

Fort Lauderdale CRA

Central City

Rezoning

0 250 500 1,000 Feet

CCRAB 02.03.2021

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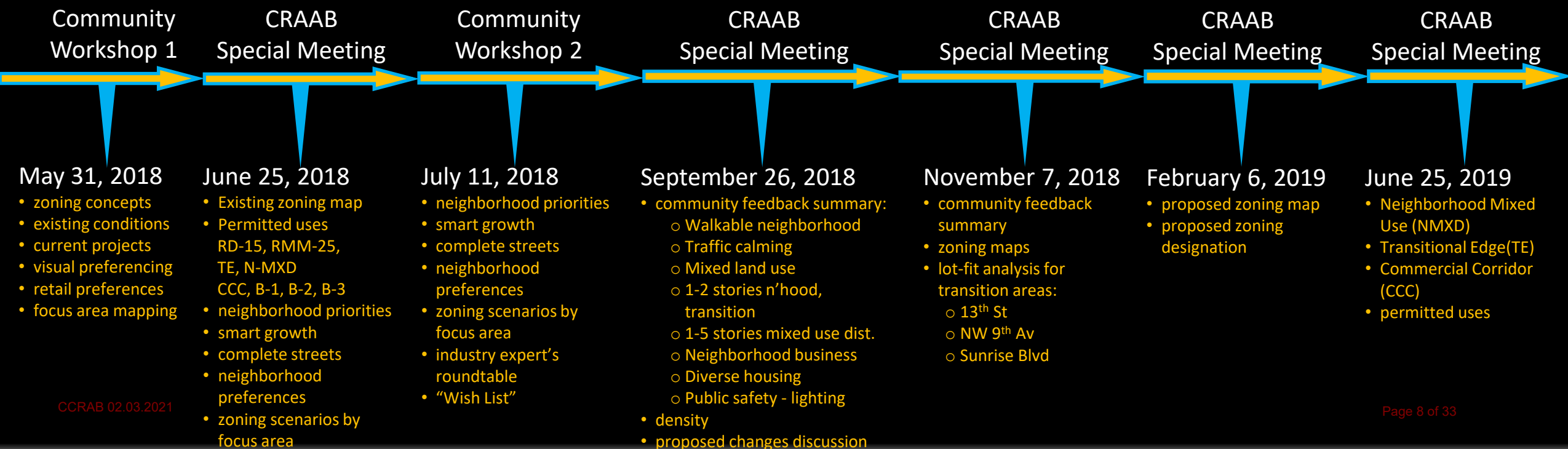
 Community Commercial Corridor (CCC)	 Neighborhood Mixed Use (N-MXD)	 Commercial Facilities (CF)	 Utilities (U)
 Transition Edge (TE)	 Residential RD-15	 Commercial Facilities High (CF-H)	
 Business (B-1)	 Commercial Business (C-B)	 Park (P)	



0 250 500 1,000 Feet

Confirmation: Prior Work

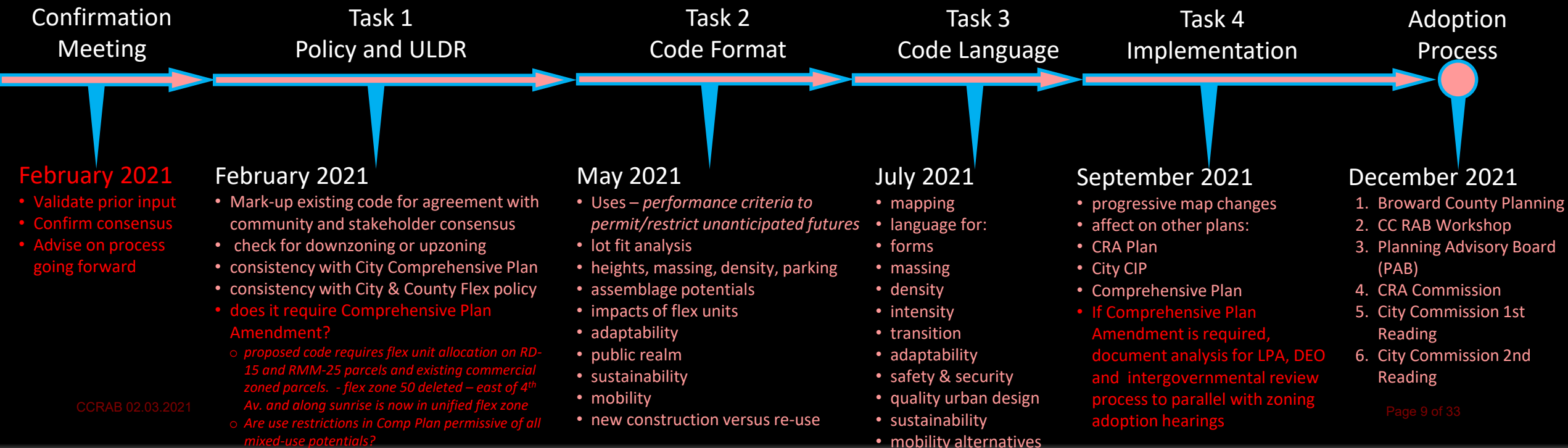
- Extensive stakeholder and community engagement
- Record of consensus zoning map
- Record of further next steps for permitted uses
- Draft text with uses, intensities, forms and public realm requirements



Confirmation: **Going Forward** *(Corradino Group)*

ADDRESSING THE GAP

- To re-engage stakeholders and community
- Confirm consensus of where we are



Working Together: Outreach

5 public meetings:

CC RAB Workshops:

Planning Advisory Board (PAB)

CRA Commission

City Commission 1st Reading

City Commission 2nd Reading

#1, February 2021 – Confirmation

#2, August 2021

September 2021

October 2021

November 2021

December 2021

4 City and CRA staff workshops:

Kickoff meeting

Review of existing policy and regulations

Code and development analysis Workshop 1

Draft code Workshop 2

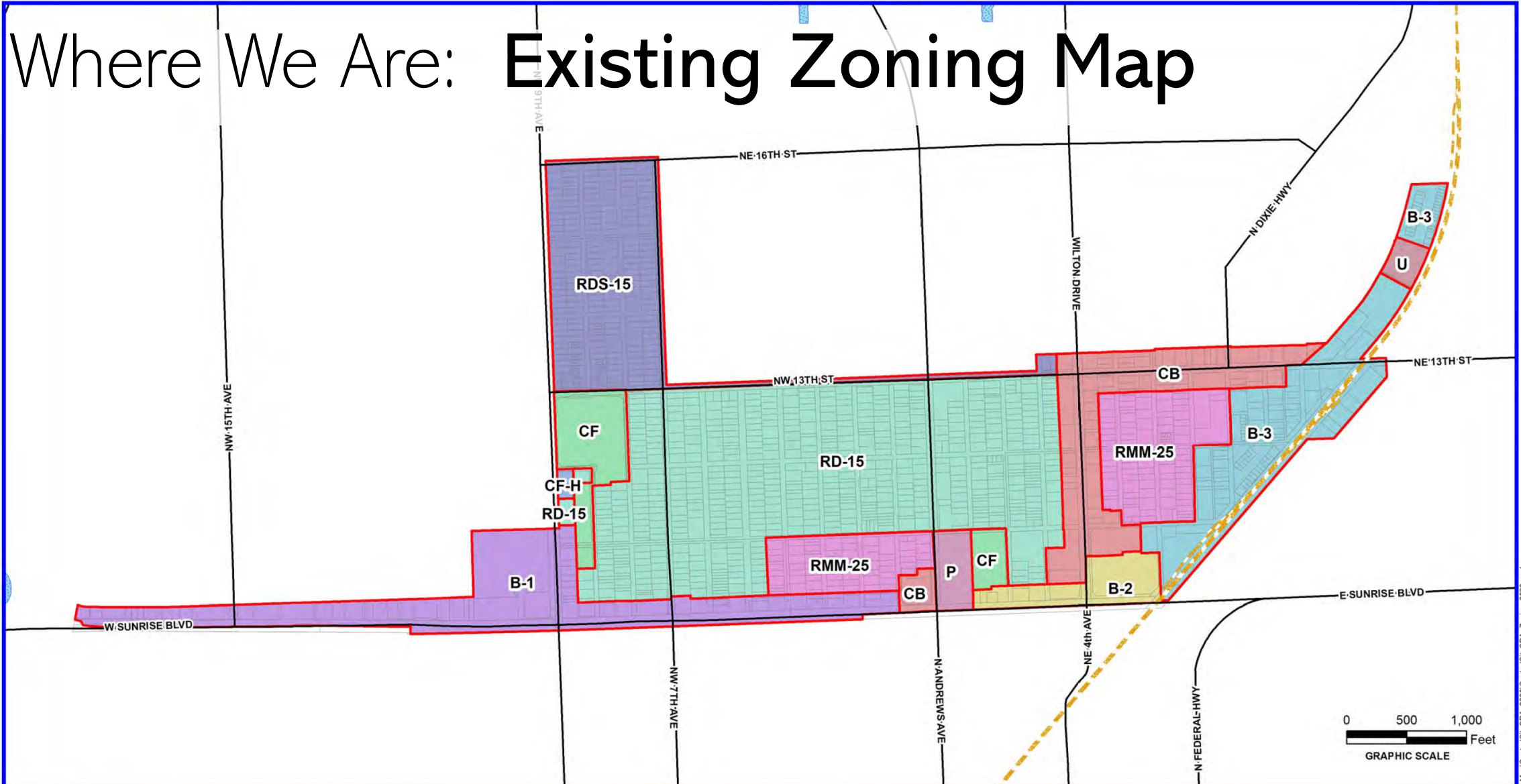
December 2020

February 2021

June 2021

July 2021

Where We Are: Existing Zoning Map



Legend

Central City CRA Current Zoning	B-2 - General Business	CF - Community Facility	RD-15 - Residential Single Family and Duplex/Medium Density	U - Utility
Zone Class	B-3 - Heavy Commercial/Light Industrial Business	CF-H - Community Facility/House of Worship	RDS-15 - Residential Single Family/Medium Density District	
B-1 - Boulevard Business	CB - Community Business	P - Parks - Recreation and Open Space	RMM-25 - Residential Multifamily Mid Rise/ Medium High Density	



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CITY OF FORT LAUDERDALE
ZONING DISTRICT MAP

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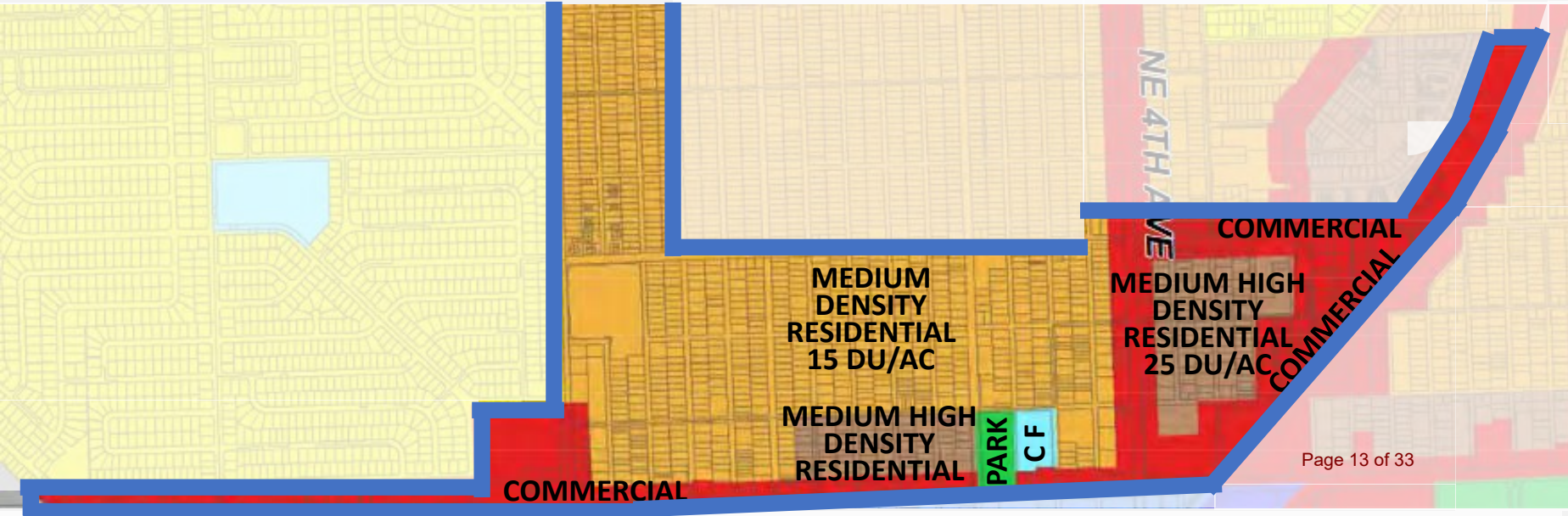
Document Path: J:\GIS\CentralCityCRA_14_DRA\Map\CentralCityCRA_2020\CentralCityCRA_Zoning_2020.mxd

Comprehensive Plan Issues : Uses & Intensities

Consensus Zoning Map



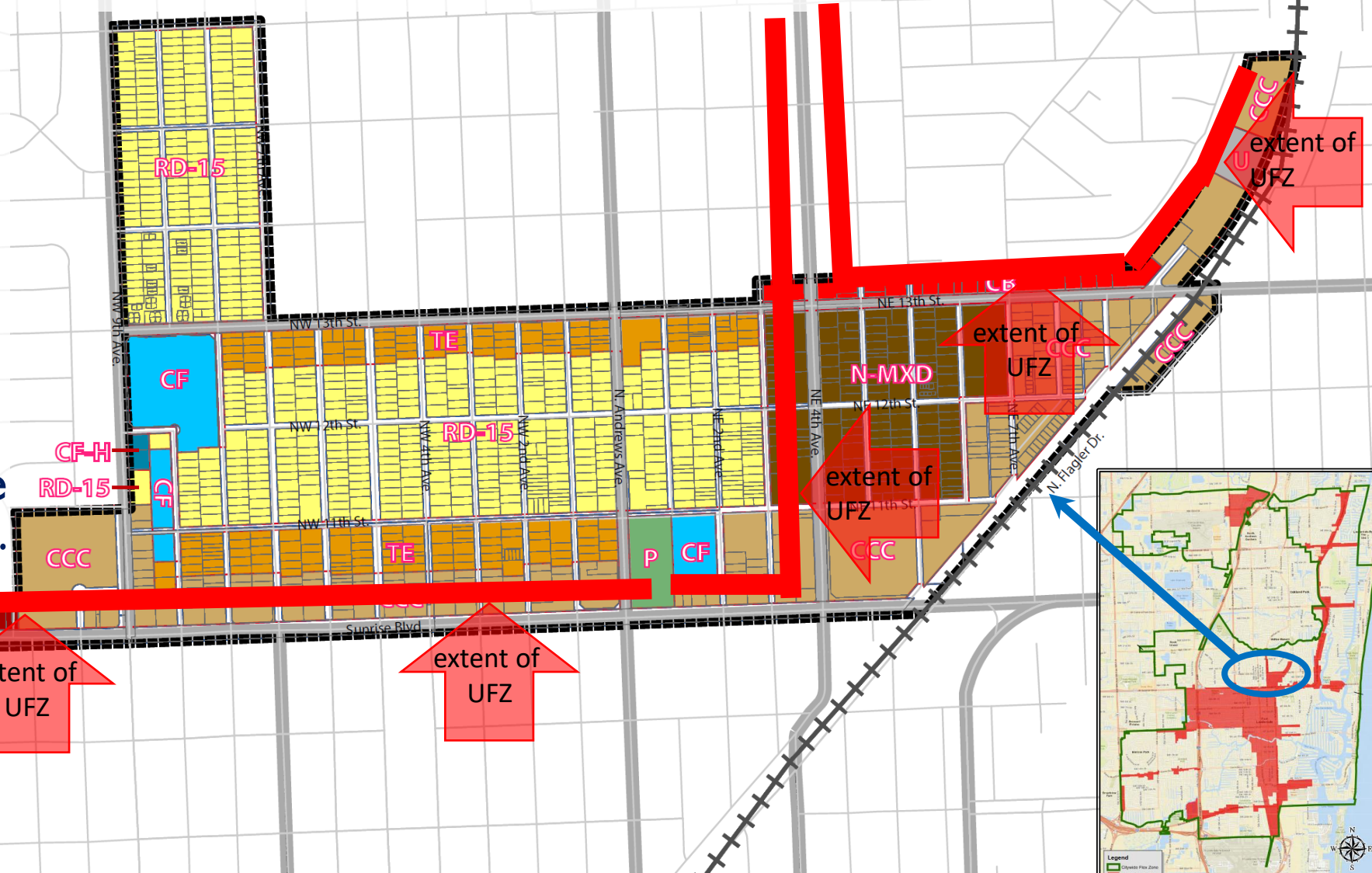
Comprehensive Plan Future Land Use Map













Comprehensive Plan Issues : Flex Zone

Prior:
Entire Central City CRA
in Flex Zone #50

New:
Unified Flex Zone (UFZ)
part of Central City CRA
east of the rear lot line of
the west side of 4th Ave
and the rear lot line of the
north side of Sunrise Blvd.



0 250 500 1,000 Feet

	Community Commercial Corridor (CCC)		Neighborhood Mixed Use (N-MXD)		Commercial Facilities (CF)		Utilities (U)
	Transition Edge (TE)		Residential RD-15		Commercial Facilities High (CF-H)		
	Business (B-1)		Commercial Business (C-B)		Park (P)		



0 250 500 1,000 Feet

Introduction to the Scope and our Approach

Why We Are Here: **Goals**



economic **growth**



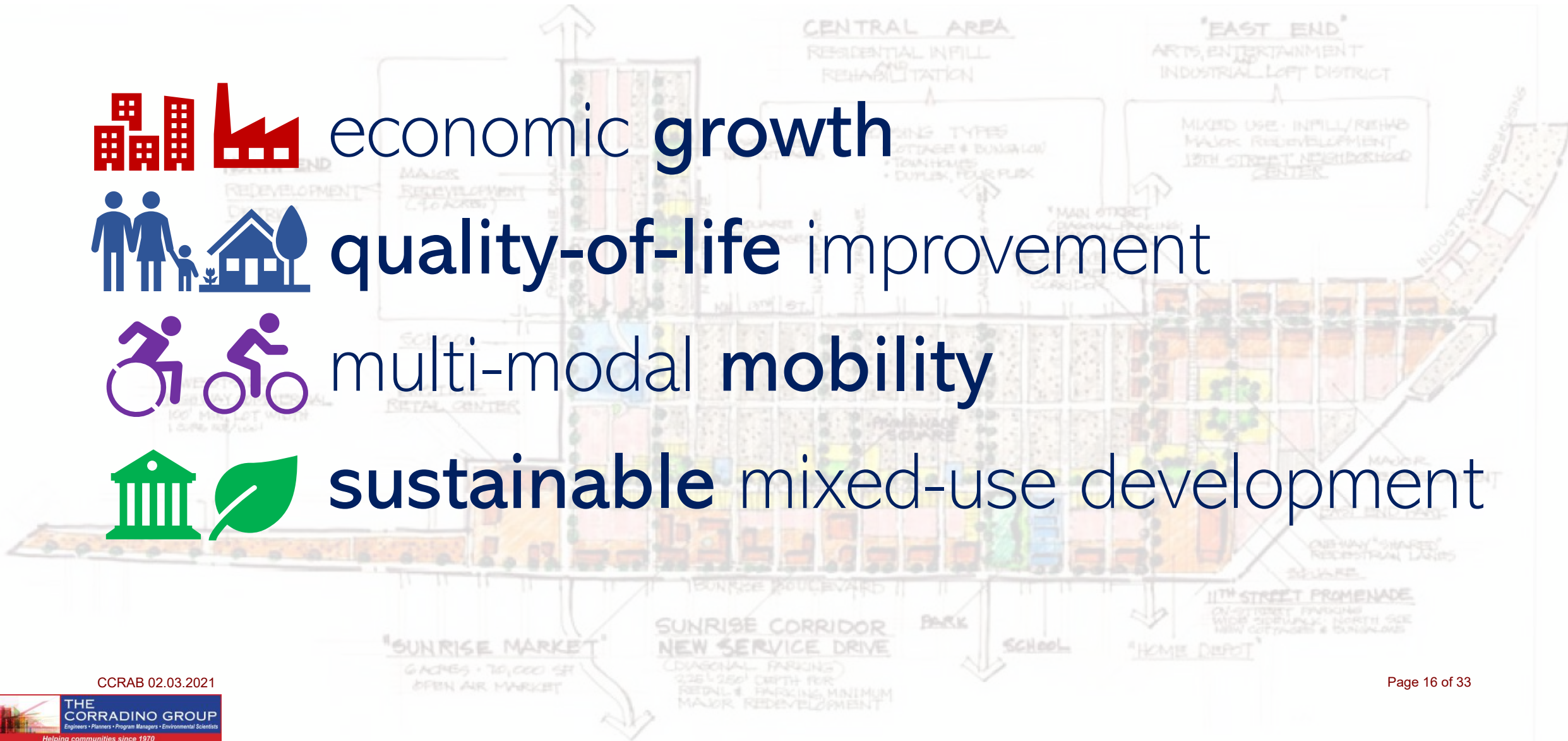
quality-of-life **improvement**



multi-modal **mobility**



sustainable **mixed-use development**



How: Approach

1. Does it **stimulate the desired goals** of economic growth, quality-of-life improvement, multi-modalism, and sustainable mixed-use development;
2. Is it **flexible to allow for change** in circumstances and economic cycles, and provide for **adaptable** spaces;
3. As a hybrid code, allocating uses (singular or mixed) to specific areas (Euclidian components) with form components that regulate the built structures and public realm without respect to uses and occupations, the **forms must physically be able to fit the uses, densities and intensities**;
4. Have the goals been developed from an **open and fair process**;
5. Does it protect the interests of current property owners with **equity** and similarly regulate similarly situated properties;
6. Does it foster **certainty for property owners** to develop sound, reliable pro-formas for redevelopment;
7. Does it assure **certainty for neighbors and residents** to have reliable expectations for what can be “across the street”, minimizing future conflicts for approvals and improving the quality-of-life for today’s residents;
8. Does it provide for **streamlined approval processes** as much as reasonable, further reinforcing concepts of certainty;
9. Is it **simple to understand** by common persons.

Task 1 Review Policy & ULDR

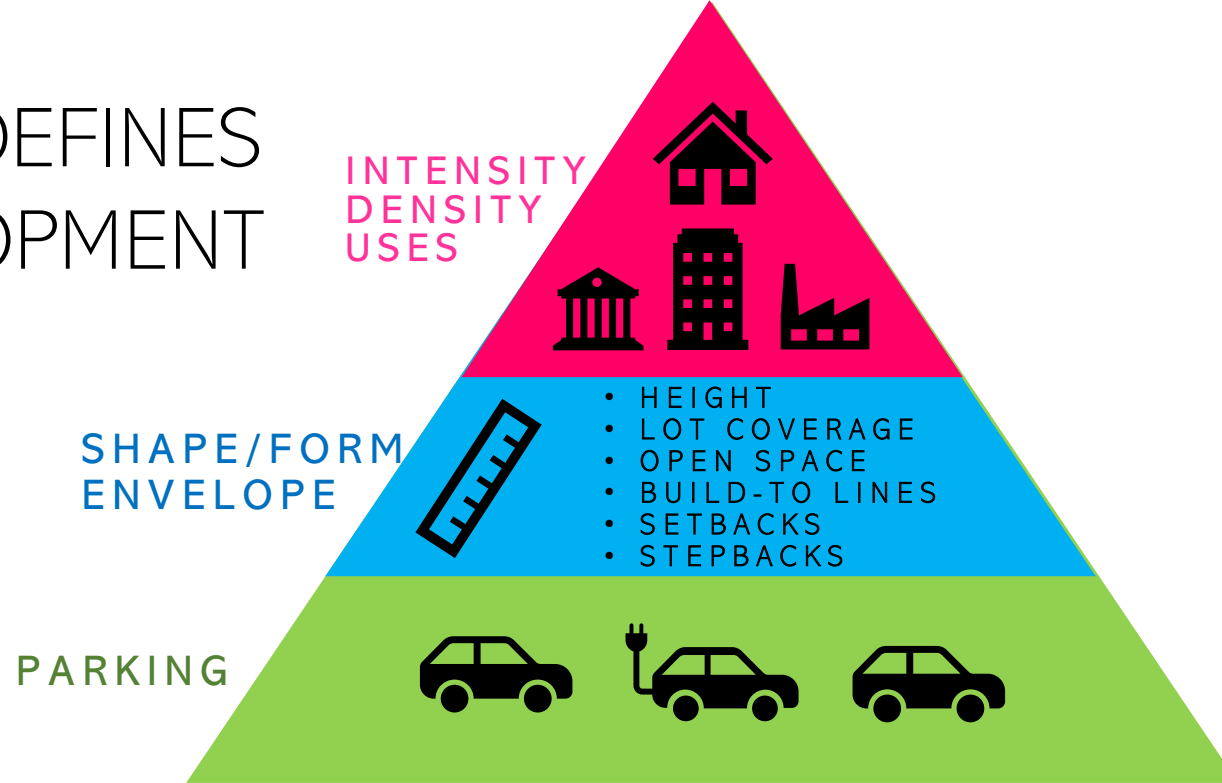
REVIEW TO MEETING THE APPROACH CRITERIA:

1. stimulate the desired goals
2. flexible and adaptable
3. do forms fit the uses, densities and intensities
4. open and fair process
5. equity
6. certainty for property owners
7. certainty for neighbors and residents
8. approval processes streamlined and certain
9. simple to understand

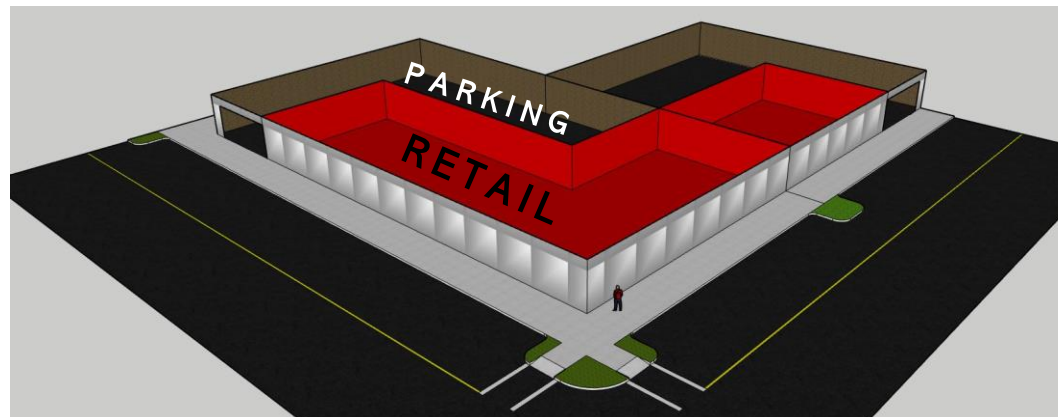
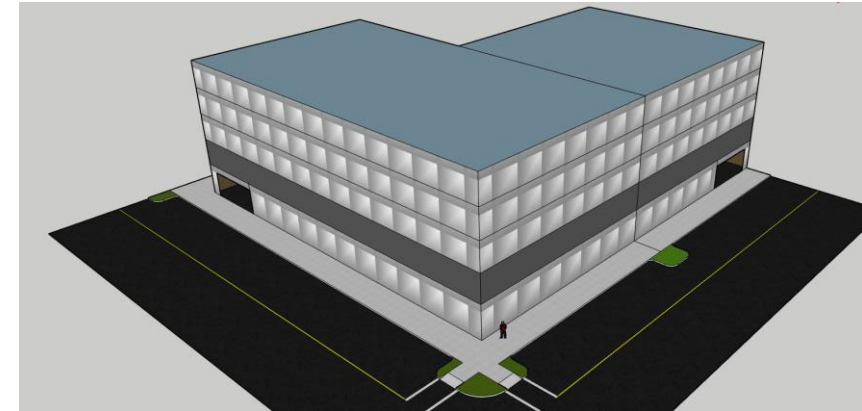
WHERE CRITERIA ARE NOT MET, CHANGE TO BE MADE IN TASK 2 & 3

Task 2 Code Format & Structure

CODE DEFINES
DEVELOPMENT



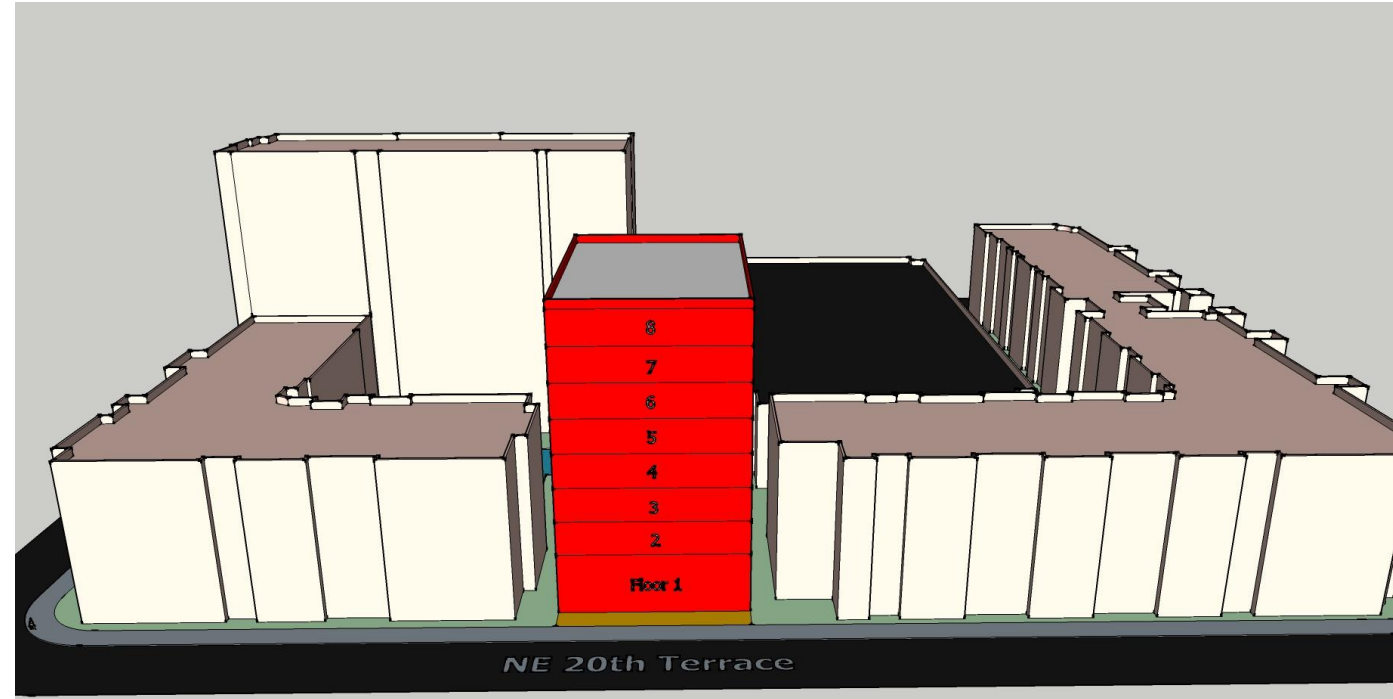
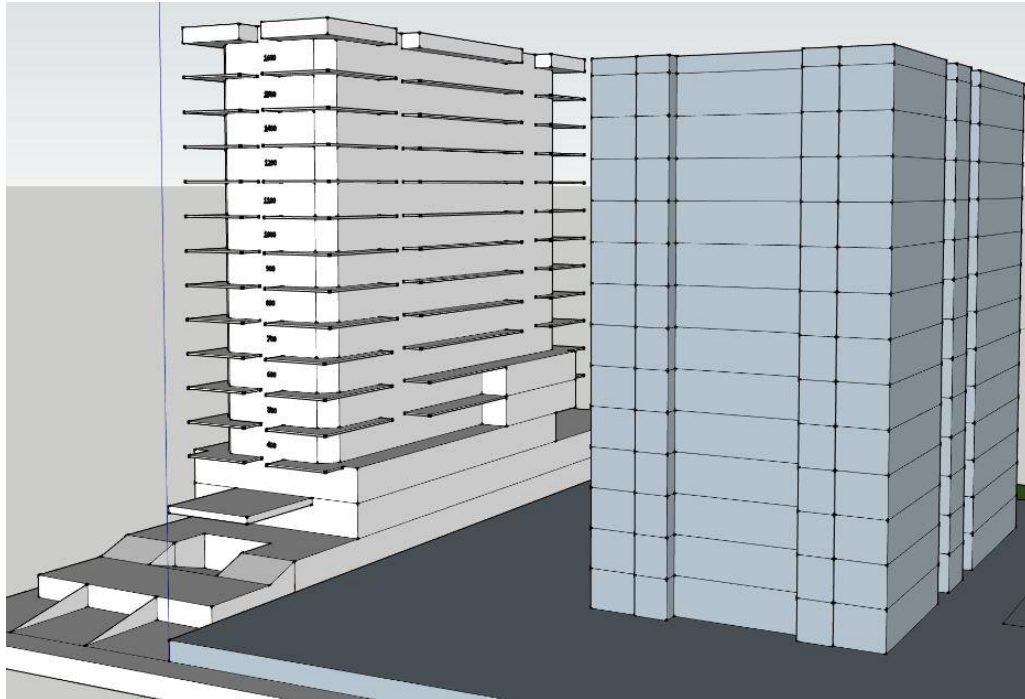
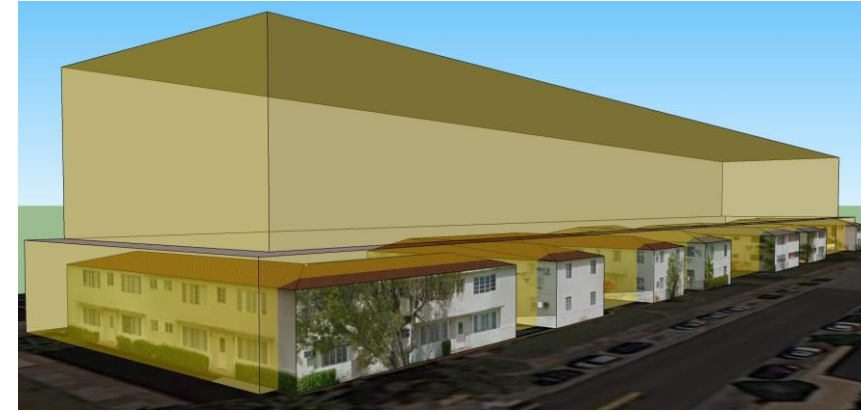
MAKING SURE
IT FITS



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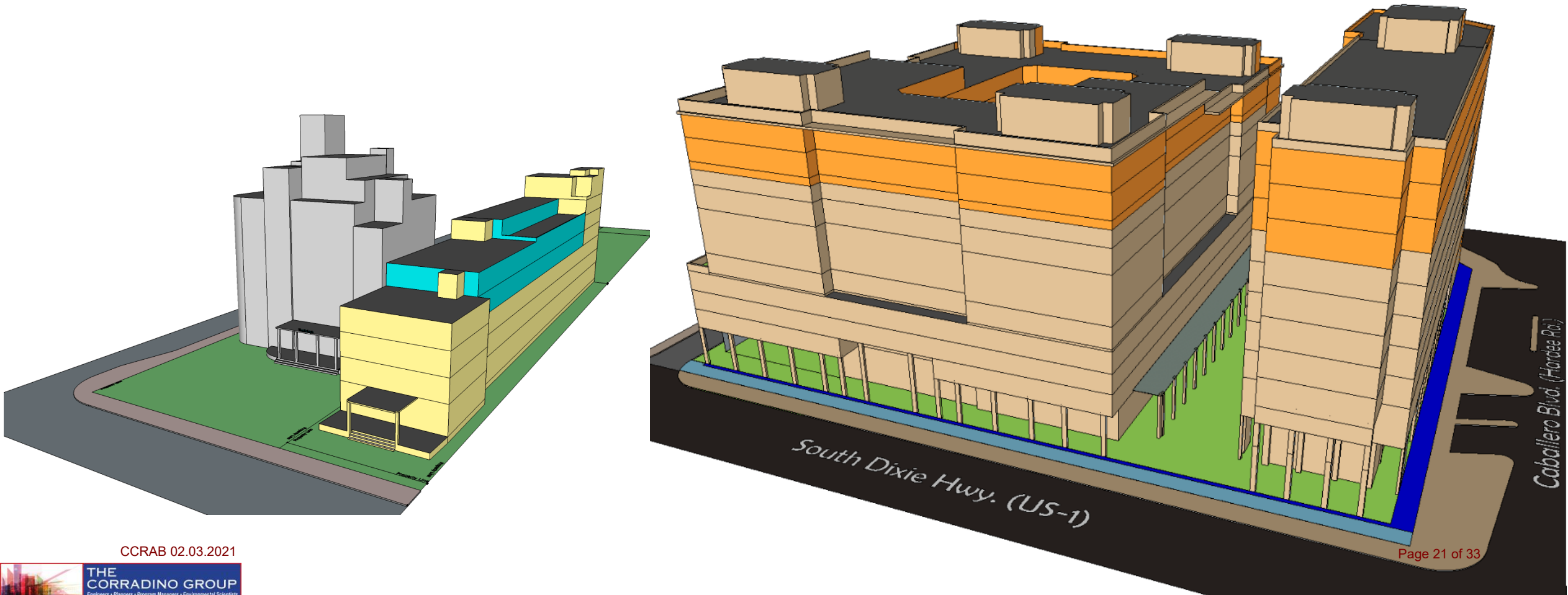
Task 2 Code Format & Structure

IMPACTS OF FORM & SCALE



Task 2 Code Format & Structure

STUDYS OF HEIGHTS, MASSING AS AFFECTED BY ASSEMBLAGE OR PORTABLE DEVELOPMENT UNITS (TDRs, FLEX UNITS)



Task 2 Code Format & Structure

IMPORTANCE OF ADAPTABILITY

ZONING CONCEPTS FOR ECONOMIC RESILIENCY:



CHANGING ECONOMIES



CHANGING HOUSING NEEDS



EMPOWERING LOCAL COMMUNITIES

REVISIT PERMITTED USES – performance zoning approach



Task 2 Code Format & Structure

IMPORTANCE OF THE PUBLIC REALM

ZONING CONCEPTS FOR IMPROVED QUALITY OF LIFE



PUBLIC GATHERING SPACES



STRATEGIC MIXED-USE LOCATION



STREETScape



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Task 2 Code Format & Structure

SUSTAINABILITY

ZONING CONCEPTS FOR SUSTAINABILITY & ENVIRONMENTAL RESILIENCY

-  **THIRD PARTY CERTIFICATIONS,** *(LEED, Energy Star for Buildings, National Green Building Standard, Florida Green Building Coalition)*
-  **HEIGHT TRANSITION DIRECTION**
-  **BUILDING ORIENTATION**
-  **MATERIALS**
-  **GLAZING**

Task 2 Code Format & Structure

ROLE OF MOBILITY

Introductions
 Agenda
 Draft Report
 Primary Transit Mode
 Access, Mobility, Pathway
 TOD Context
FLM Strategies
 Land Use
 Pedestrian
 Bike, Skate & Board
 Vehicular
 Transit
 Systems Thinking
 Case Study - Miami Dade College
 Case Study - South Dade Center

taxi & ride sharing



pedestrian



urban alternatives



microtransit



advanced transit:

(autonomous in dedicated ROW and in mixed traffic)

PRT (personal rapid transit)

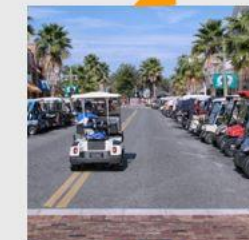
GRT (group rapid transit)



bike share



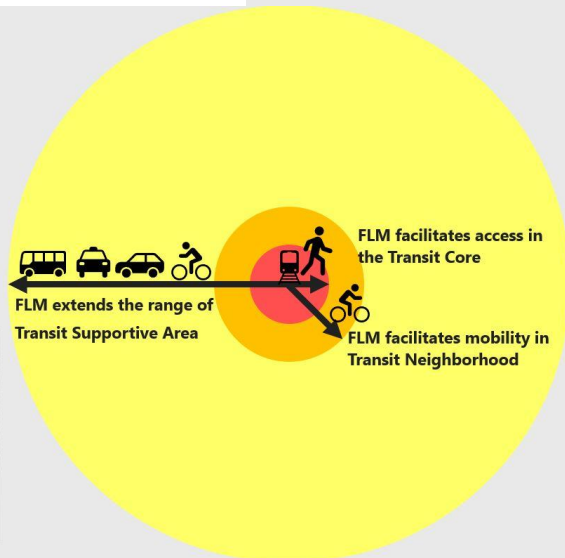
bike



NEV
(neighborhood electric vehicles)



car sharing



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Ballston Station, Arlington VA

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How: Task 3 Code Language

4 WAYS:

TEXT

exact, certain, defensible

MAPS

convey geography, exact, certain, defensible

TABLES

condense pages of text, easy to read, easy to understand relationships, exact, certain, defensible

FORM DIAGRAMS

help understanding, need text or tables

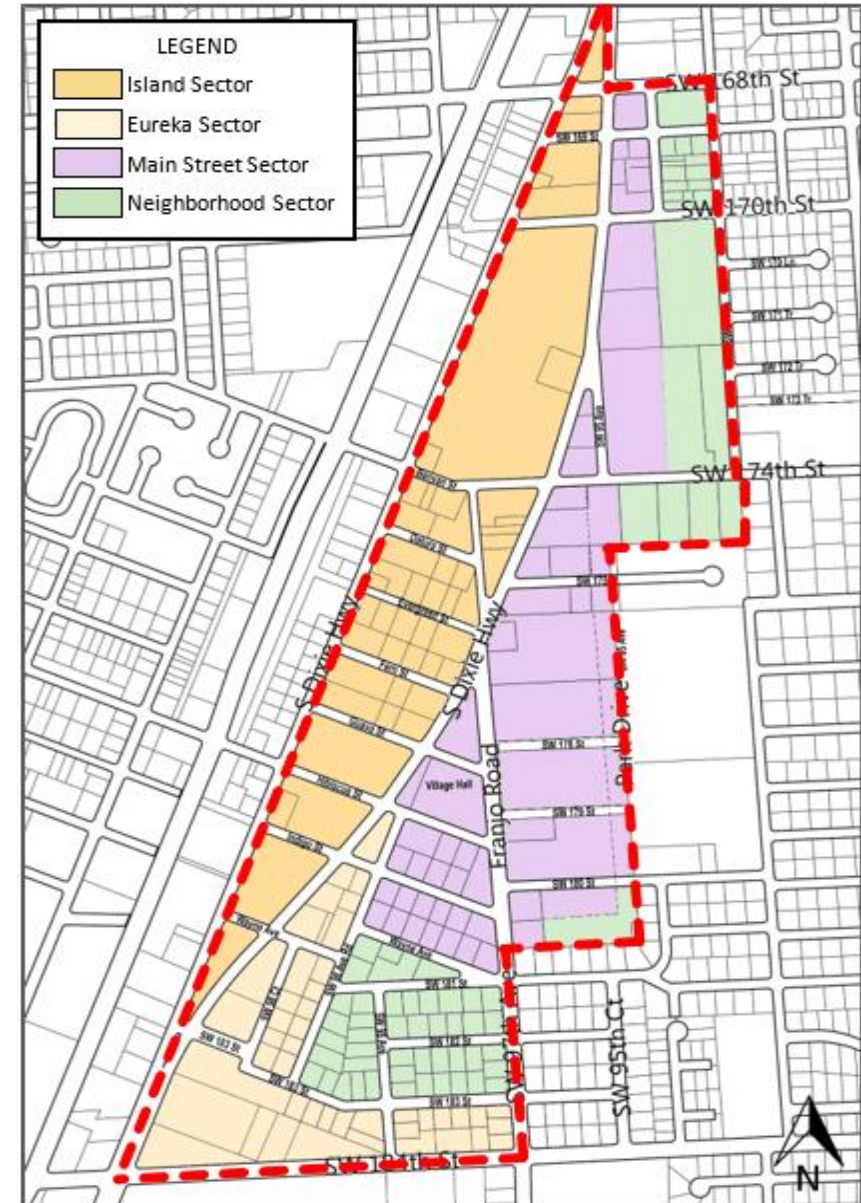
CHARACTER PIX

only as aids to understanding, possibility of unintended information and branding

How: Task 3 Code Language - Maps

CREATING LANGUAGE TO DESCRIBE,
ENCOURAGE AND REGULATE:

-  **FORMS**
-  **MASSING**
-  **DENSITIES**
-  **INTENSITIES**
-  **TRANSITION**
-  **ADAPTABILITY**
-  **SAFETY & SECURITY**
-  **QUALITY URBAN DESIGN**



How: Task 3 Code Language -Tables

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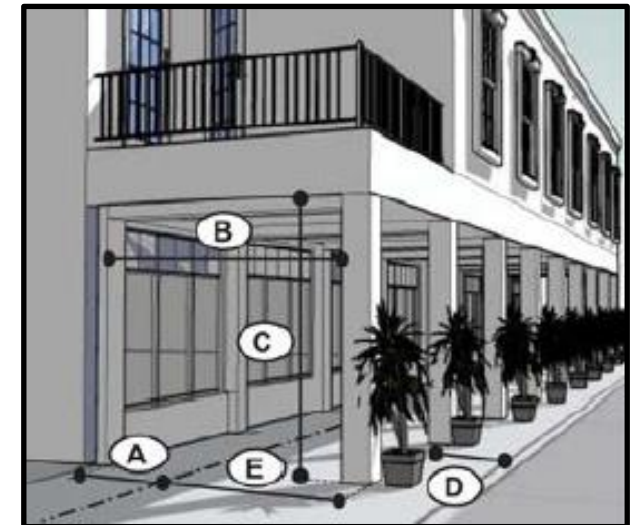
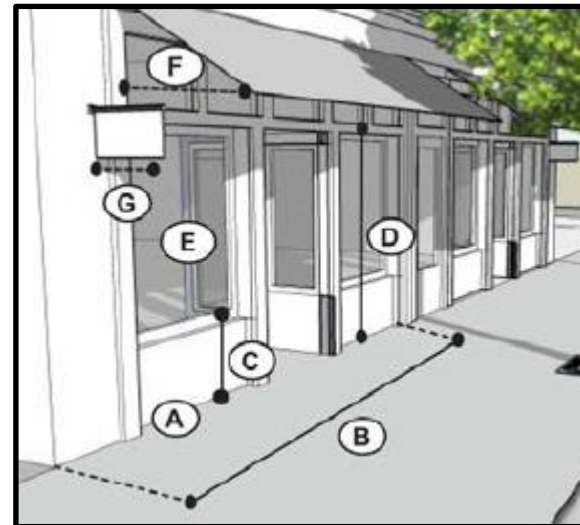
Table 5
Permitted and Conditional Non-Residential Uses by Sector

	Main Street	Island	Eureka	Neighborhood
Civic Uses:				
Religious Facility	Permitted	permitted	permitted	conditional
Schools (K-12)	Permitted	permitted	permitted	conditional
Day Care	Permitted	permitted	permitted	conditional
College and University	Permitted	permitted	permitted	not permitted
Museum and Cultural Center	Permitted	permitted	permitted	not permitted
Municipal Recreation Facility	Permitted	permitted	permitted	not permitted
Parking Structure <i>(municipal, commercial)</i>	Permitted	permitted	permitted	not permitted
Office Uses:				
Professional Office	Permitted	permitted	permitted	live-work only
Medical Office	Permitted	permitted	permitted	live-work only
Retail Office <i>(storefront offices)</i>	Permitted	permitted	permitted	live-work only
Commercial and Retail Uses:				
Big Box Retail <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
Supermarket <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
General Retail <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	Franjo Rd. only
Personal Service <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	live-work only
Bank with Drive Through	Permitted	permitted	permitted	not permitted
Neighborhood Proprietor	Permitted	permitted	permitted	Franjo Rd. only
Eating and Drinking Establishments:				
Full-Service Restaurant	Conditional	permitted	conditional	Franjo Rd. only
Café, Counter & Take-Out Food	Conditional	permitted	conditional	Franjo Rd. only
Food Service with Drive Through	Conditional	permitted	conditional	not permitted
Recreation:				
Theater	Conditional	permitted	conditional	not permitted
Clubs	Conditional	permitted	conditional	not permitted
Athletic Center (commercial)	Permitted	permitted	permitted	not permitted
Other Uses:				
Hotel	Permitted	permitted	permitted	not permitted
Motel	not permitted	not permitted	not permitted	not permitted
Enclosed Self Storage	not permitted	conditional	conditional	not permitted
Automotive Use	Conditional	conditional	conditional	not permitted
Gas / Service Station	not permitted	not permitted	not permitted	not permitted

How: Task 3 Code Language - Form

CREATING LANGUAGE TO DESCRIBE,
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How: Task 4 Implementation



NEW CONSTRUCTION VERSUS
RENOVATION & REUSE



TIMING: PROGRESSIVE MAP CHANGES,
TRANSITION & MARKET ABSORPTION



OTHER PLANS THAT ARE AFFECTED

- Comprehensive Plan
- CRA Plan
- Capital Improvements Program





Thank you