



**Date:** September 27, 2018

**To:** Cija Omengebar, City of Ft. Lauderdale Central City CRA

**From:** Althea P. Jefferson, AICP, The Mellgren Planning Group

**Subject:** CRA Advisory Board Special Meeting Summary | Central City CRA Rezoning Project

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### **Meeting Summary**

On September 26, 2018, The Mellgren Planning Group presented at a special meeting of the Central City CRA Advisory Board regarding the proposed rezoning of the area. This meeting was the third public meeting for the project since January 2018. The meeting was held in the City of Fort Lauderdale Commission Chambers, and approximately 50 neighbors attended. The purpose of this meeting was to present an update about the rezoning project, public input received (priorities and preferences), and proposed changes, in general. The presentation covered the following topics:

- Project Overview
- Summary of Community Feedback
- Proposed Changes to the Zoning Map and Regulations

The recommended updates to the zoning map and regulations are driven by the following factors identified in the public and stakeholder engagement process:

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

After the presentation, Advisory Board members asked questions, and a public hearing was opened to obtain comments from the public. (Please see page 3 for a list of questions and responses that arose during the public hearing portion of the meeting.)

CRA Advisory Board requested that the consultant return in November for another presentation.

### **Next Steps**

The Consultant will make a second presentation to the CRA Advisory Board at their next regular meeting, scheduled for November 7, 2018 at 3:30 pm. At the meeting, CRA staff and the consultant will be seeking direction from the CRA Advisory Board regarding the project.

After the November 7, 2018 CRA Advisory Board meeting, the following steps must take place to finalize the rezoning recommendations to the CRA Advisory Board:

- Comments from the public and CRA Advisory Board will be reflected in the final recommendations.
- Additional meetings with the City's technical staff regarding proposed regulations, such as the following:
  - Lot depth issues along Sunrise Boulevard and NE 4<sup>th</sup> Avenue
  - Allocation of flexibility units in the Central City CRA
  - Solutions for "1 lot, double zoning" issues
  - Resolve conflicts between neighbor preferences and existing entitlements
  - Address preferences for low and mid-rise development
  - Integrate design elements for safety, socializing, etc.
  - Solutions for neighbors' preferences: duplex / RDs-15, adaptive reuse, and mixed use in residential zones

After this feedback is received, the final draft ordinance and changes will move forward to the public hearing process for approval.

**Summary of CRA Advisory Board Meeting Neighbor Questions and Responses**

<b>QUESTION</b>	<b>RESPONSE</b>
Where are the maps for the newest proposal?	After Workshop #2, the consultant revised the proposed zoning map to reflect the feedback that was received from the community’s voting sheets. (See <i>Technical Committee Meeting Summaries</i> .) The revised proposal was solely used for discussion purposes with City staff on September 6 <sup>th</sup> to illustrate the draft zoning outline. The revision is not <i>the</i> final option for consideration. It was provided in the presentation tonight, as it does represent the feedback that has been reported this evening. An official revision, which reflects neighbors’ feedback and staff’s technical input will be provided at a later date.
What about permitted uses?	A draft permitted use table was discussed when the consultant met with City staff on September 6 <sup>th</sup> . The uses that will be permitted in the zoning districts have not been decided. However, we do know that the community supports mixed-uses in the East portion of the CRA and along Sunrise Boulevard. In a perfect scenario all existing uses will continue to be permitted; however, (again) this has not been determined yet.
What happened to the input from the industry experts?	The information gathered at the Industry Experts’ Roundtable was taken to the meeting with City staff on September 6 <sup>th</sup> in the form of proposed densities and regulatory provisions, which are not being discussed in detail tonight. The consultant has more meetings with City staff to discuss these issues and determine the final proposal for regulatory provisions.
What will a property owner get if the maximum height is reduced as a result of the rezoning?	Tonight’s presentation was a report of the neighbors’ preferences and priorities. Although the neighbors may not prefer 150 foot height in certain areas, it does not mean that the maximum heights will be reduced. The neighbors’ preferences helped in determining design features and transition areas, which can make height “feel” less intrusive to neighboring properties and the pedestrian. Research will be done to find references and images that show the benefits of design in accommodating scale and intensity. Once the images are found, they will be provided on the project web page.
How are you going to put commercial on NW 13 <sup>th</sup> Street?	Commercial currently exists on NW 13 <sup>th</sup> Street, and will continue, as such.