage and create consistent streetscape design to the public realm experience

Frontage Zone Categories

1. ***Sidewalk Zone:***
   Zone A: Street width greater than 100 feet = 10 feet
   Zone B: Street width less than 100 feet = 7 feet

2. ***Tree Zone:***
   Zone A: Street width greater than 100 feet = 10 feet
   Zone B: Street width less than 100 feet = 8 feet

3. *Street trees placed no closer than 4 feet from edge of curb at 40 feet apart*

PRIORITIZED AMENDMENT TIMELINE

DIRECTIVE

Staff received directive from Commission to proceed with amendments

JUNE 2025

PREPARE AMENDMENTS

Staff and consultant prepare amendments and text

JULY 2025

OUTREACH

Stakeholders and CFLCA

AUGUST 2025

PLANNING AND ZONING BOARD

Present amendments to the PZB for their recommendation to City Commission

OCTOBER 15th 2025

CITY COMMISSION

First reading

NOVEMBER 18TH 2025

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QUESTIONS & COMMENTS