



# FORT LAUDERDALE CENTRAL CITY CRA REZONING PROJECT

**Central City Redevelopment** Advisory Board  
Special Meeting September 26, 2018

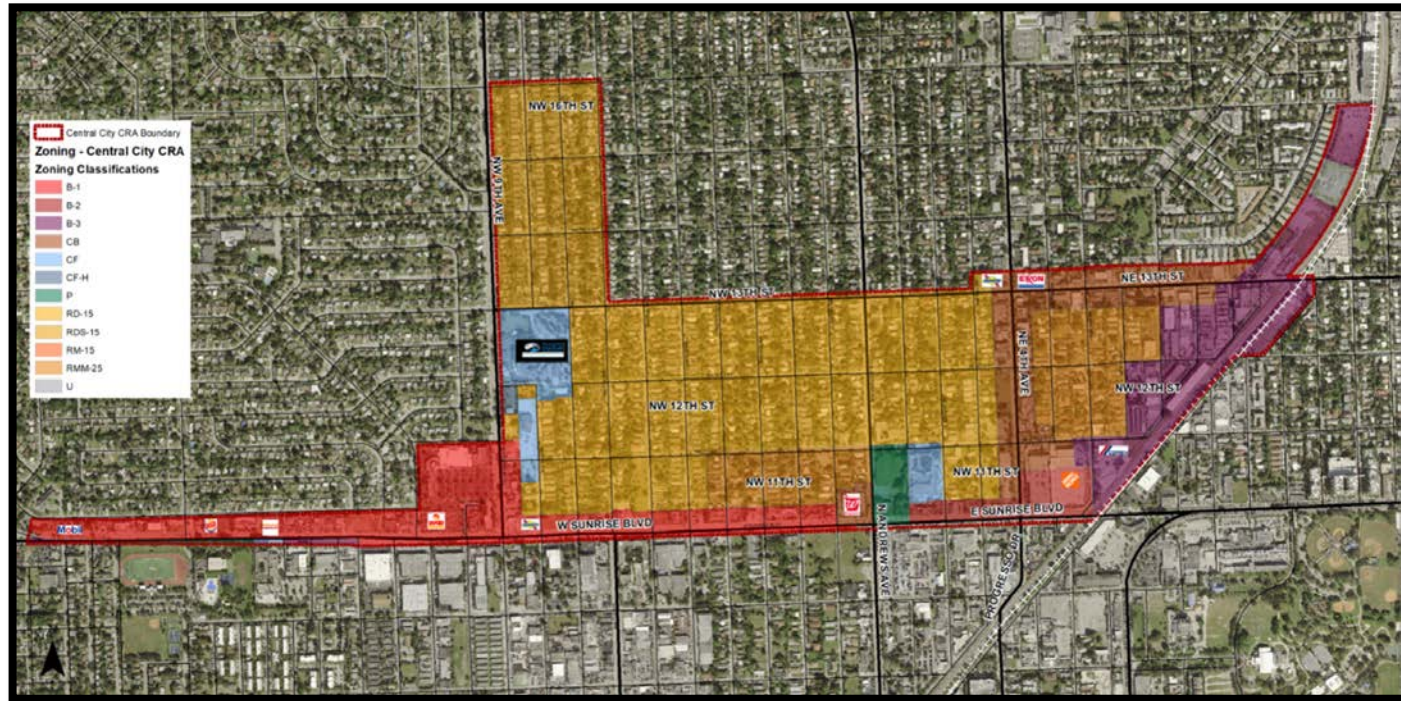
# Tonight's Agenda

- Project Summary
- Summary of Community Feedback
- Discussion of Proposed Changes



# Project Summary

# Current Central City 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

# Project Timeline and Process



# What has been done so far?

## Analysis

- Initial Research and Analysis
- Kick-off Meeting with Staff
- Project Website
- Review of Planning Documents
- Review Existing Zoning Regulations
- Site Visits

## Outreach

- Public Engagement Plan
  - Meeting With HOA Presidents
  - Online Surveys
    - Business Owners
    - Residents
    - Industry Experts
  - Workshop No. 1
  - Industry Expert Roundtable
  - Survey Pop-up's
  - Workshop No. 2

# Community Feedback

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## Priorities

# Prioritization Exercises

Attendees of Community Workshop #1 Voted:

- Walkable Neighborhood
  - Sidewalks
  - Bike lanes
- Traffic Calming Measures
- Green Space, Parks, Open Spaces
- Mix of Land Uses
  - Neighborhood Scale Businesses
- Diverse Housing Types
- Public Safety
  - Street Lighting





# Community Feedback

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## Preferences

# Visual Preference Exercise Results



## Streetscape

- Shade
- Pedestrian amenities
- Places for socializing
- Access to retail

## Gateways

- Nearly even split between the monument, central feature, and Arch Entry



## Civic Spaces

- Relaxing
- Park-like setting/Green
- Shaded
- Multi-use
- Family friendly

- Neighbors desire an impactful statement, but not over done



# Visual Preference Exercise Results



## Recent City Projects

- Buildings 8 stories or below



## Events/Activities

- Concerts
- Festivals
- Community Gardens



## Parking

- Angled Street Parking
- Structured Garage

# Visual Preference Exercise Results



## Housing Style

- Diversity of Housing Types
- Nearly even split between SFR, Townhomes, and Mixed Use Residential
- Preference of 1-2 stories
- Favorable of 1-5 stories
- Residential uses that transition from SFR to more dense MF

## Building Character and Scale

- Character - preference range is broad (traditional to contemporary)
- ½ favor more contemporary end of the spectrum
- Scale - favorable of low and mid-rise buildings
- Less than 1/3 found high-rise buildings appealing



# Preferences: Retail We Want



- Shopping
- Entertainment
- Mixed Uses
- Office Space
- Civic Space
- Restaurants
- Personal Services (Including Medical)

# Community Feedback

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## Industry Roundtable

# Objectives and Comments

## Roundtable Objectives

1. Provide attendees with an overview of the Central City CRA Rezoning Project.
2. Document their perspectives on the local economy.
3. Document strategies that enhance local development potential.
4. Document ways to encourage greater investment in Central City CRA.
5. Document their perspectives on proactive steps (City/CRA) to attract their development interests.

## Participant Comments

1. Create a range of housing opportunities and choices.
2. Encourage community and stakeholder collaboration.
  - Consensus Plan
3. Make development decisions predictable, fair, and cost effective.
  - Process Improvements for Development Applications



# Output: Zoning Recommendations



## Primary Objectives

- Create new opportunities for residential and commercial development
- Preserve some of the low-density housing stock
- Maintain a diverse neighborhood with mixed-income levels
- Improve opportunities for more mixed use buildings and character
- Promote safety through design elements
- Provide additional green space
- Protect existing residents from displacement
- Attract new businesses and residents
- Protect existing businesses and jobs from displacement



Key	
Transition	
Single Family	
Mix of Uses	
Lower Intensity	

**NEW**

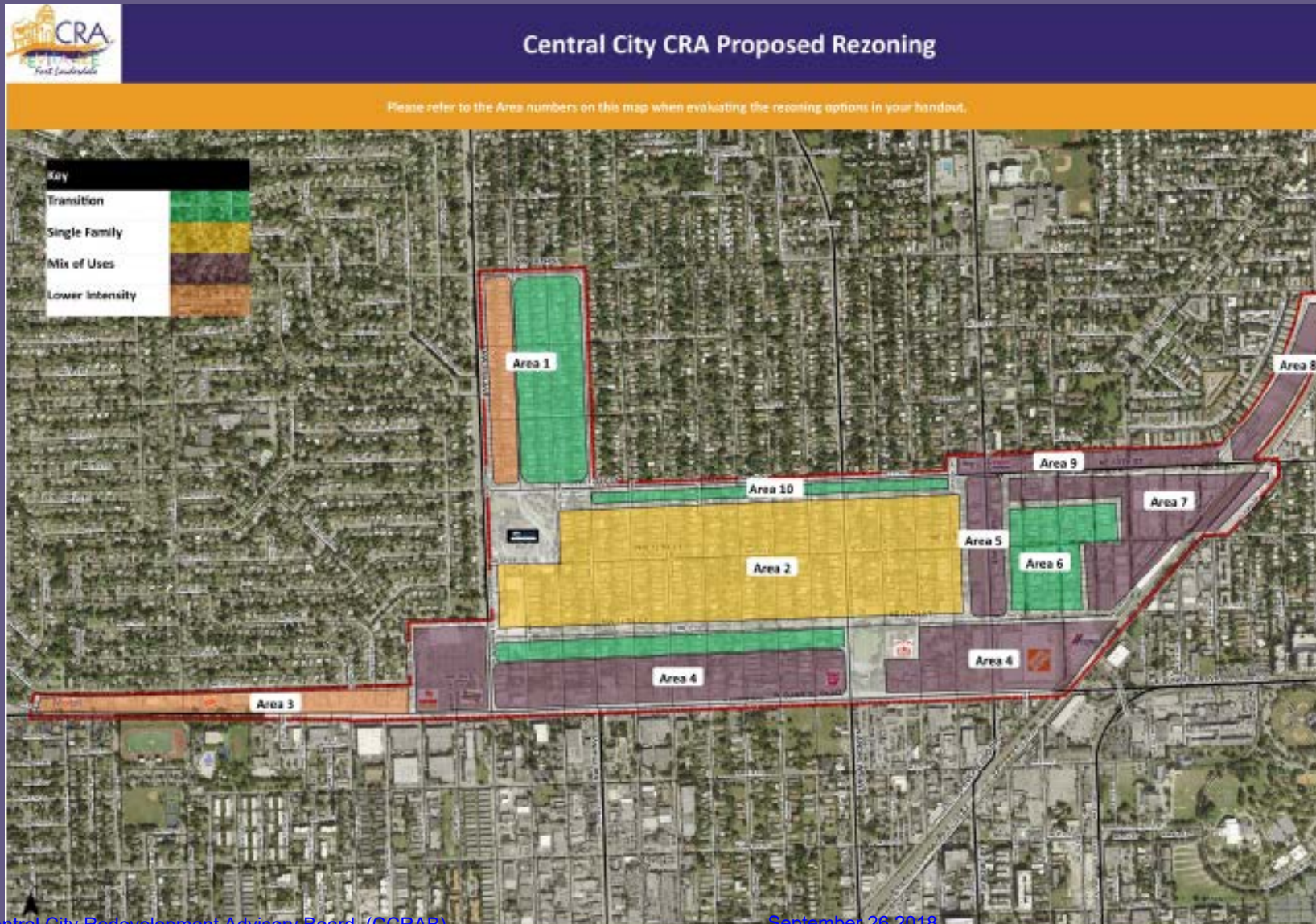


# Community Feedback

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## Zoning Scenarios

# Proposed Map Workshop No. 2



- Permitted Uses
- Height
- Intensity
- Transition Areas

# Comments: Area No. 1



# Comments: Area No. 1



- 3-5 Story Height is good for Orange Area ONLY
- 3-5 Story Height is good between 8<sup>th</sup> and 9<sup>th</sup>
- NW 16<sup>th</sup> Street to NW 13<sup>th</sup>, NW 9<sup>th</sup> Avenue & NW 12<sup>th</sup> 7<sup>th</sup> Avenue
- Properties should be required to make some improvements BEFORE new uses are approved
- 8<sup>th</sup> Avenue must be demolished & redeveloped

# Comments: Area No. 2

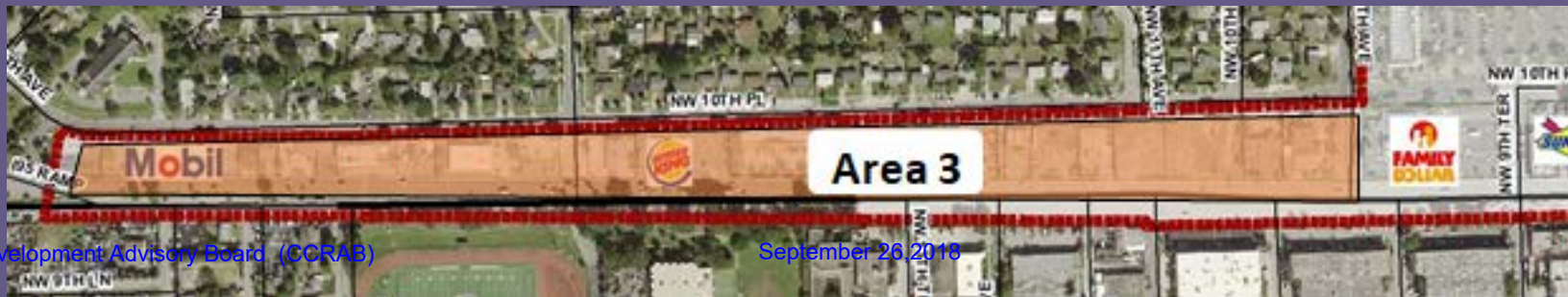


# Comments: Area No. 2



- Andrews Avenue traffic and speeding
- Improve Andrews Avenue Traffic

# Comments: Area No. 3





# Comments: Area No. 3

- Keep all as commercial/office.
- 8-14 Story – too tall
- 5-7 Story – too tall



# Comments: Area No. 4



# Comments: Area No. 4

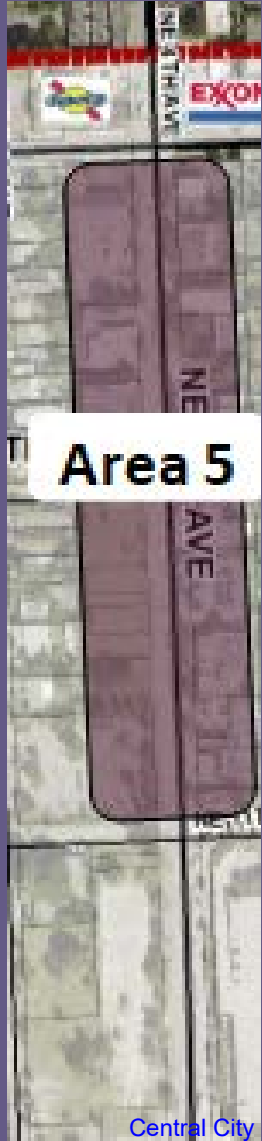


# Comments: Area No. 4

- Keep all as commercial/office
- Not strip malls
- 5-7 Story – too tall
- 8-14 Story – too tall
- Not a good area for 3-5 Story Townhomes and multi-family
- Andrews Avenue traffic and speeding
- Improve Andrews Avenue Traffic



# Comments: Area No. 5



# Comments: Area No. 5



- Increase the depth of commercial lots facing NE 4<sup>th</sup> Avenue
- It depends.... area needs to be cleaned up.
- 5-7 Story – too tall
- 8-14 Story – too tall
- Not a good area for multifamily
- Merge area 5, 6 & 7 to same specs

# Comments: Area No. 6



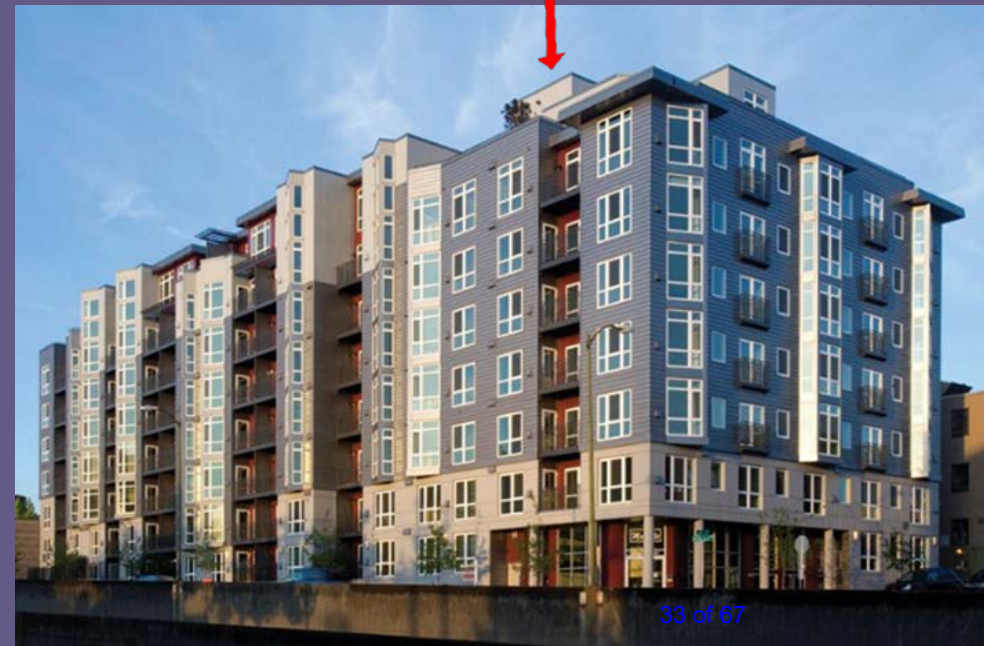
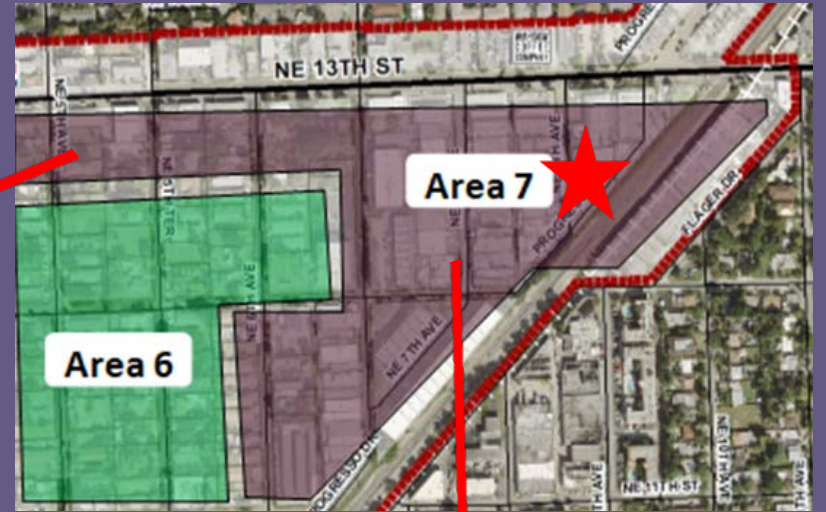
# Comments: Area No. 6



- Keep as Core Neighborhood. Home Ownership.
- Clean up the area
- 3-5 story – too tall
- 5-10 stories
- Merge area 5, 6 & 7 to same specs
- Box on NE 5<sup>th</sup> Avenue & 11<sup>th</sup> Avenue needs to be improved; public streets issue.
- Lot next to 1106 NE 5<sup>th</sup> Avenue lot needs to be cleaned up; improve for public safety.



# Comments: Area No. 7



# Comments: Area No. 7



- Bike path along rail downtown
- 150 feet (no); Train Station (TOD)
- 150 feet (yes); Commuter Rail (TOD); bike path
- Train Station?
- Retail?
- 5-7 story -too tall
- 8-14 story – too tall
- Merge area 5, 6 & 7 to same specs

# Comments: Area No. 8



# Comments: Area No. 8



- 150 feet in height -(no); Train Station (TOD).
- 150 feet (no); Commuter Rail (TOD); bike path.
- Train Station
- Retail
- TOD
- Train Station?
- Retail?
- 5-7 story -too tall
- 8-14 story – too tall

# Comments: Area No. 9



# Comments: Area No. 9



- Keep it to 2-story commercial.
- TOD
- Clean up depressed area
- 5-7 story -too tall
- 8-14 story – too tall

# Comments: Area No. 10



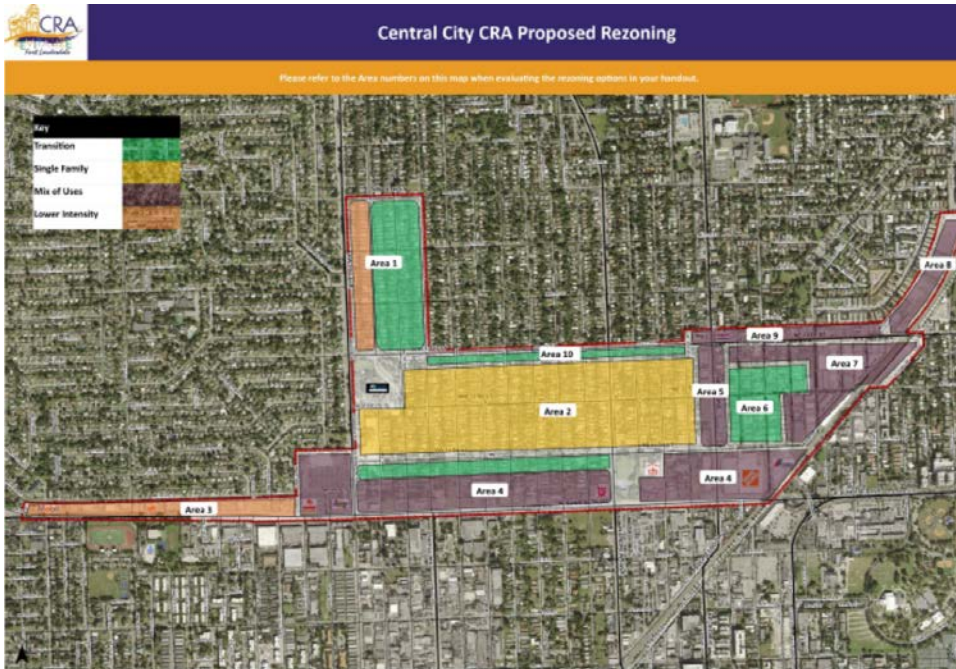
# Comments: Area No. 10




- Keep as continuation of Area 2
- 3-5 story - too tall



# General Comments



- We need redevelopment, NOT status quo.
- Zoning improvements so the neighborhood is safer.
- Stricter property code enforcement (i.e. garbage cans; swale maintenance).
- Properties should be required to make some improvements BEFORE new uses are approved.

Key	
Transition	
Single Family	
Mix of Uses	
Lower Intensity	

**NEW**



# Recap: Summary of Drivers



Input:  
What We Heard

- Preserve the single family character of the interior neighborhood.
- Increase residential density and encourage diverse housing types to keep the neighborhood diverse.
- Facilitate opportunity for neighborhood-scale retail through revised commercial regulations.

# Recap: Summary of Drivers



Input:  
What We Heard

- Make the neighborhood more walkable.
- Address safety, lighting, and crime.
- Preserve and create more green space and parks.
- Create opportunities for socializing.
- Remove barriers to redevelopment of duplexes.

# Recommendations to Technical Committee

## RE-ZONE



- Code currently permits residential in commercial districts
  - Reduce allowable height for non-residential
  - Current height can be permitted with public benefits
- Code currently permits commercial in residential areas
  - Adjust criteria to make it achievable the CRA (current RMM-25)
- Future Land Use Plan Amendment
  - Prolongs process
  - Flex Units Available for additional residential density and mixed use

# Proposed Zoning – City Technical Staff Meeting

## Key | Central City Zoning District Sub-Districts

Transitional Mixed Use

Core

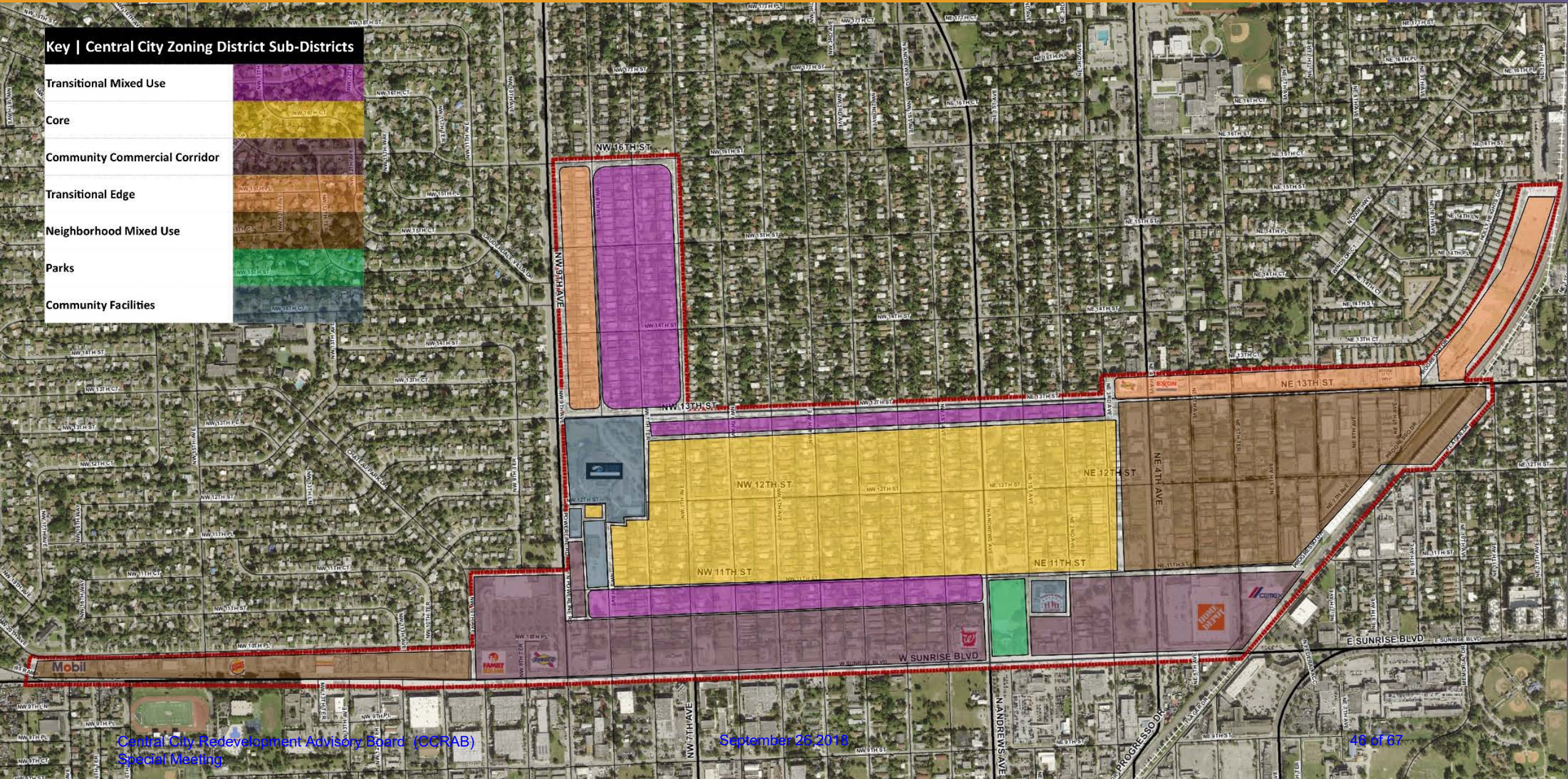
Community Commercial Corridor

Transitional Edge

Neighborhood Mixed Use

Parks

Community Facilities



# Next Steps – Comments and Input Tonight

## PUBLIC INPUT:

- **Comments from the Public**
- **Comments from the CRA Advisory Board**
- **Direction from Advisory Board**
  - **Amend regulations only vs. Amend FLU plan *and* regulations**
- **Additional Meetings with City's technical staff**

# Next Steps - Meet with City Staff

## ADJUSTMENTS/REFINEMENTS TO PROPOSED MAP:

- Address lot depth issues on Sunrise Boulevard and NE 4<sup>th</sup> Avenue
- Discuss allocation of flexibility units in the CC CRA
- Create solutions for “1 lot, double zoning” issues
- Resolve conflicts between neighbor preferences and existing entitlements



# Next Steps - Meet with City Staff

## REGULATORY ADJUSTMENTS:

- Address preferences for low and mid-rise development
- Integrate design elements for safety, socializing, etc.
- Create solutions for neighbors' preferences:
  - Duplex/RDs-15
  - Adaptive re-use
  - MXD in residential zones

# Next Steps – Public Hearings

- **Complete rezoning outline**
- **Provide updates on project web page**
- **Joint public workshop**
  - **City Commission**
  - **CC CRA Advisory Board**
- **Final refinements to the rezoning outline**
- **Develop New Zoning Regulations and Map (Ordinance)**
  - **CC CRA Advisory Board**
- **Planning and Zoning Board Workshop and Public Hearing**
- **2 City Commission Public Hearings**

# Thank You For Your Time. Questions?

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# Thank You For Your Time. Questions?

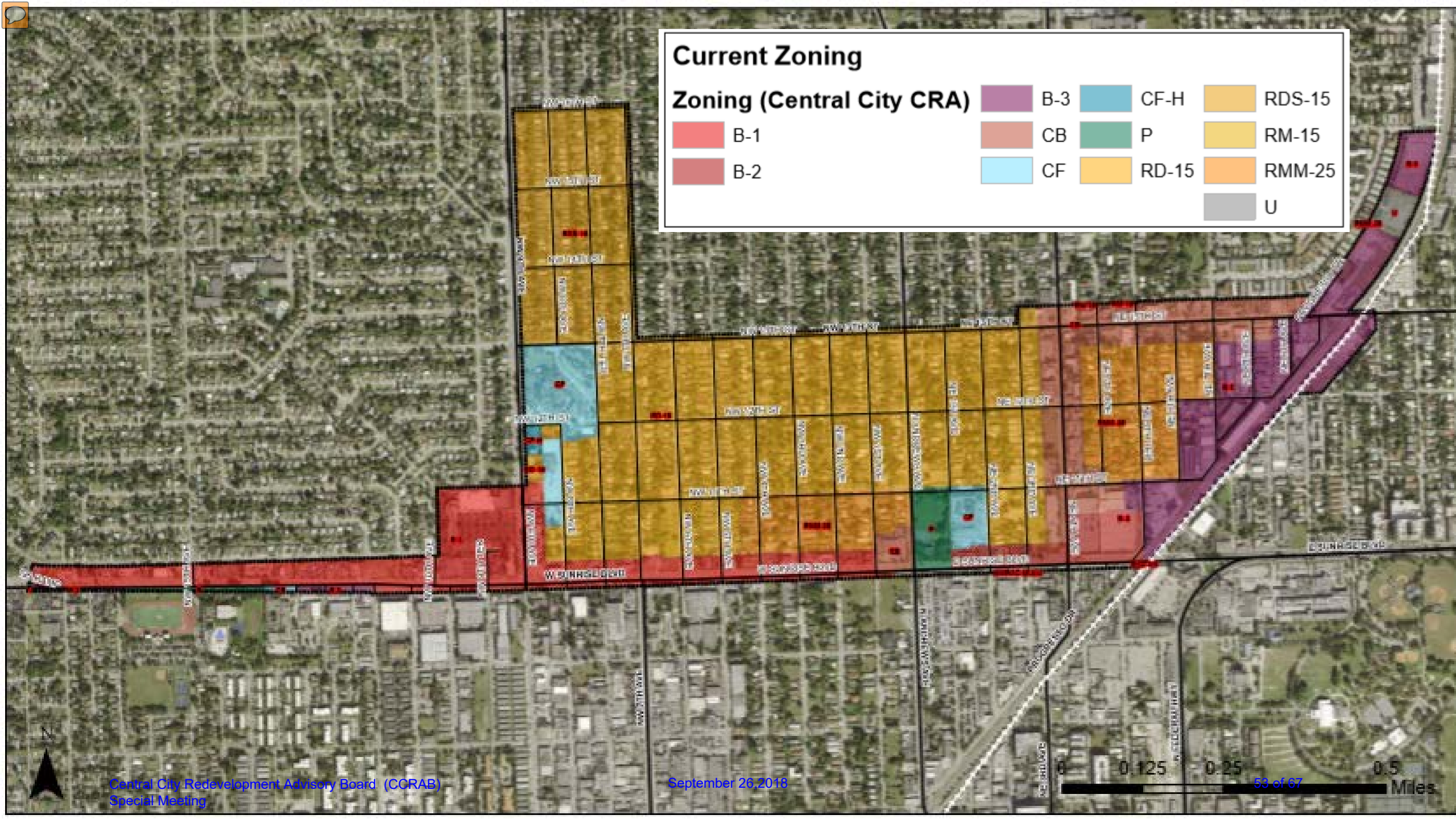
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# Current Zoning

## Zoning (Central City CRA)

 B-1	 B-3	 CF-H	 RDS-15
 B-2	 CB	 P	 RM-15
	 CF	 RD-15	 RMM-25
			 U



# DENSITY

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# Lake Eola Heights Neighborhood: Orlando, FL



**Two-story  
Townhome Apts.**

**Lot Size: .3 Acres  
Total Units: 8**

**26 Units/Acre**

**Note: no on-street  
parking on this street**

**How can high density residential blend into the neighborhood?**

# Lake Eola Heights Neighborhood: Orlando, FL



**Two-story  
Townhome Apts.**

**Lot Size: .18 Acres  
Total Units: 6**

**33 Units/Acre**

**Neighbors:  
Homes valued at \$500,000+**

**Looks like a SFR**

**How can high density residential blend into the neighborhood?**



# Lake Eola Heights Neighborhood: Orlando, FL



**Two-story  
Townhome Apts.**

**Lot Size: .5 Acres  
Total Units: 12**

**24 Units/Acre**

**What's around the corner?  
Million-dollar Mansions**

**U-shape design feels like SFR**

**How can high density residential blend into the neighborhood?**

# Lake Eola Heights Neighborhood: Orlando, FL



A daycare, which is surrounded by residential on all sides.



Single family home, with garage apartment.  
Who is the neighbor directly across the street?

# Broad Ripple Neighborhood: Indianapolis, IN



Two-story  
Townhome  
Apts.

Lot Size: ½ Acre  
Total Units: 10

20 Units/Acre

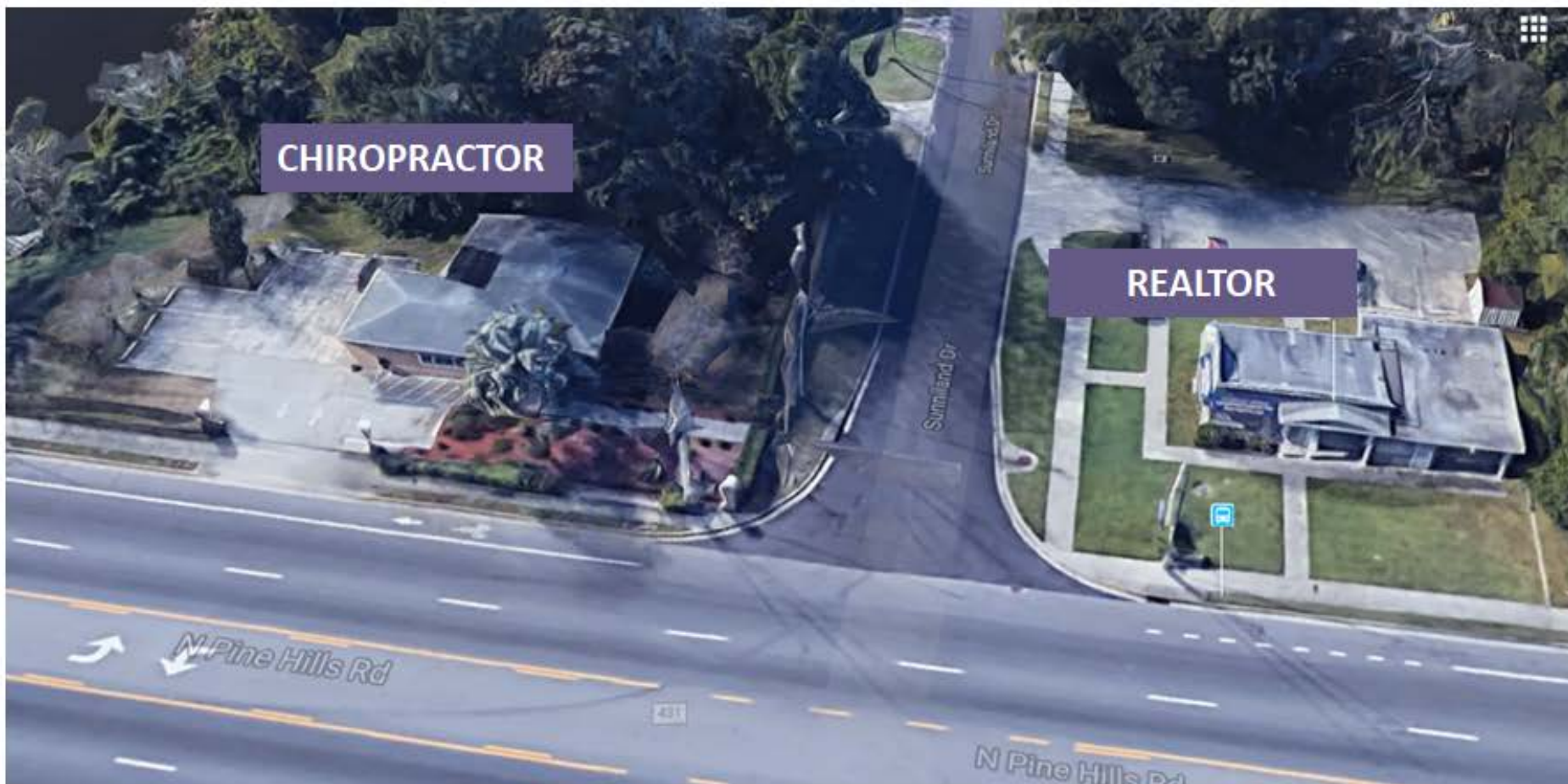
How can high density residential blend into the neighborhood?

# ADAPTIVE RE-USE

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# Example: Adaptive Re-use for Single Family Residential



**SFR**  
**Re-use:**  
**neighborhood**  
**commercial**  
**services**

# Example: Adaptive Re-use for Single Family Residential



**Interim use : Real Estate, Income Tax Services**  
**Depth: Two Lots**  
**Parking: Provided in Rear**  
**Neighbor: Continue to use SFR as home**

# Example: Adaptive Re-use for Single Family Residential



**Interim use : Chiropractor's Office**  
**Depth: Two Lots**  
**Parking Provided**  
**Landscaping installed**

# Example: Adaptive Re-use for Single Family Residential





# Example: Adaptive Re-use for Single Family Residential



# Example: Adaptive Re-use for Single Family Residential



# Example: Adaptive Re-use for Single Family Residential

