

## February 6, 2019 - Rezoning Overview & Update

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### January 2018

- January 1 Notice to Proceed
- February 7 CCRAB Meeting
- April 13 HOA Presidents Meeting
- April 16 Live Webpage/ Surveys - Fortlauderdale.gov/CCCRP
- May 31 Community Workshop 1 – Identifying issues & Community Preferences
- June 18 Pop-up Survey- Commissioner Glassman’s pre-agenda Meeting
- June 26 Roundtable Meeting- Developers, Bankers and Realtors
- July 04 Online Surveys closed
- July 11 Community Workshop 2 – Exploring Opportunities
- Sept 06 Technical Project Team Meeting 1
- Sept 26 CCRAB – Community Based Proposal Map
- Oct 17 Technical/Zoning Process Meeting 2
- Nov 01 Technical Project Team Meeting 3
- Nov 07 CCRAB – Revised Proposal Map

### January 2019

- Jan 15 Technical Project Team Meeting 4
- Feb 07 CCRAB – Rezoning Proposal Overview and Update

- **Remaining Tasks**

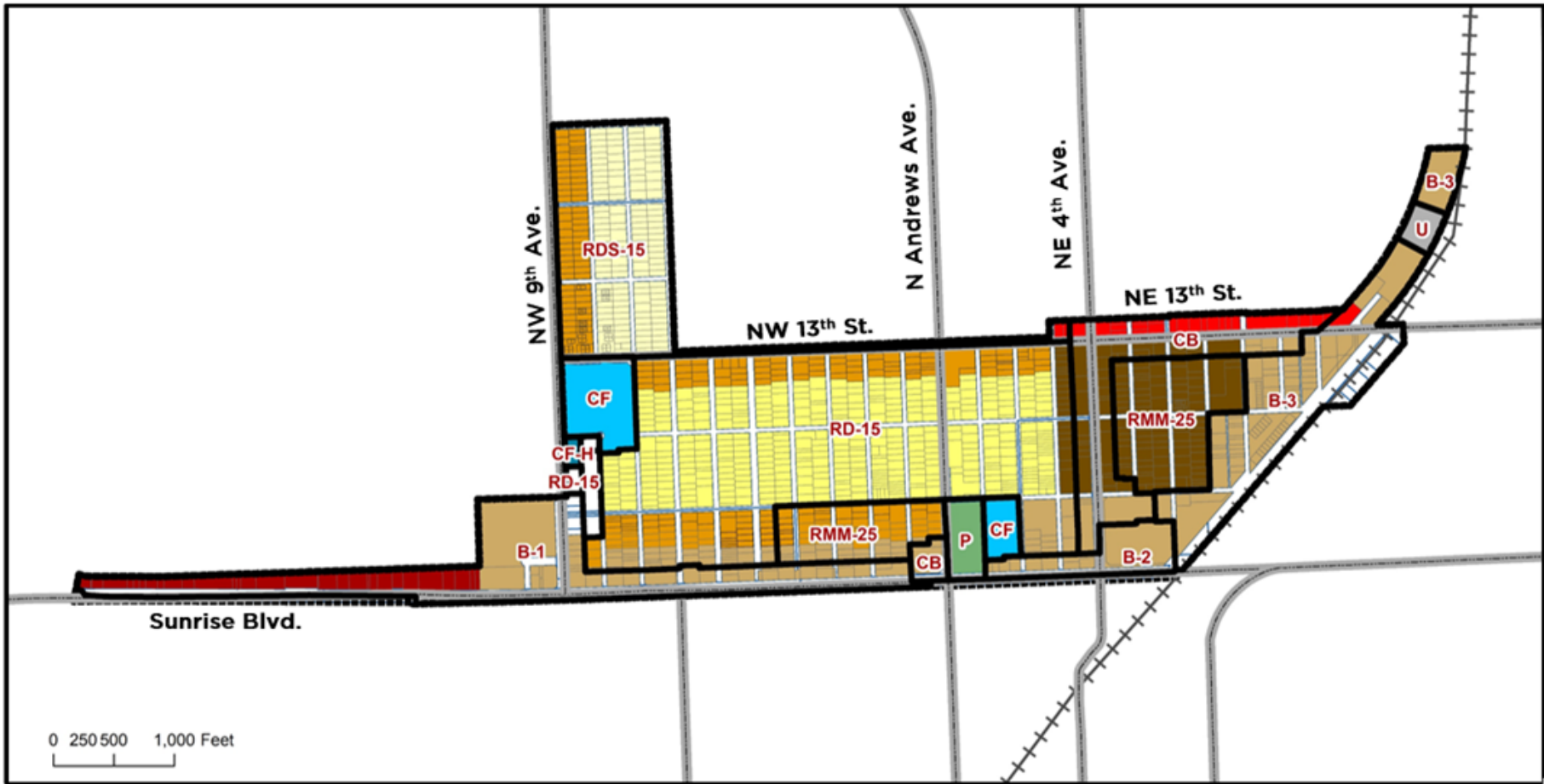
- Draft Permitted Use Table
- Start Discussion with Broward County Planning Council Staff – Review Flex Strategy
- Draft Ordinances







## Central City CRA Rezoning Project Update for the Advisory Board

The consultant and the Planning staff met to discuss the proposed zoning districts that were presented to the Central City Advisory Board at the last public meeting.

- The Technical Committee reached mutual agreement on the following changes proposed by TMPG:
  - 1) Rezone the existing RDs-15 District located on NW 9<sup>th</sup> Avenue to RD-15. This change would permit existing duplex uses by right – even upon redevelopment.
  - 2) The existing Commercial Business (C-B) District north of NW 13<sup>th</sup> Street will retain its current zoning.
  - 3) The existing Business (B-1) District on West Sunrise Boulevard (from NW 10<sup>th</sup> Avenue to the west boundary of the CRA) will retain its current zoning.
  - 4) To the extent feasible, the proposed mixed-use zoning district fronting Sunrise Boulevard (from NW 9<sup>th</sup> Avenue to Andrews Avenue) will be extended up to 300 feet in depth.
  - 5) Single family residential uses will continue to be permitted by right in proposed mixed-use districts that currently include residential zoning.
  - 6) Properties with an existing church or church and school will be rezoned to Community Facility House of Worship (CF-H), or Community Facility House of Worship and School (CF-HS) – consistent with the City-wide effort to facilitate this change for all such uses.
  - 7) In general, the proposed *purpose and intent* of the three (3) proposed zoning districts has been established (see attached).

# PROPOSED Central City CRA Zoning Map



	<b>Community Commercial Corridor</b> (Sunrise Blvd & Progresso Drive – along RRX, and on NW 13 <sup>th</sup> Street (south side only: ## ft west of RRX))		<b>Neighborhood Mixed Use</b> (Old CB, RMM-25, & portion of RD-15)
	<b>Transition Edge</b> (Old RMM-25, RD-15, and RDS-15)		<b>Central City Core</b> (Old RD-15 and RDS-15)
	<b>Business</b> B-1		<b>Commercial Business</b> C-B

## **Community Commercial Corridor**

*Purpose and Intent.* Community Commercial Corridor district is the most intense district in the Central City CRA, accommodating a wide range of uses, including major employment, shopping, civic, office, and entertainment destinations - as well as multi-family residential uses. Located along existing commercial corridors (Sunrise and Progresso), this district should experience the largest scale of redevelopment. Design elements and development standards for the district will create a vibrant, pedestrian-friendly, mixed-use area along main transit routes.

The depth of the existing commercial zoning lots that front Sunrise Blvd. is proposed to increase to 300 feet (average), which would consume a few parcels that are currently zoned RD-15 and RMM-25. The proposed depth is the maximum that can be included without exceeding the existing land use and flex strategy standards.

Flexibility units would be required to allow additional density on RD-15 and RMM-25 parcels, and for existing commercial zoned parcels. Currently, mixed use development is permitted by conditional use permit. TMPG is proposing that mixed uses be permitted out right in this district.

## **Neighborhood Mixed Use**

*Purpose and Intent.* The Neighborhood Mixed Use district has a maximum density of twenty-five (25) dwelling units per net acre and a maximum density of thirty (30) hotel/motel or nursing home rooms per net acre, which is consistent with the residential medium high category of the city's comprehensive plan. Parcels so designated shall serve as a transition from medium-high density residential and single family uses (Central City Core), to mixed use development and high-rise multifamily residential neighborhoods. Bounded by NE 4<sup>th</sup> Avenue and NW 13<sup>th</sup> Street, the Neighborhood Mixed Use district is located in proximity to arterial or collector streets. Mixed uses, neighborhood commercial retail, commercial services, and office uses will create a vibrant, pedestrian friendly, mixed-use district in the Central City CRA.

## **Transition Edge**

*Purpose and Intent.* The Transition Edge district is appropriate for single and multi-story residential development abutting arterial corridors and provides an appropriate transition in scale to adjoining low rise residential areas.

The proposed Transition Edge district includes existing RMM-25, RD-15, and RDs-15 (along NW 9<sup>th</sup> Avenue, NW 13<sup>th</sup> Street, and NW 11<sup>th</sup> Street). Ideally, redevelopment would include a mix of diverse housing types, especially townhomes and cluster developments. On average, the proposed depth of the Transition Edge district is as follows:

NW 9<sup>th</sup> Avenue - 270 feet

NW 11<sup>th</sup> Street – average of 230 feet

NW 13<sup>th</sup> Street – average of 230 feet

TMPG is proposing the following for the Transition Edge district: (1) allow diverse mix of housing types; and, (2) with the provision of public benefits by the developer, allow increased height up to 5 stories (current limit is 35 feet); (3) with the provision of public benefits by the developer, use flexibility units to encourage development and density increases up to 25 units per acre; and, (4) create design and frontage standards that keep the developments facing the street with parking in the back.

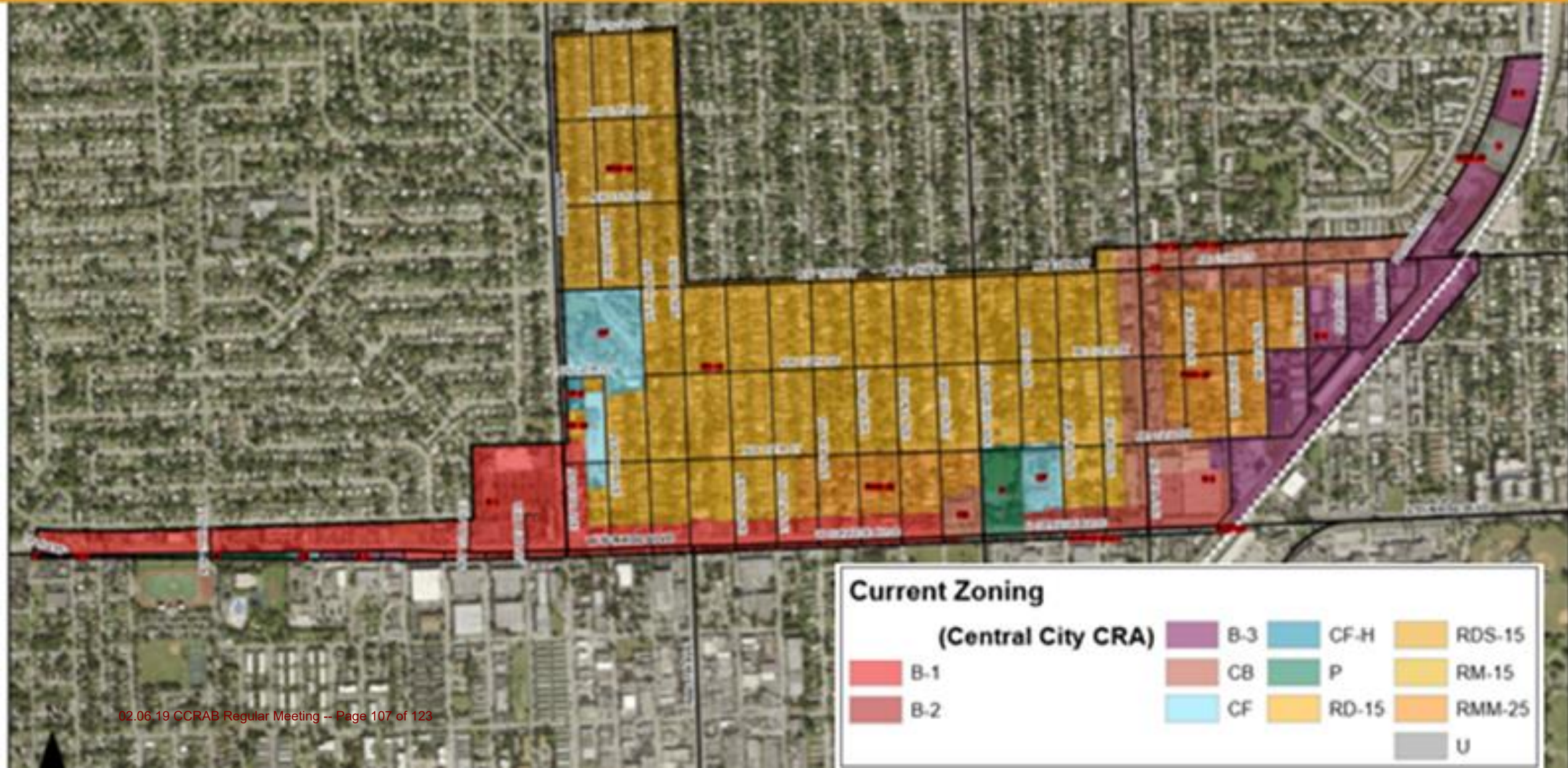


# **FORT LAUDERDALE CENTRAL CITY CRA REZONING PROJECT**

**CRA Advisory Board Special Meeting  
February 6, 2019**

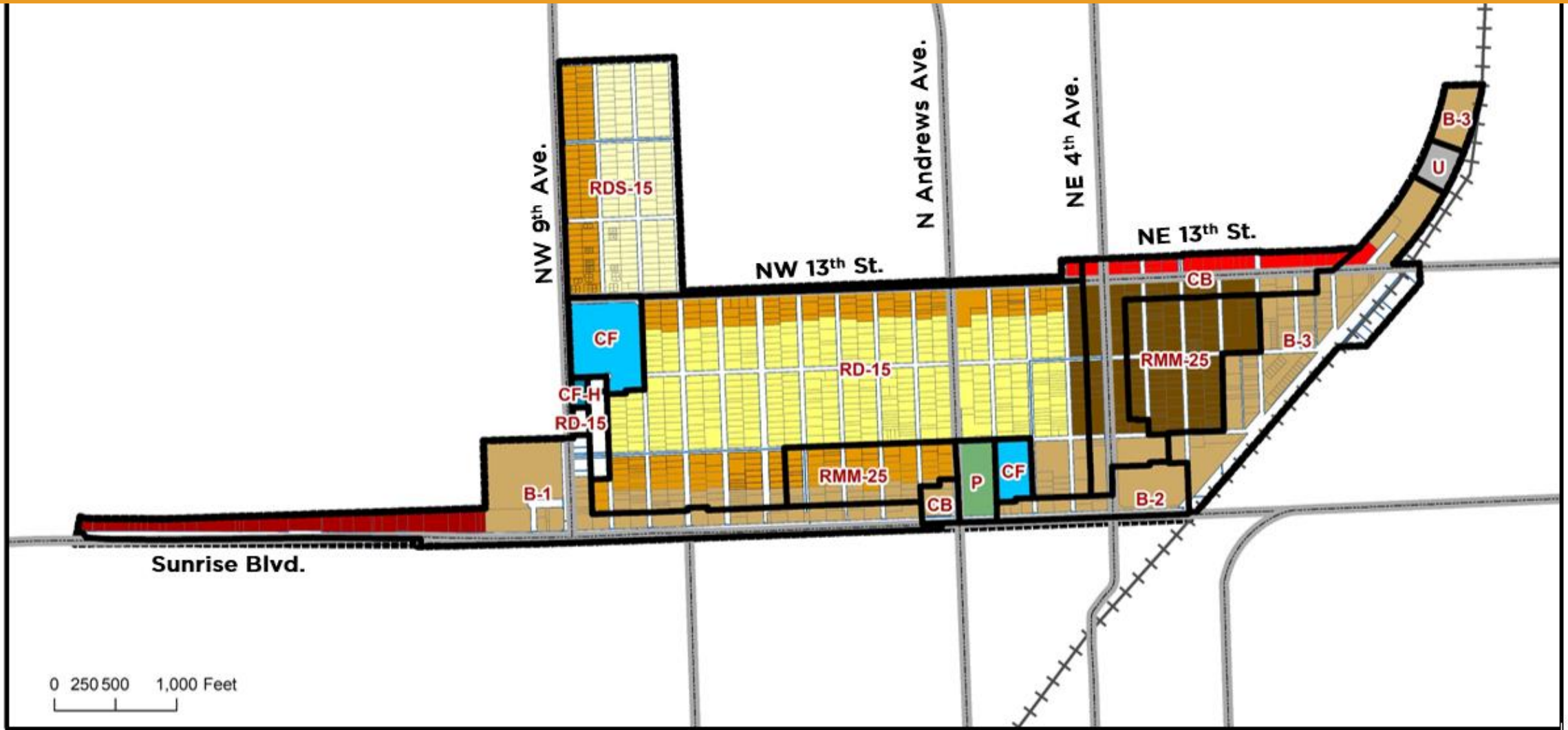










# Current Central City Zoning





# Proposed Map shared at CRA Advisory Board Meeting in November, 2018

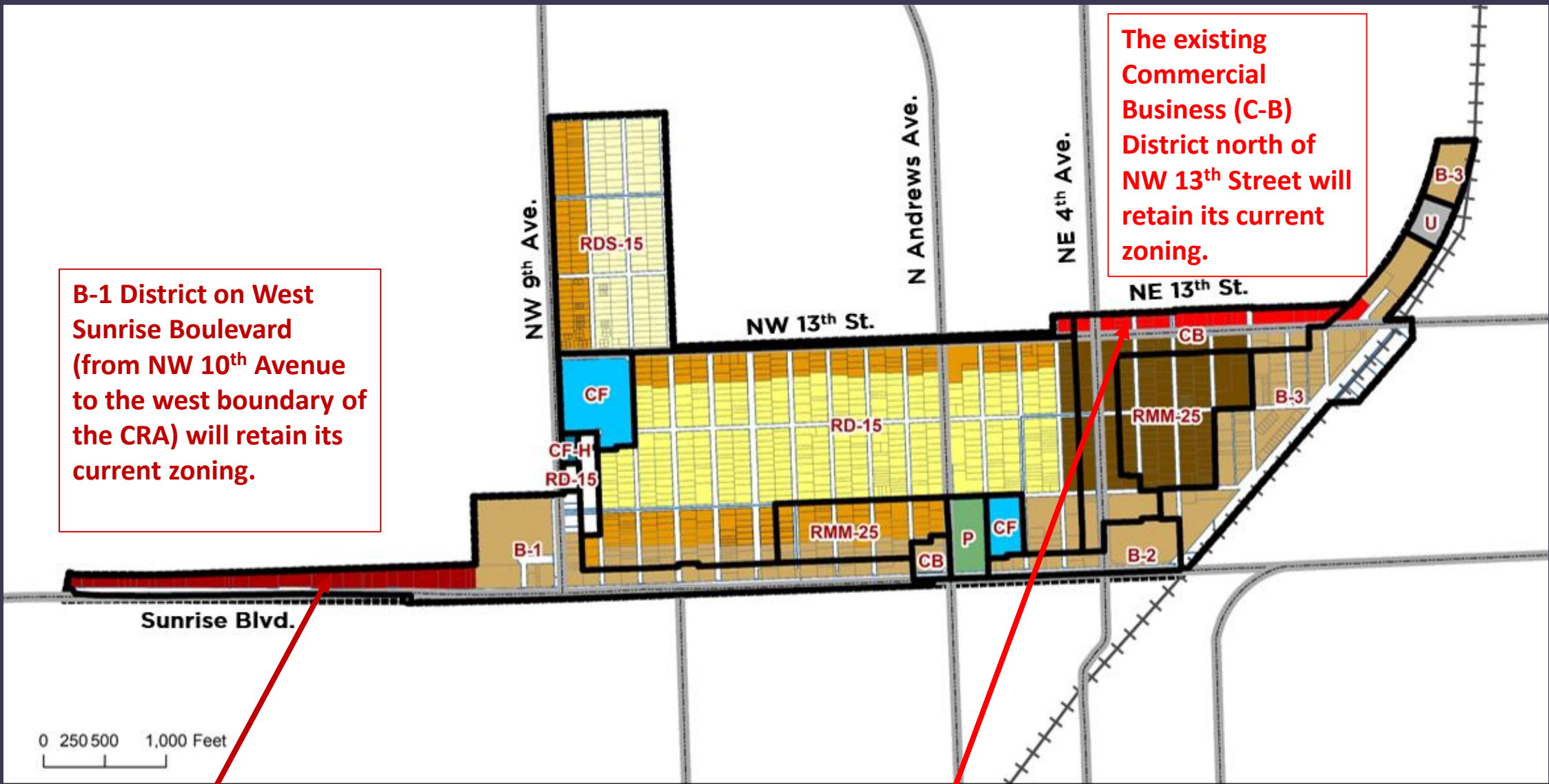








	<b>Community Commercial Corridor</b> (Sunrise Blvd & Progresso Drive – along RRX, and on NW 13 <sup>th</sup> Street (south side only: ## ft west of RRX))		<b>Neighborhood Mixed Use</b> (Old CB, RMM-25, & portion of RD-15)
	<b>Transition Edge</b> (Old RMM-25, RD-15, and RDs-15)		<b>Central City Core</b> (Old RD-15 and RDs-15)
	<b>Commercial Business</b> B-1		<b>CF</b>
			<b>P</b>
			<b>B-2, B-3, U</b>



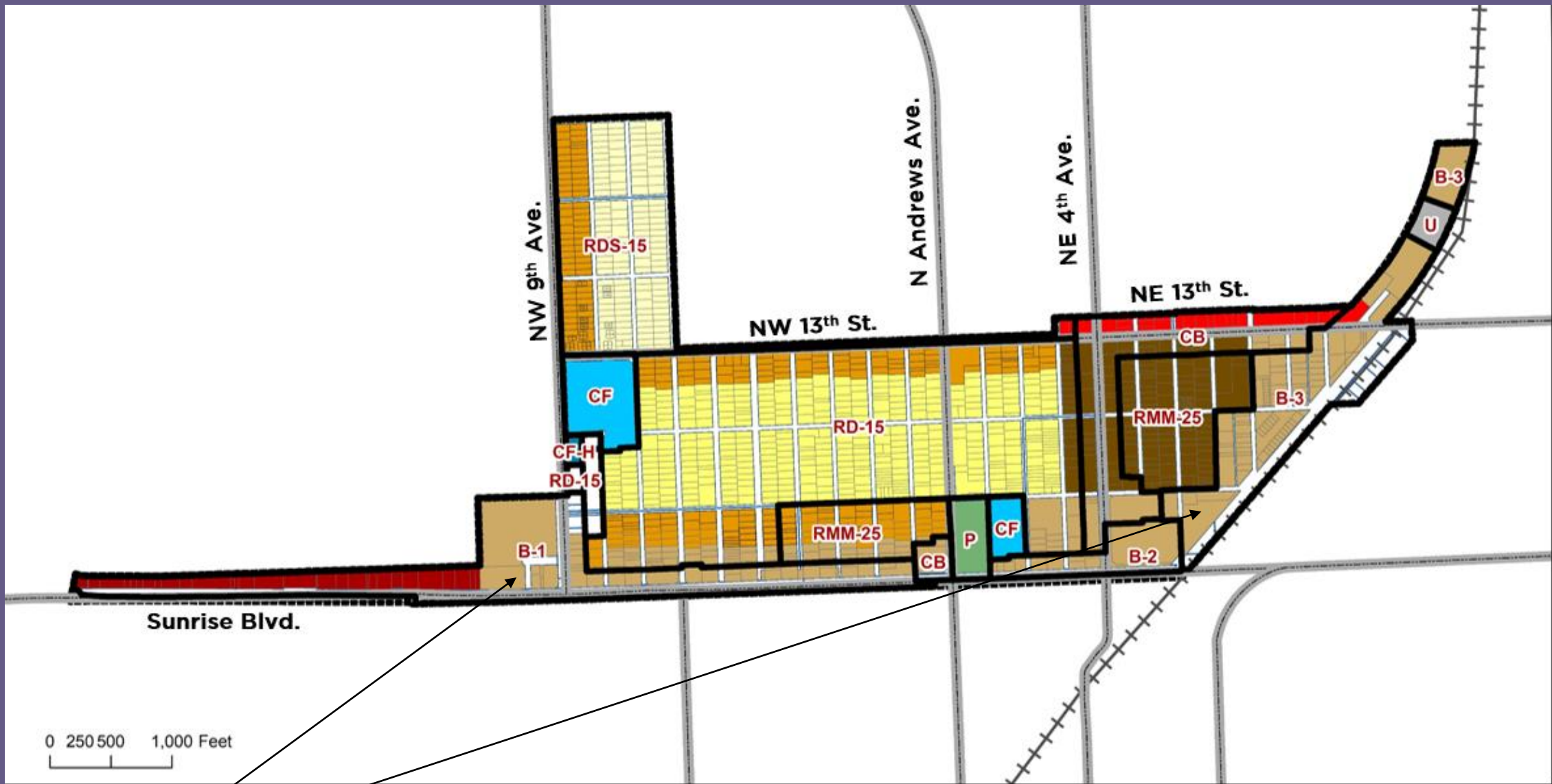
**B-1 District on West Sunrise Boulevard (from NW 10<sup>th</sup> Avenue to the west boundary of the CRA) will retain its current zoning.**







**The existing Commercial Business (C-B) District north of NW 13<sup>th</sup> Street will retain its current zoning.**



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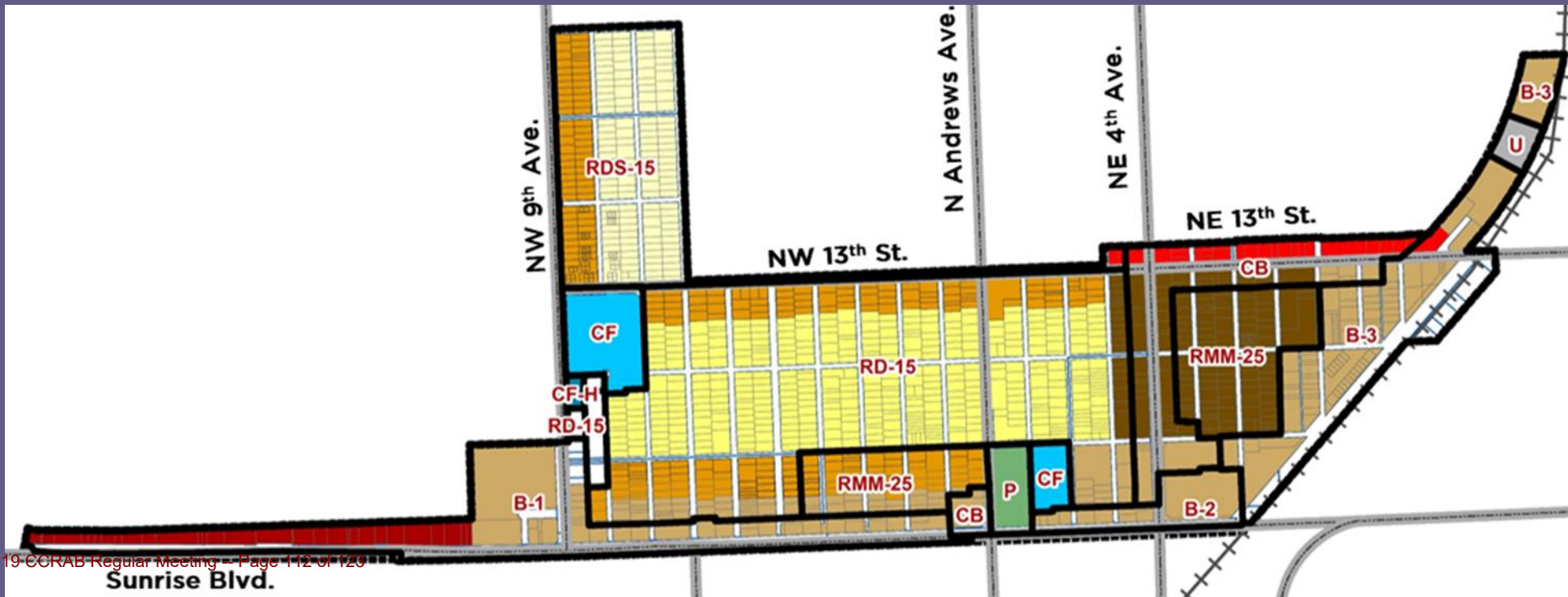
The following is proposed for the Community Commercial Corridor district:

- The most intense proposed district
  - Accommodates uses like major employers, shopping, civic, office, and entertainment destinations, and multi-family residential uses
- Located along existing commercial corridors (Sunrise and Progresso)
- This district should experience the largest scale of redevelopment



# Proposal for the Community Commercial Corridor district:

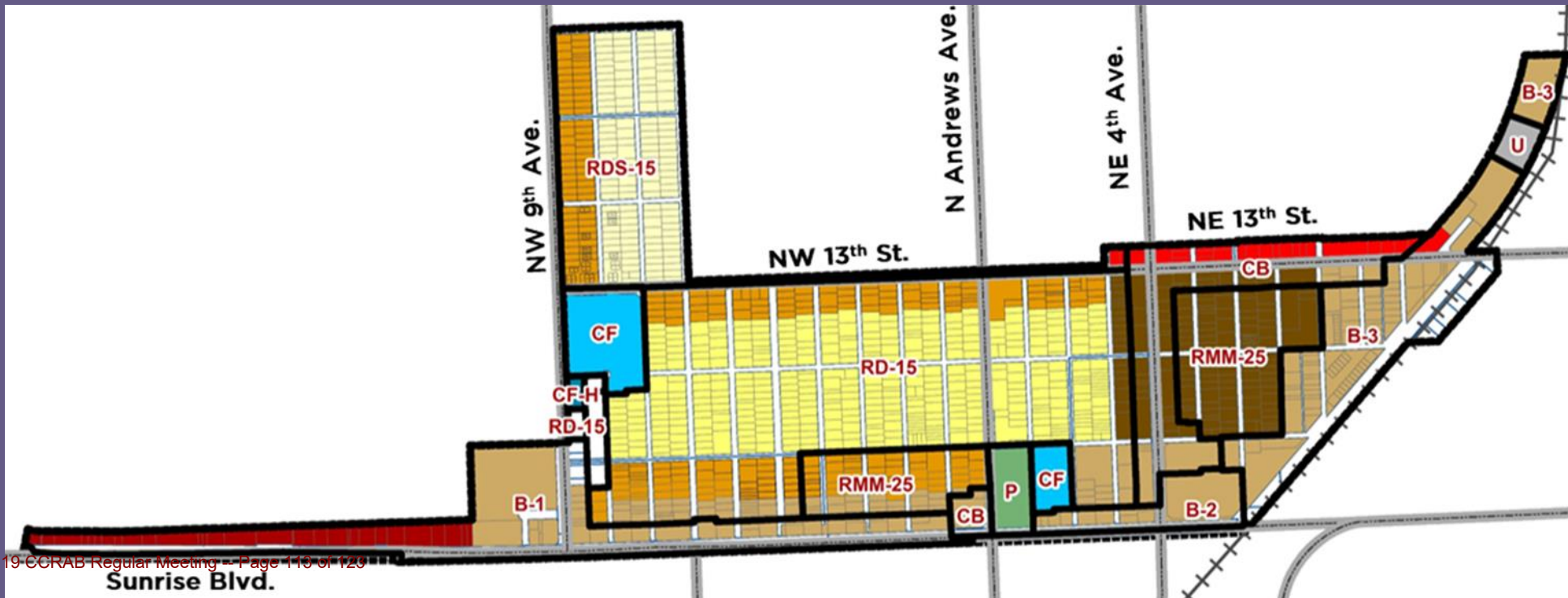
- Proposed depth – up to 300 feet (average)
- The proposed depth is the maximum that can be included without exceeding flex strategy standards.



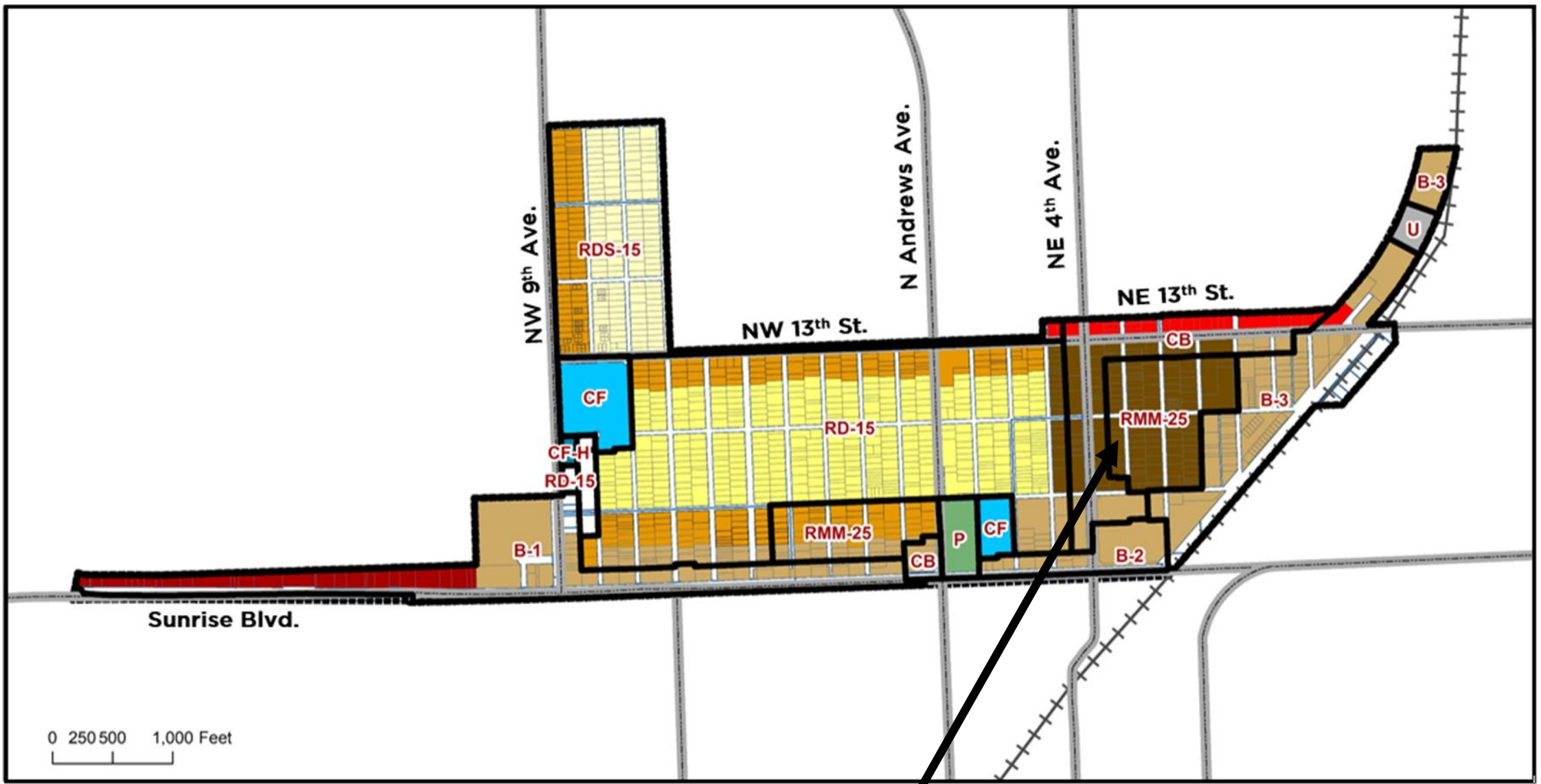








# Proposal for the Community Commercial Corridor district:

- Flexibility units will be allocated to allow additional density on RD-15 and RMM-25 parcels, and for existing commercial zoned parcels.
- Staff is proposing that mixed uses be permitted out right in this district.







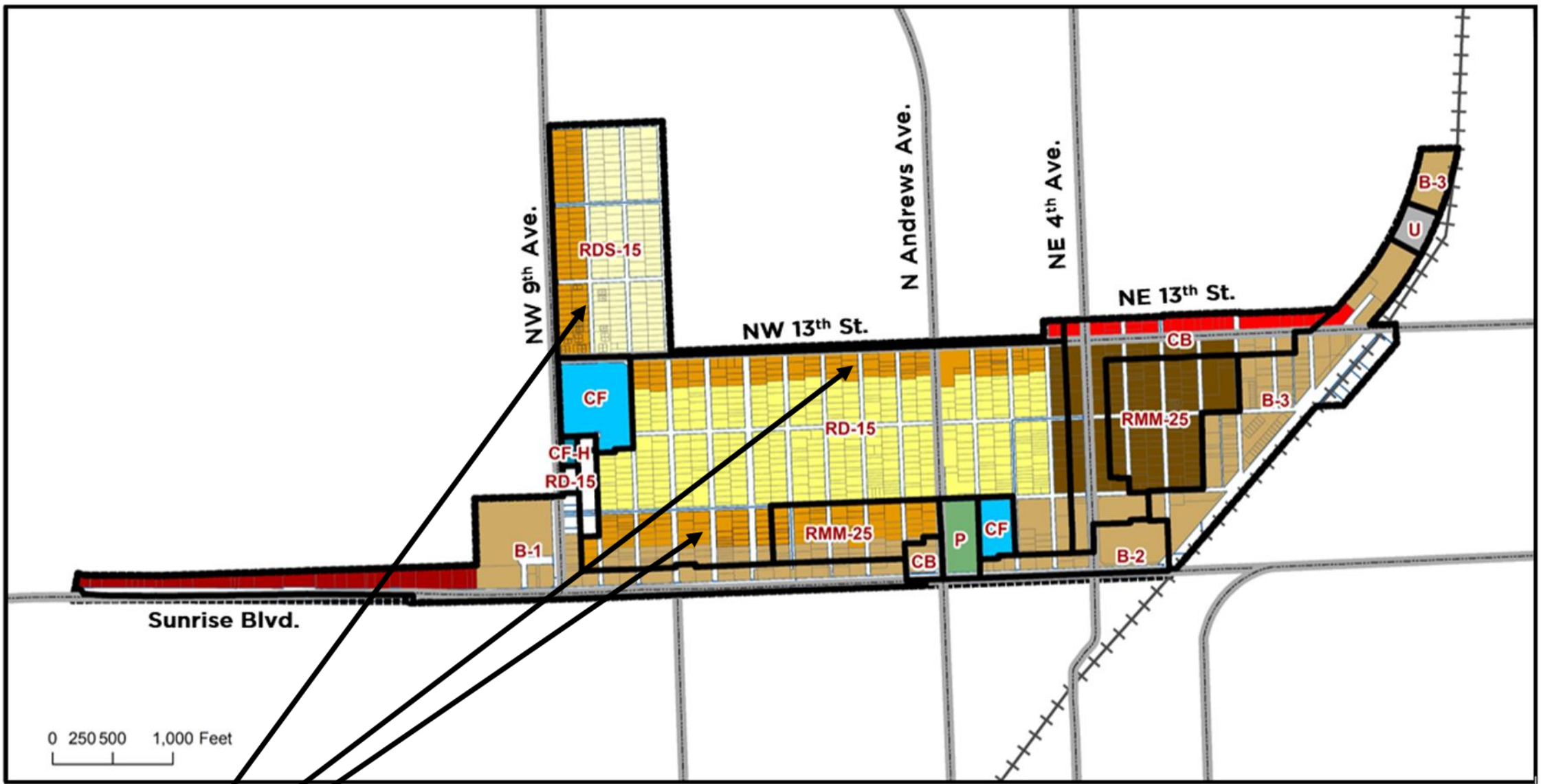
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	<b>B-1</b>		<b>Commercial Business</b> C-B









## The following is proposed for the Neighborhood Mixed Use district:

- Single-family retain permitted use status west of NE 4<sup>th</sup>
- CB zoning east of NE 4<sup>th</sup> also are contained within this proposed district





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	B-1		Commercial Business C-B

# The following is proposed for the Transition Edge district:

- Diverse mix of housing types; and,
- Provision of public benefits by the developer may allow increased height up to 5 stories (current limit is 35 feet); and,
- Provision of public benefits by the developer, use flexibility units to encourage development and density increases up to 25 units per acre; and,
- Create design and frontage standards that keep the developments facing the street and keeps parking in the back.



Proposed depth of the Transition Edge district is as follows:

- NW 9th Avenue - 270 feet
- NW 11th Street – average of 230 feet
- NW 13th Street – average of 230 feet

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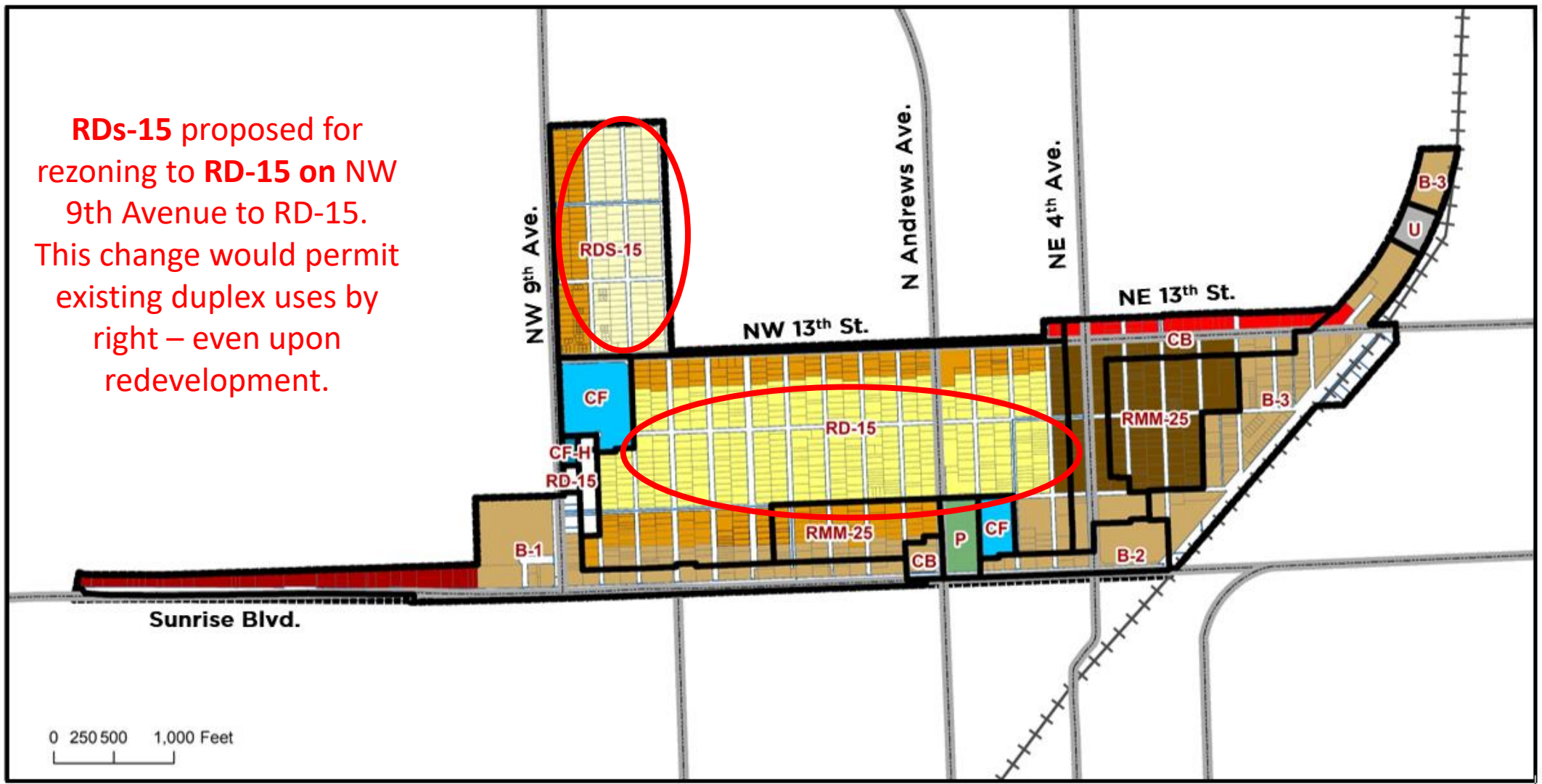
Single & Multi-story residential







Provides transitional scale to low-rise residential uses

Ideal for diverse housing types



**RDs-15** proposed for rezoning to **RD-15** on NW 9th Avenue to RD-15. This change would permit existing duplex uses by right – even upon redevelopment.



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# Next Steps

- **Complete draft permitted use table for proposed new zoning districts.**
- **Continued coordination with Urban Design and Planning Team.**
- **Discussion with Broward County Planning Council staff.**
- **Draft ordinances.**

# Thank You For Your Time. Questions?

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