



FT. LAUDERDALE CENTRAL CITY CRA REZONING PROJECT

Public Workshop Series

Workshop No. 1 || May 31, 2018

Presented by CRA Staff & The Mellgren Planning Group



We are glad you joined us!



With Consultants



Tonight's Agenda

Thank You for Coming!

- Why We Are Here
- Background and History of CRA
- CRA Rezoning Project Summary
- Project Timeline
- Reference Information
- Group Exercises



Meet your Team!



Over 80 years of combined local experience.



Althea Jefferson, AICP
Senior Associate



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Owner / President



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CNU-A
Managing Principal



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CNU-A
Community
Development Planner



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Urban Designer

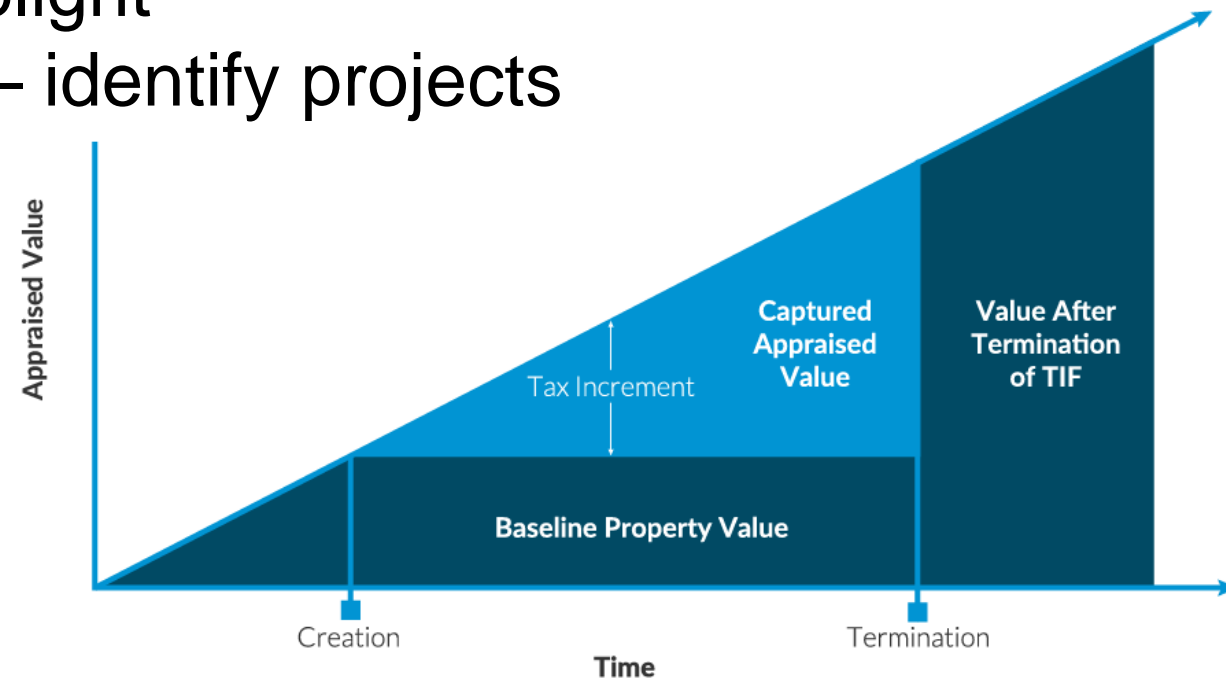
Project Overview

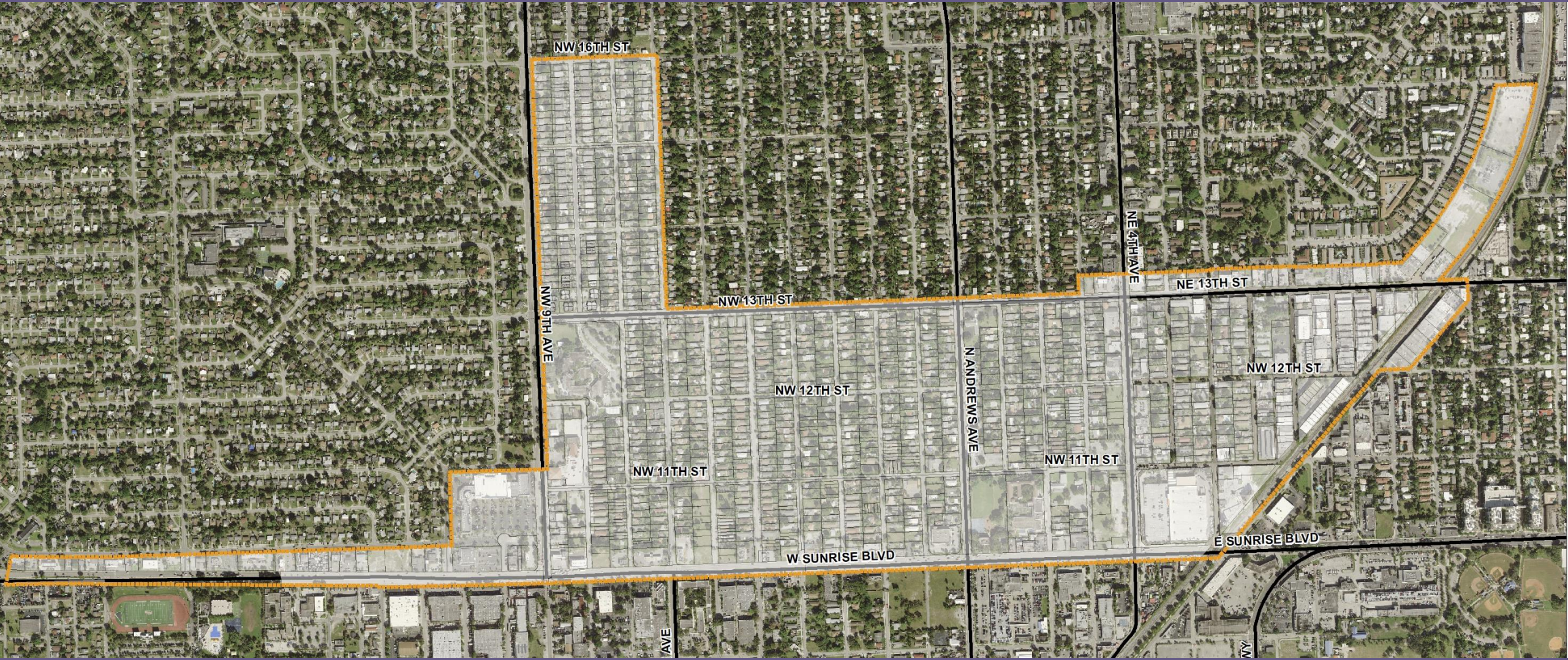
Background and History

What is a CRA?

Community Redevelopment Agency

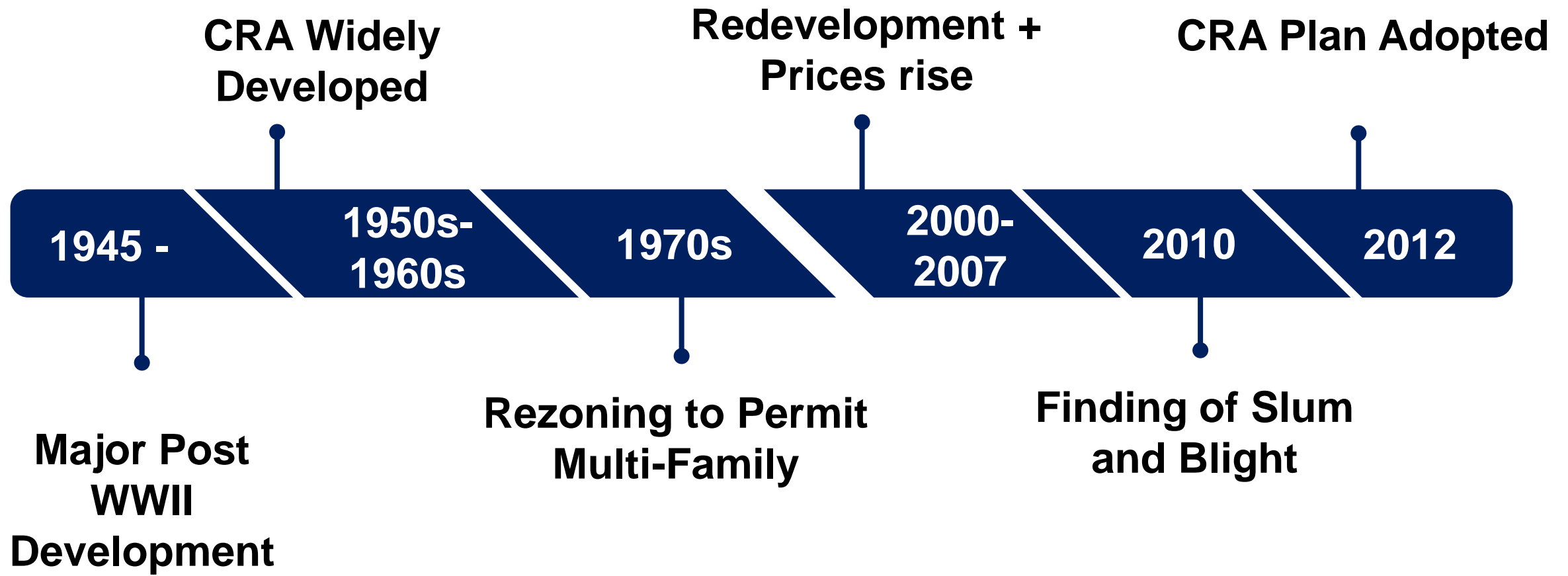
- Florida Law, Ch. 163, Part III
- Finding of Necessity – “slum and blight”
- Community Redevelopment Plan – identify projects
- Tax Increment Financing





Central City CRA Redevelopment Area

Area Development Timeline



Why are we here?

Why are we doing a rezoning project?

- Redevelopment Plan recommends review of the zoning regulations.
- CRA asked for assistance with project in 2017.
- What we are working towards: rezoning to create a destination: live, work, play, shop.
- Need public input to achieve an outcome the community wants.

What is Zoning?

Zoning divides the City into areas that must follow particular rules and regulations, based on their location. Zoning is used to implement the City's comprehensive plan.



A **Comprehensive Plan** identifies the City's specific goals (for land use, housing, etc.); establishes measurable objectives for each goal; and sets policies to achieve the goals and objectives.

What is Zoning?

Zoning shapes the form that new development takes, and directs its location.

Example: Housing Styles



What is Zoning?

Zoning regulations are the rules that tell us the maximum height and number of stories, number of required parking spaces, minimum building and lot sizes, and density.

Examples: Height, Use, Density



What is Zoning?

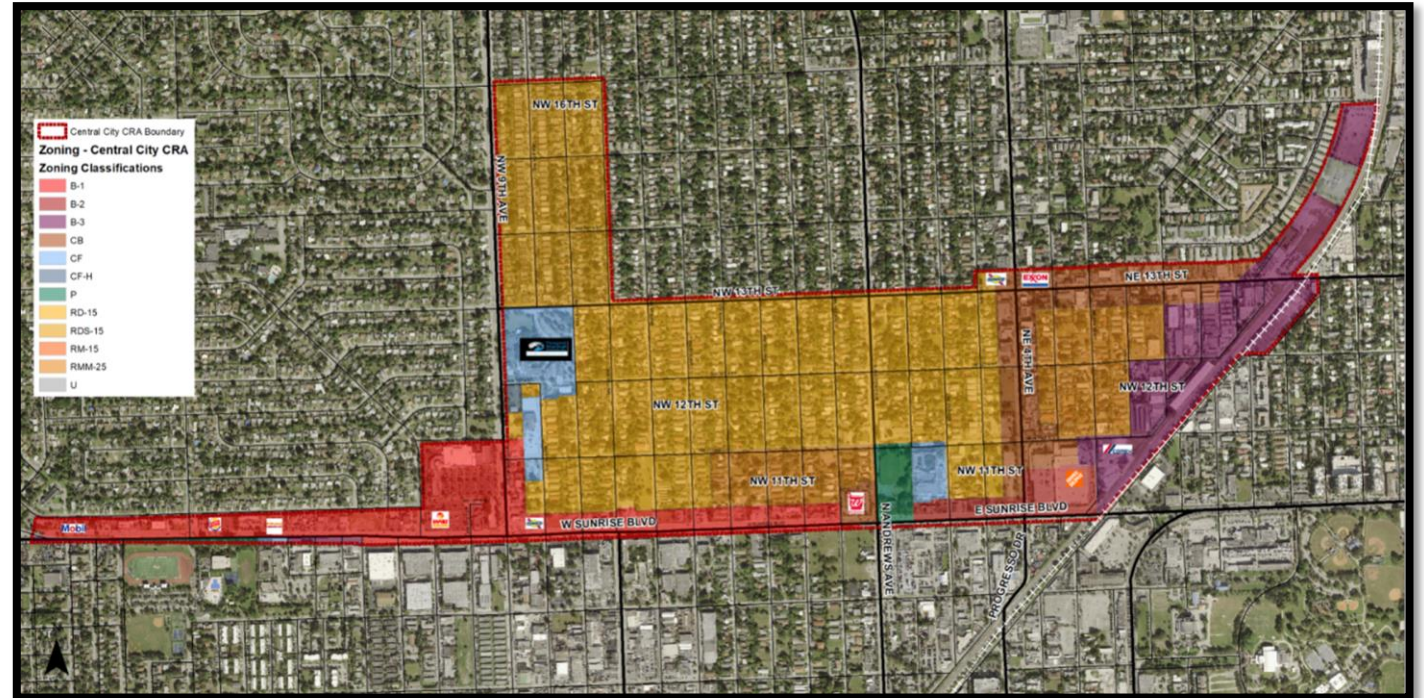
Central City Zoning Districts

Residential

- RD-15
- RDs-15
- RM-15
- RMM-25

Non-residential

- C-B
- B-1
- B-2
- B-3
- P
- CF
- CF-H





- Central City CRA Boundary**
- Zoning - Central City CRA**
- Zoning Classifications**
- B-1
 - B-2
 - B-3
 - CB
 - CF
 - CF-H
 - P
 - RD-15
 - RDS-15
 - RM-15
 - RMM-25
 - U

Quick Key

- Residential
- Commercial
- Institutional
- Parks

Current Zoning

Rezoning Project Summary

What tasks will the Consultant Perform?

- Develop a Public Engagement Plan & facilitate public meetings
- Identify zoning regulations that are inconsistent with the CC CRA Redevelopment Plan
- Gather input from neighbors about preferences, priorities, and vision
- Gauge the public's perceptions about the current zoning map & regulations
- Review best management practices, which may be used to encourage mixed use and redevelopment through zoning regulations

Rezoning Project Summary

What is the Consultant doing?

- Technical Analysis:
 - Review all relevant City/CRA documents, plans and policies
 - Conduct analyses: Vacant Land, Underutilization; Build-out
 - Evaluate the potential for Mixed Use (type, locations)
 - Develop new regulating plan (zoning, development regulations, design)
- Final Deliverables:
 - Land Use Plan Amendment + Amended Land Development Regulations;
or,
 - Amended Land Development Regulations ONLY.

How do we get there?

Project Timeline and Process

Public Involvement: Identification of Priorities, Valued Neighborhood Elements, and Preferences for design and uses

Project
Orientation and
Information
Gathering

Community
Input, Public
Workshops, &
Stakeholder
Consensus

Technical
Analysis

Recommended
Solution(s)

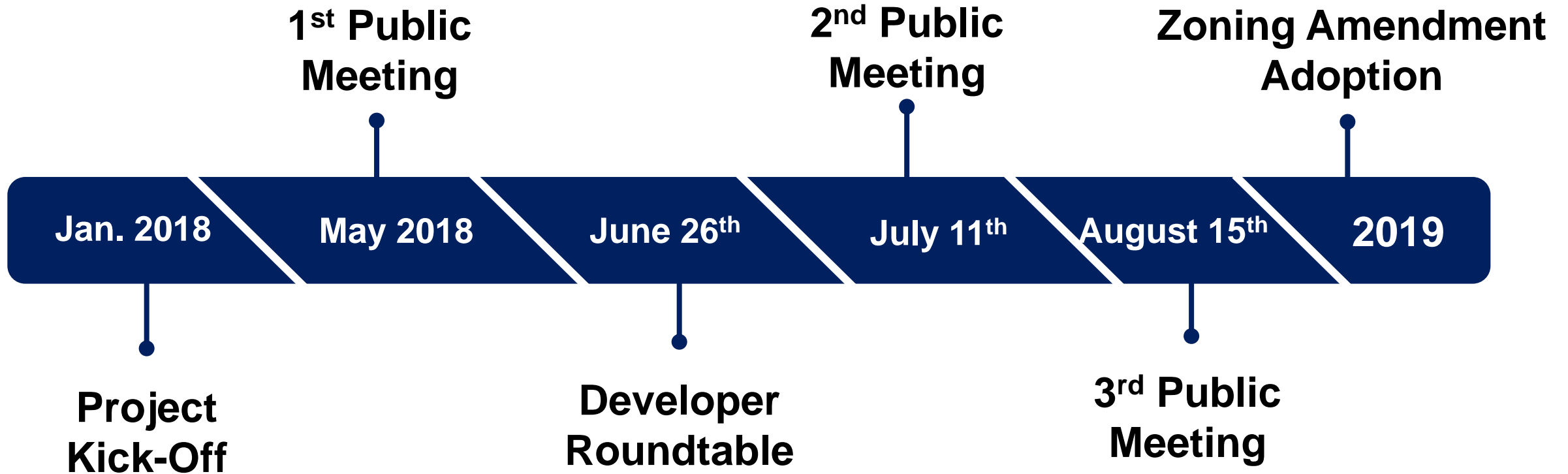
Comp. Plan
Amendments
and Land
Development
Regulation
Changes

Land
Development
Regulation
Changes

YOU
ARE
HERE



Key Dates



Tonight's Activities

Purpose & Process, Meeting #1

- Series of Interactive Exercises
 - Define the Community Vision
 - Note Priorities and Preferences
 - Identify Focus Areas

What has been done so far?

Project Activities to Date

- Initial Research and Analysis
- Kick-off Meeting with Staff
- Public Engagement Plan
- Project Website
- Meeting With HOA Presidents
- Meeting With City Planning Staff
- Online Survey
- Site Visits

Area Information

Discovery and Observations

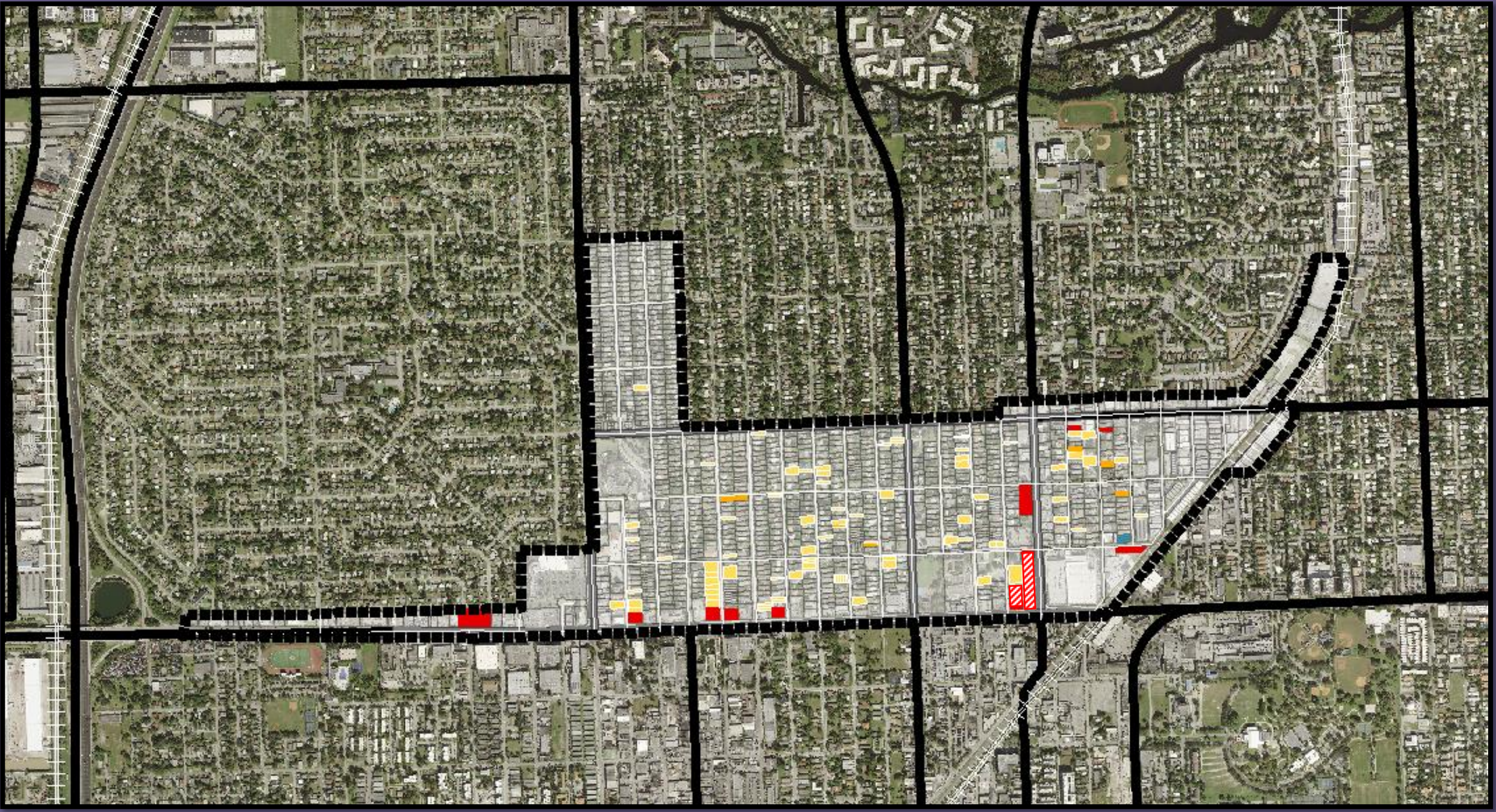
- Unsightly Transitional Areas
- Spotty / Intermittent Infrastructure
- Streets
- Development Process



Discovery and Observations

- Development Incentives
- Barriers to Redevelopment
- Sustainability





Discovery and Observations

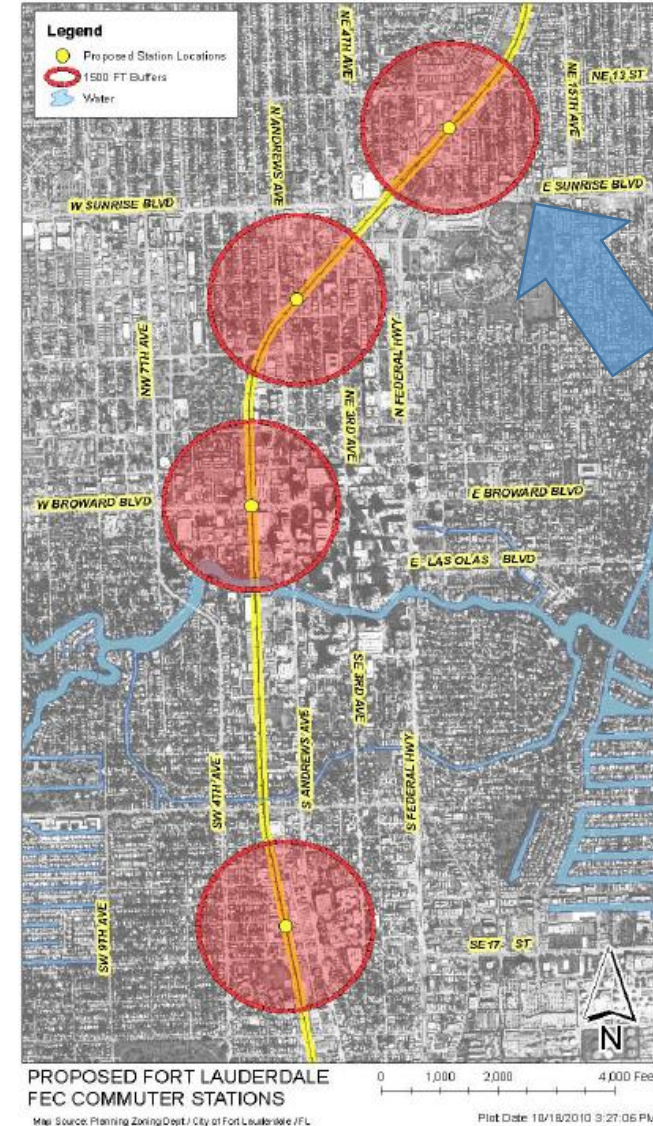
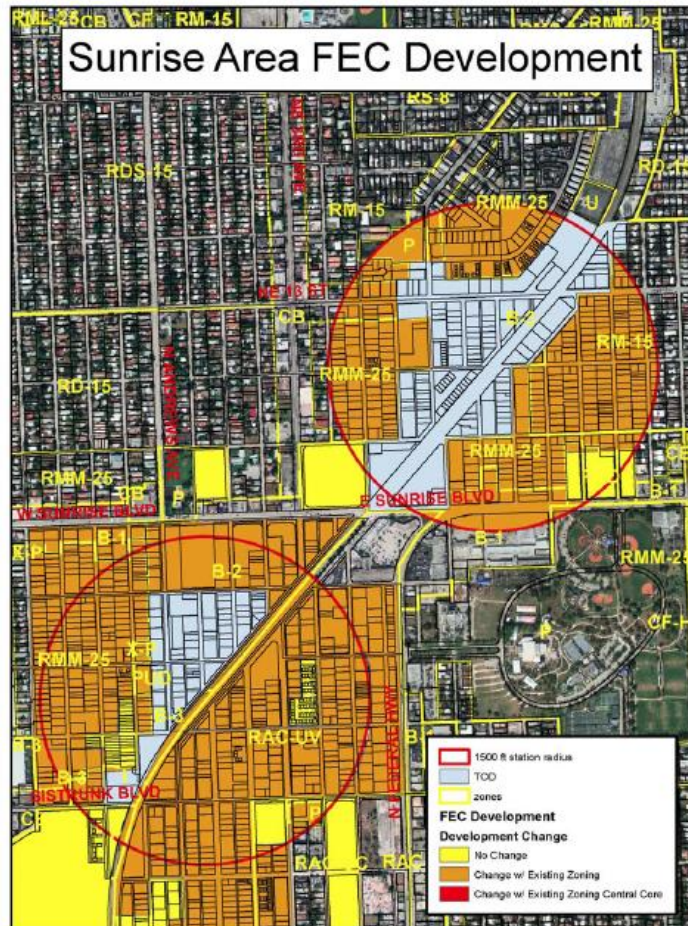
Vacant Properties in Central City CRA

Category	Acres
Vacant Commercial	6.15
Vacant Governmental (City-Owned)	0.23
Vacant Institutional	0.85
Vacant Residential	11.49
Total Acreage	18.72



Discovery and Observations

FEC Rail Station



Current Public Projects

Current CRA Public Projects:



NE 13th St 24" Force Main Replacement



NE 13th St. Complete Streets Project



Warfield Park Field Lights





CENTRAL CITY CRA PUBLIC PROJECTS:



NE 13th St 24" Force Main Replacement

Project Title	NE 13TH ST 24" FORCE MAIN REPLACEMENT
Project ID	12388
Project Type	Water Sewer
Project Description	This project is for the replacement of a deteriorated 24-inch diameter sewer force main measuring approximately 3,300 linear feet. The force main is located along NE 13th Street, from State Road 845 to State Road 811.
Location	NW 13th Street from SR 845 to SR 811
Project Phase	Project Initiation & Planning
Approved CIP Budget	\$3,313,090



NE 13th St. Complete Streets Project

Project Title	NE 13TH STREET COMPLETE STREETS PROJECT
Project ID	12084
Project Type	Roadway Improvements
Project Description	The NE 13th Street Complete Streets project is located within the Central City Community Redevelopment Agency (CRA) and includes elements that will create safe multimodal access for all users. It includes features such as a lane reduction, bike lanes, enhanced crosswalks, pedestrian-scale street lights, on-street parking, landscaping and American's with Disabilities Acts (ADA) improvements. The project limits are NE 13th Street from NE 4th Avenue to NE 9th Avenue.
Location	NE 13 Street
Project Phase	Design
Approved CIP Budget	\$2,125,885








Warfield Park Field Lights

Project Title	WARFIELD PARK FIELD LIGHTS
Project ID	12059
Project Type	Parks
Project Description	This project consists of the design and construction of energy efficient athletic field lighting for the basketball and open field areas to provide additional play time (especially during the winter months) at Warfield Park.
Location	1000 N. Andrews Ave
Project Phase	Construction
Approved CIP Budget	\$302,500

Adjacent Public Projects





Proximate Public Projects:

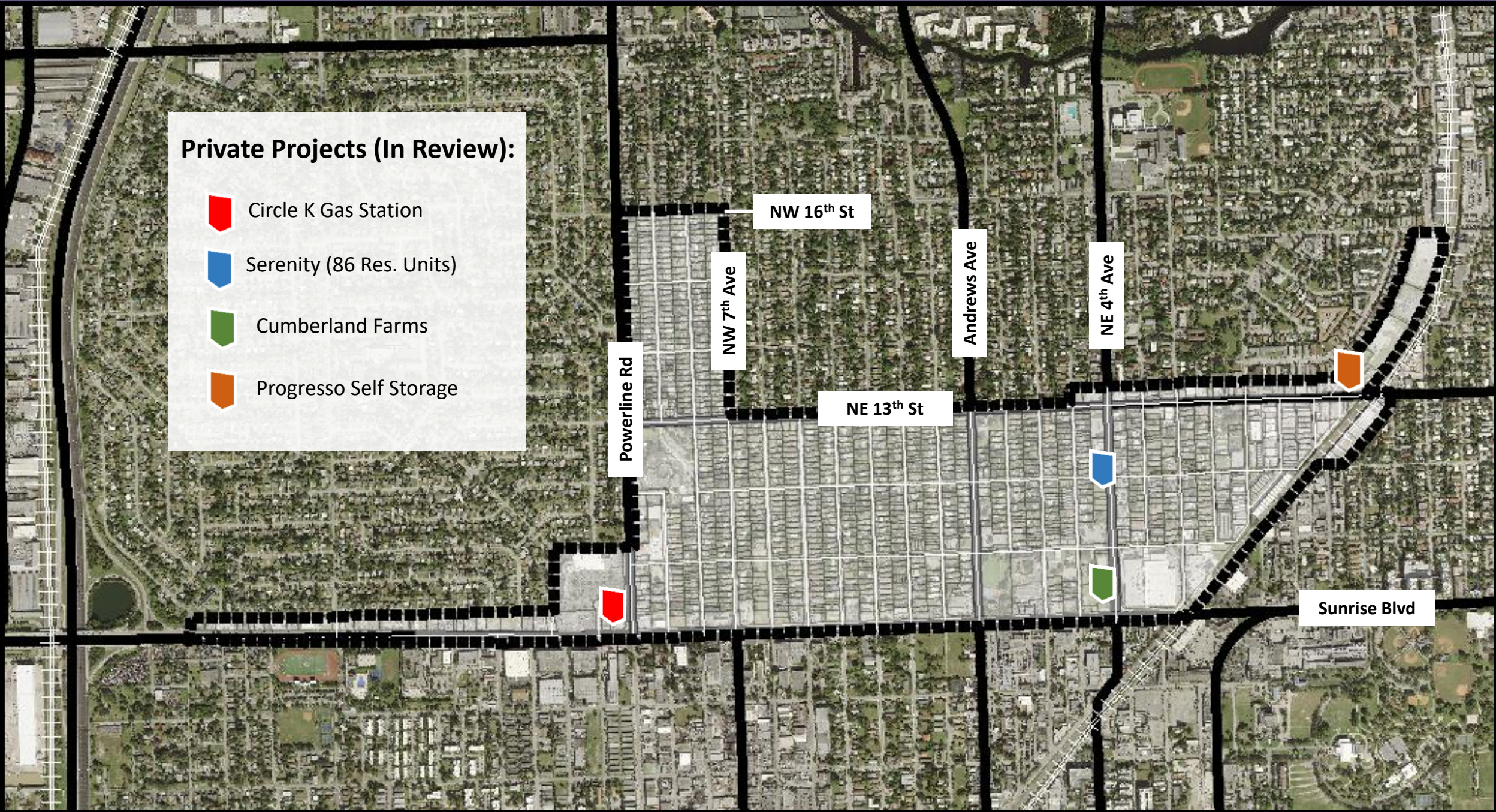
-  Street Lamp Improvements
-  Sidewalk Installation
-  Street Resurfacing
-  Dixie Hwy Improvements
-  Entryway Signage + Stormwater Improvements
-  New Carter Senior Center + Park Improvements



Current Private Projects

Private Projects (In Review):

-  Circle K Gas Station
-  Serenity (86 Res. Units)
-  Cumberland Farms
-  Progresso Self Storage



Adjacent Private Projects

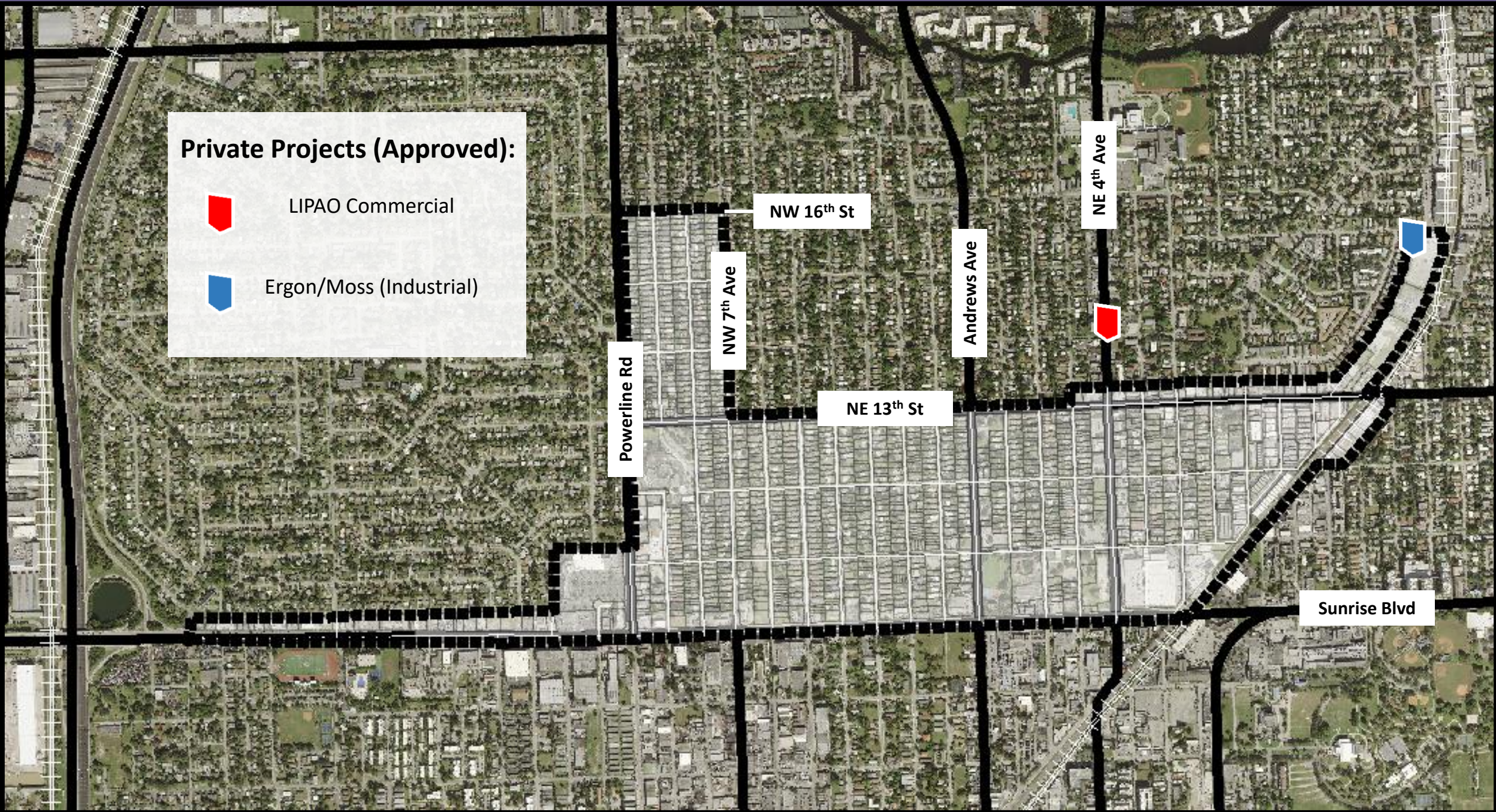
Private Projects (Approved):



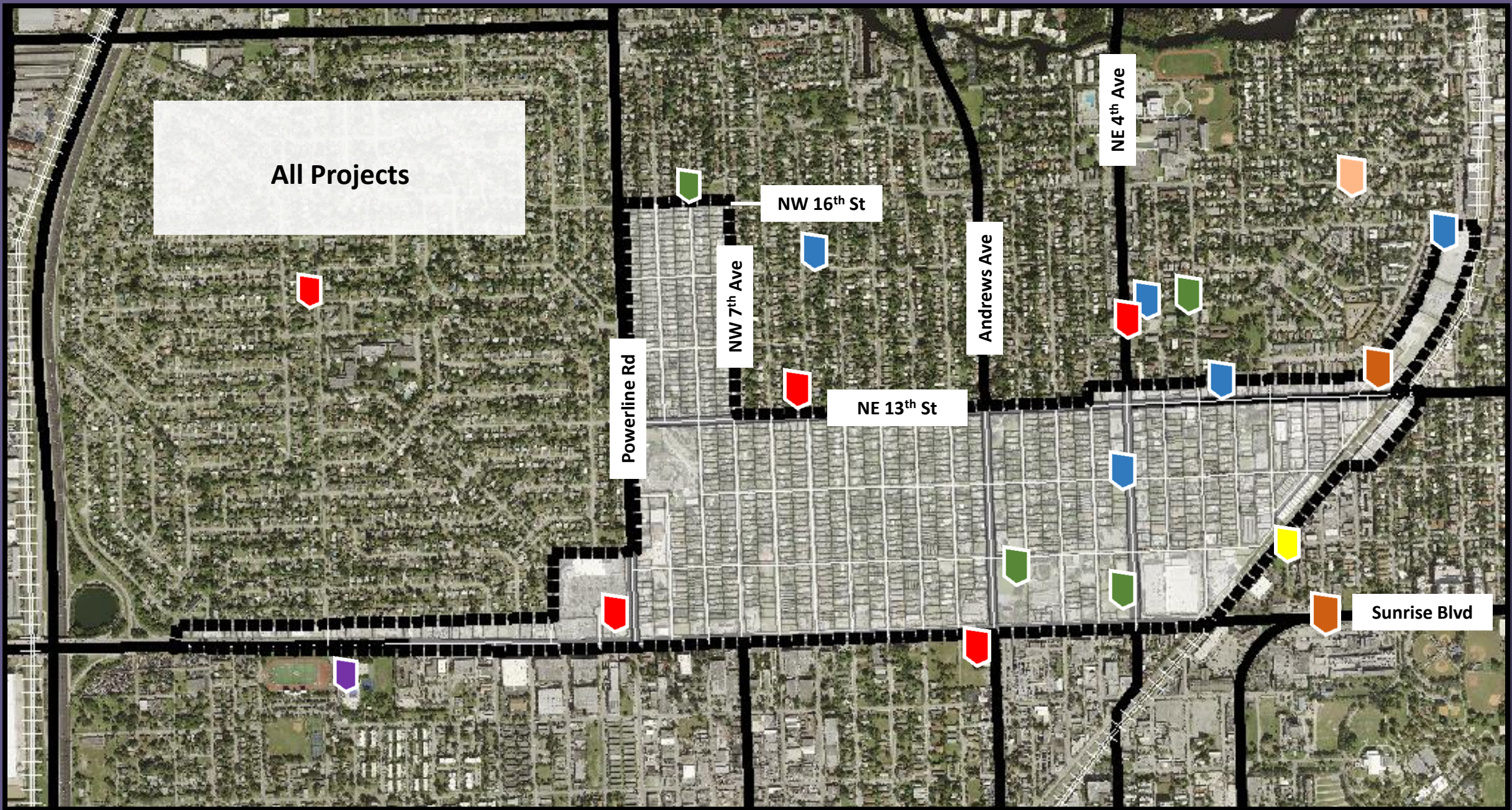
LIPAO Commercial



Ergon/Moss (Industrial)



All Projects





Break | 10 Minutes



Working Break | 10 Minutes

During the break, please take time to vote on the Prioritization Exercise.

Prioritization Exercise: Central City CRA Program Areas <small>Please use the 5 dots you were given at sign-in to indicate 1 of the most important areas. You can put all 5 dots on one, or distribute them among the choices.</small>	
Infill Development and Redevelopment Activity	
Sidewalks & Bike Lanes	
Green Spaces & Parks	
Civic Spaces	
Neighborhood Pride & Identity	
Parking	
Access to Public Transit	
Civic, Cultural, & Social	
Public Safety	
Neighborhood Business	

Prioritization Exercise: Smart Growth Principles <small>The areas listed below make up a vibrant, diverse, and desirable with a high quality of life. Please use the 5 dots you were given at sign-in to identify the area(s) in which you would like to see the CRA place the highest priority. You can put all 5 dots on one priority, or distribute them among the options.</small>	
Mix of Land Uses	
Use of Compact Building Design	
Range of Housing Opportunities & Choices	
Walkable Neighborhoods	
Distinctive, Attractive Area w/ a Strong Sense of Place	
Open Space & Natural Areas	
Direct Development Towards Existing Communities	
Provide a Variety of Transportation Choices	
Make Development Decisions Predictable, Fair, & Cost Effective	
Encourage Stakeholder Participation	

Prioritization Exercise: Complete Streets Principles <small>Please use the 5 dots you were given at sign-in to identify the 5 most important areas. You can put all 5 dots on one, or distribute them among the choices.</small>	
Green Streets <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
Sidewalks <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
Bicycle Improvements <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
Building Design Regulations Along Roadways <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
On-Street Parking <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
Pedestrian Improvements <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
Street Trees <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
Traffic Calming <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
Street Lighting <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	
Transit Improvements <small>Encourage a mix of uses, including residential, commercial, and institutional. Encourage a mix of building heights and building types. Encourage a mix of building styles and building materials.</small>	

Rules for Table Exercises

Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

- Jane Jacobs

- ✓ Engage with a positive attitude, and remember that everyone is here because they care about the neighborhood.
- ✓ Limit side conversations.
- ✓ Listen respectfully to all opinions even if they're different than yours.
- ✓ Don't speak over or interrupt others.
- ✓ Give everyone a chance to speak—no one speaks longer than 60 seconds.
- ✓ Leave rank at the door.
- ✓ Stay on topic (use the wish-list board for any off-topic areas).
- ✓ Please leave your phone on vibrate and step away from the table for conversations.

Exercise No. 1

Visual Preference Voting

Board No. 1

Building Scale



Low-Rise (1-2 stories)



Mid-Rise (3-5 stories)



High-Rise (6-9 stories)



High-Rise (10-15 stories)

Housing Style



Single Family Home



Townhomes



Stacked Apartments



Mixed Use

Building Character



Traditional



Contemporary



Board No. 2

Gateways



Entrance Arch



Monument Style



Central Feature



Linear Sculptures



Illuminated Sculpture

Streetscapes



Residential



Urban

Civic Spaces



Plaza & Water Feature



Central Lawn / Park



Pocket Park



Splash Area



Raised Sculpture

Board No. 3

Parking



Parallel Parking



Angled Parking



Mid-Block, Small Lot



Front Surface Lot



Garage Parking

Events + Activities



Community Garden



Farmer's Market / Festival



Food Truck Events



Community Concert Space / Park



Community Parade / Celebration

Recent Projects



The Queue



Apache Lofts



Elan 16 Forty



Flagler 626



Vu New River

Exercise No. 2

Retail Preferences

Table Summary Reports

Retail We want:

1. Dog grooming
2. Lawn mower repair shop
3. Shoe repair



Present the **most popular** choice in each category and the **least popular** choice, along with the retail preferences.




Exercise No. 3

Preserve or Change

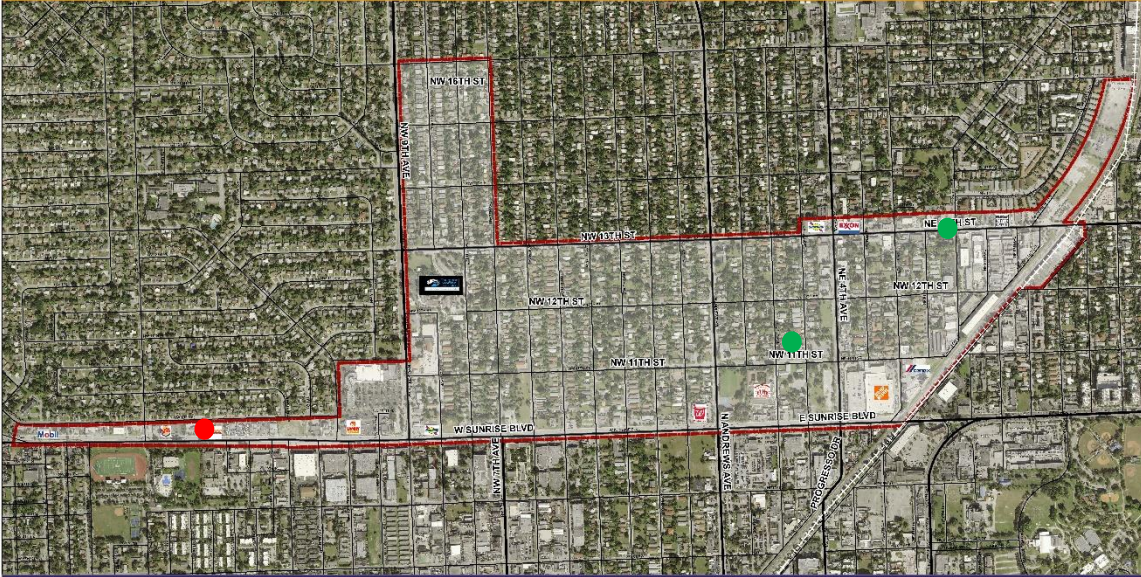
Exercise No. 4

Focus Area Mapping

Mapping Exercise

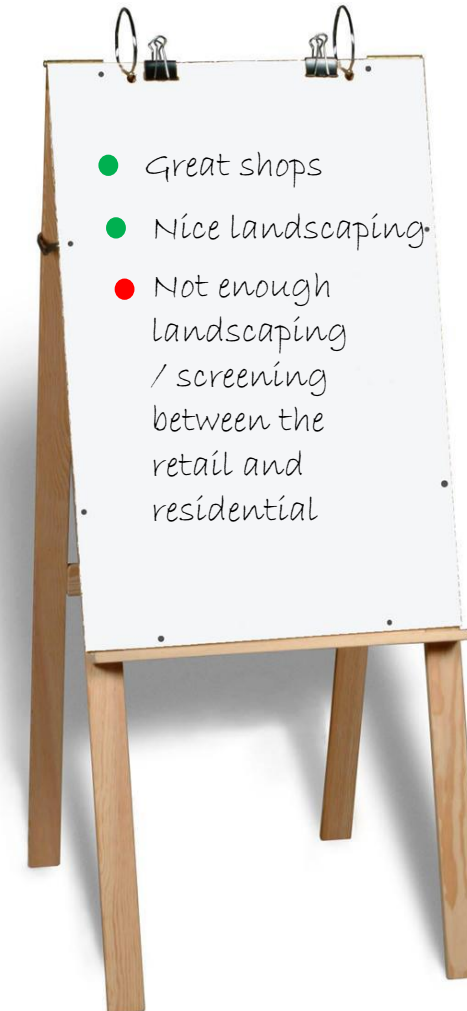
 **Central City CRA Rezoning Project**

Please use the colored dots and markers to identify areas for different types of improvements.



The map shows a grid of streets including NW 16th St, NW 15th St, NW 14th St, NW 13th St, NW 12th St, NW 11th St, NW 10th St, NW 9th St, NW 8th St, NW 7th St, NW 6th St, NW 5th St, NW 4th St, NW 3rd St, NW 2nd St, NW 1st St, NE 1st St, NE 2nd St, NE 3rd St, NE 4th St, NE 5th St, NE 6th St, NE 7th St, NE 8th St, NE 9th St, NE 10th St, NE 11th St, NE 12th St, NE 13th St, NE 14th St, NE 15th St, NE 16th St, W Sunrise Blvd, E Sunrise Blvd, W 11th Ave, W 10th Ave, W 9th Ave, W 8th Ave, W 7th Ave, W 6th Ave, W 5th Ave, W 4th Ave, W 3rd Ave, W 2nd Ave, W 1st Ave, E 11th Ave, E 10th Ave, E 9th Ave, E 8th Ave, E 7th Ave, E 6th Ave, E 5th Ave, E 4th Ave, E 3rd Ave, E 2nd Ave, E 1st Ave, W 11th St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St, NE 11th St, NE 10th St, NE 9th St, NE 8th St, NE 7th St, NE 6th St, NE 5th St, NE 4th St, NE 3rd St, NE 2nd St, NE 1st St, W 11th Ave, W 10th Ave, W 9th Ave, W 8th Ave, W 7th Ave, W 6th Ave, W 5th Ave, W 4th Ave, W 3rd Ave, W 2nd Ave, W 1st Ave, E 11th Ave, E 10th Ave, E 9th Ave, E 8th Ave, E 7th Ave, E 6th Ave, E 5th Ave, E 4th Ave, E 3rd Ave, E 2nd Ave, E 1st Ave.

Focus Area Mapping Exercise



Exercise No. 5

Tell us one thing we **MUST**
know about the CRA.

Exercise No. 6

Survey Questions

Also found on *Fortlauderdale.gov/CCCRP*

Next Steps



What Next?

Join Us For Our Next Workshop!

July 11th (6 - 8 PM)
War Memorial



With Project Consultant

