

# Fort Lauderdale CRA Central City Rezoning

August 24, 2022

Central City Redevelopment Advisory Board

# Purpose of this meeting: **Prior Work**

## 1. **Status**

## 2. **Concepts of how Proposed Code meets the Goals**

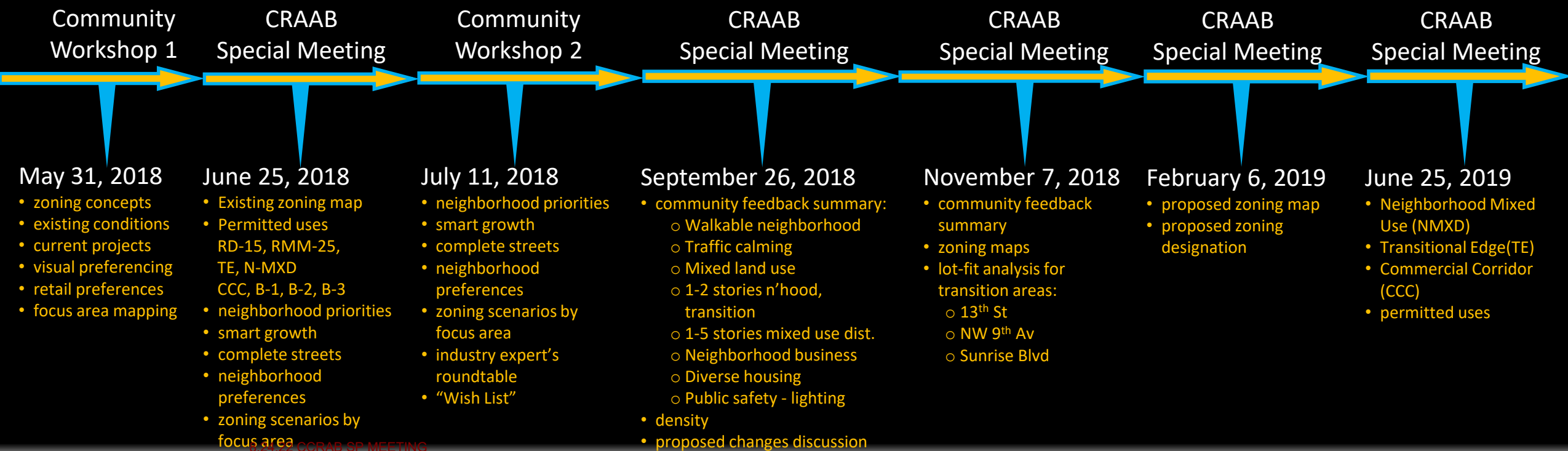
-  adding value
-  protecting the neighborhoods
-  stimulate redevelopment
-  embrace changing economy and affordability

## 3. **Path Forward**

-  special CCRAB meeting
-  adoption process with some immediate benefits
-  implementation plan for further development

# 2018 through 2019: Prior Work

- extensive stakeholder and community engagement
- record of consensus zoning map
- draft text with traditional uses, unchanged intensities, architectural and mass controls and public realm rules



# 2021-2022: Making it Work

- discuss the issues and how we move forward
- Comprehensive Plan limit on density – delay for LUPA
- analysis and code rewrite is done
- **ALMOST DONE –final edits & adoption process ahead**

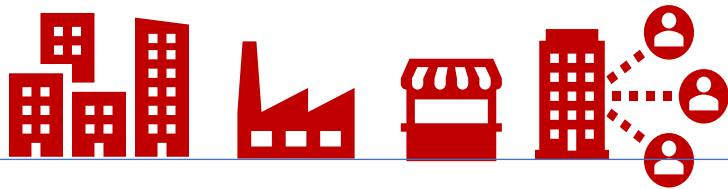


# Goals: What's There Now



# Goals: Adding Value Means

## Economic Growth



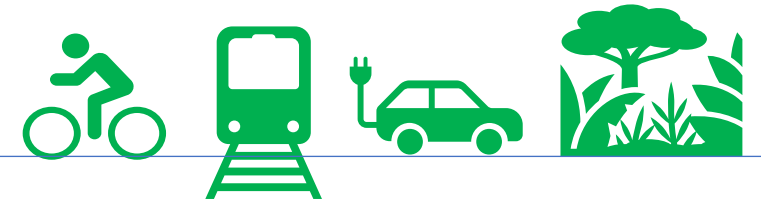
- increasing employment space
- increasing local ownership
- increasing real estate value

## Quality-of-Life



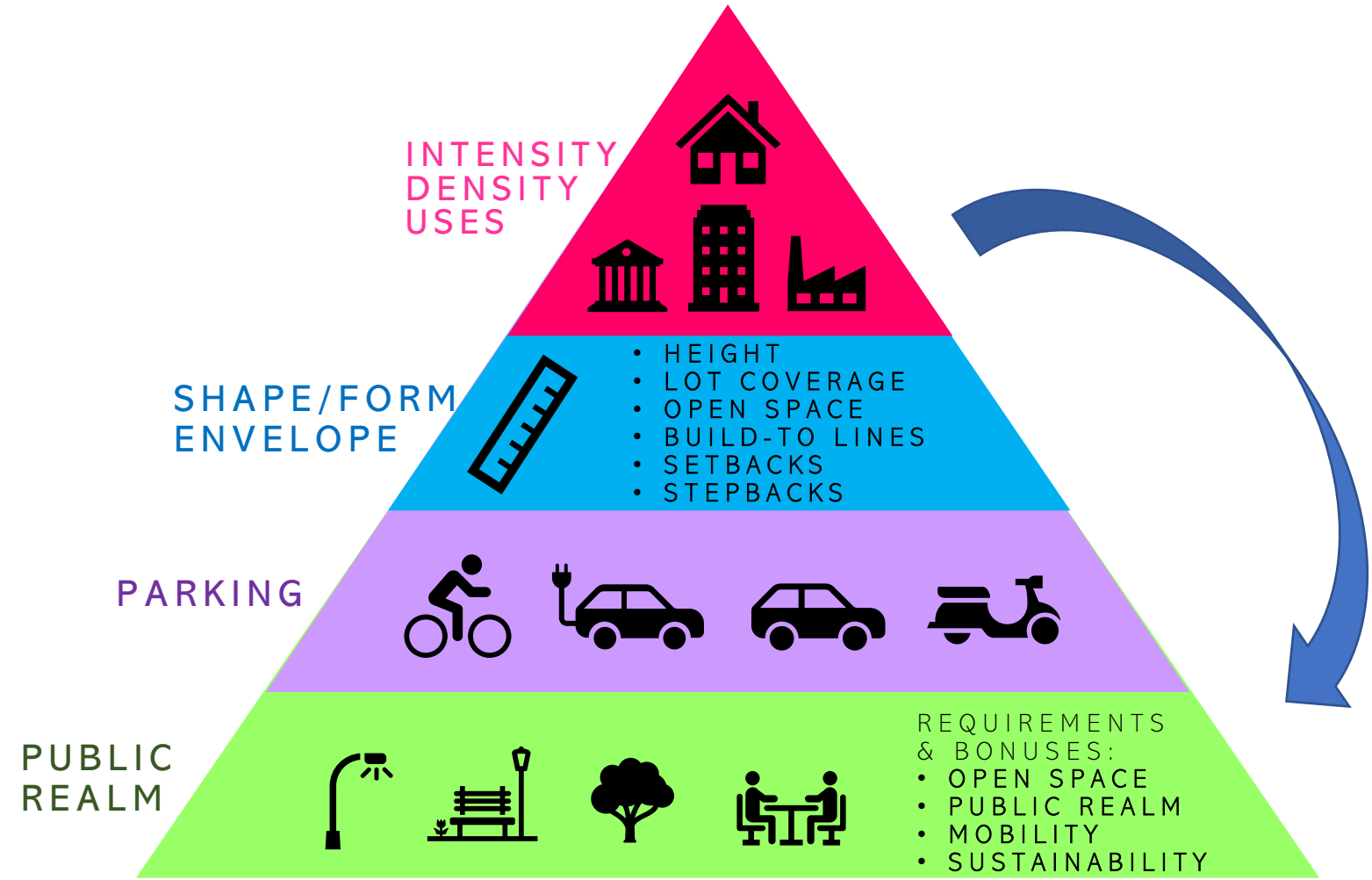
- protecting neighborhoods
- improving public realm
- improving affordability
- accessibility for everyone

## Sustainable Development



- mobility options
- urban greening & natural habitat
- sea-level rise protection
- reducing carbon footprint
- adaptability to changing economy
- adaptability to become a TOD

# Goals: How Code Adds Value



*CODE DEFINES DEVELOPMENT*

*DEVELOPMENT DEFINES LIVE/WORK/PLAY SPACE*

*LEVERAGES QUALITY OF LIFE*

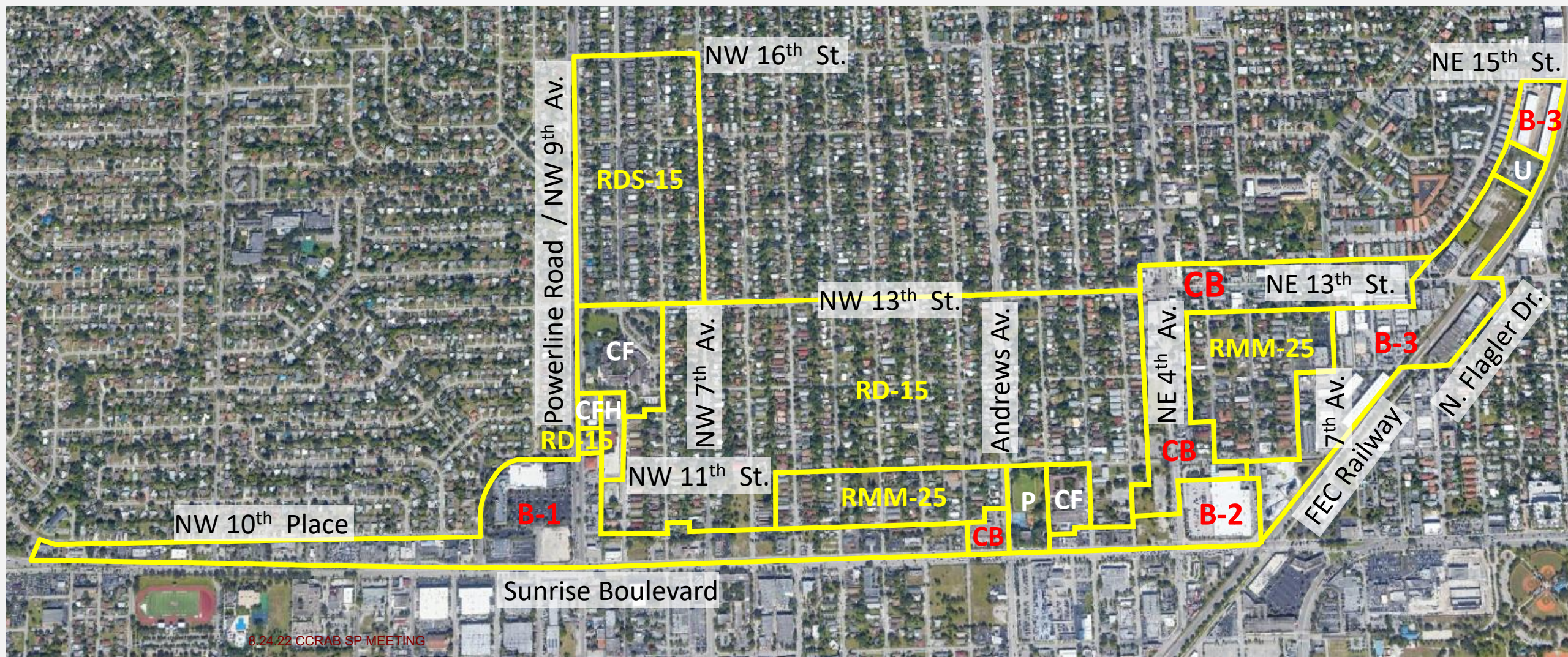
# Checklist: Adding Value in Rezoning

- New CC-MXD district
- New TE district
- Live-Work Units allowed in CC-MXD and TE
- Uses, forms, dimensional requirements revised
- Parking requirements reduced
- Sustainability requirements and bonuses added
- Height bonuses revised
- Approval process streamlined



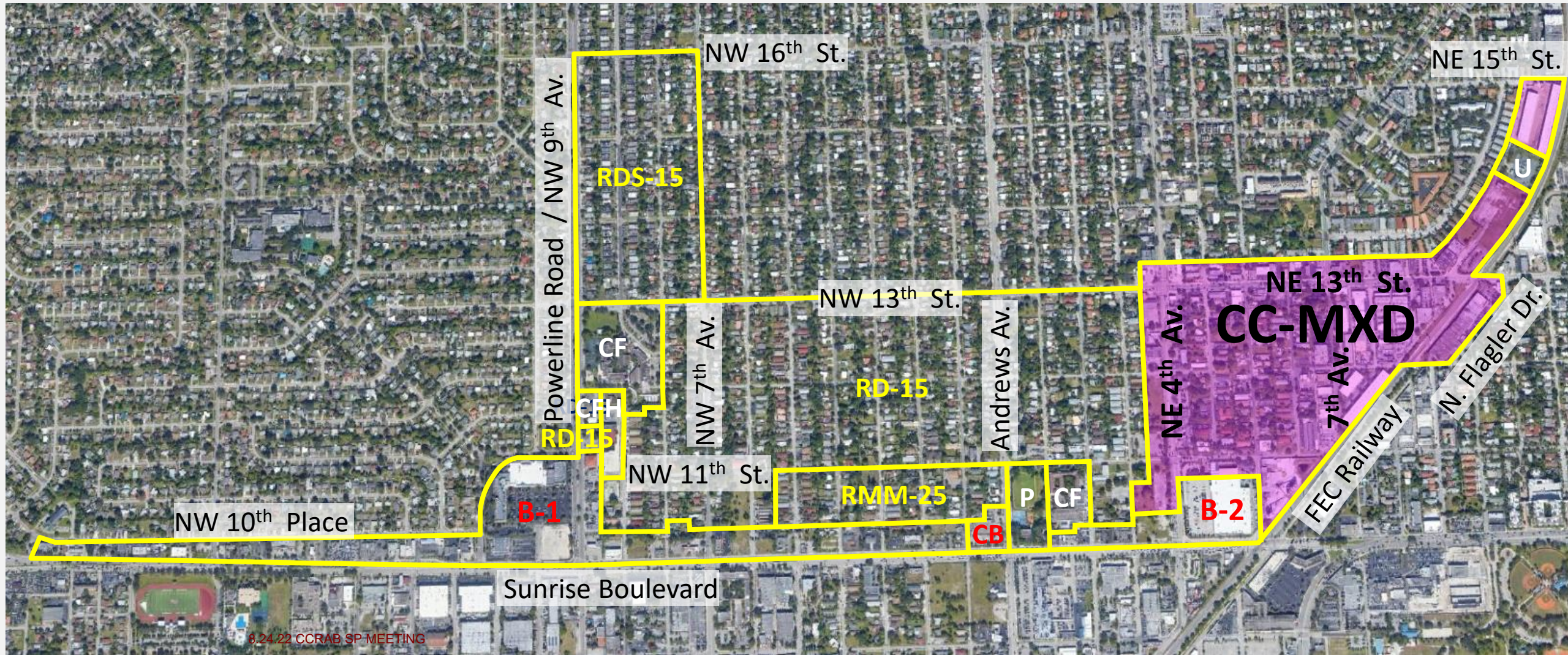
# Map Changes: Existing Zoning Map

**Residential** (yellow), **Commercial** (red), **Civic** (white), **No Mixed-Use**



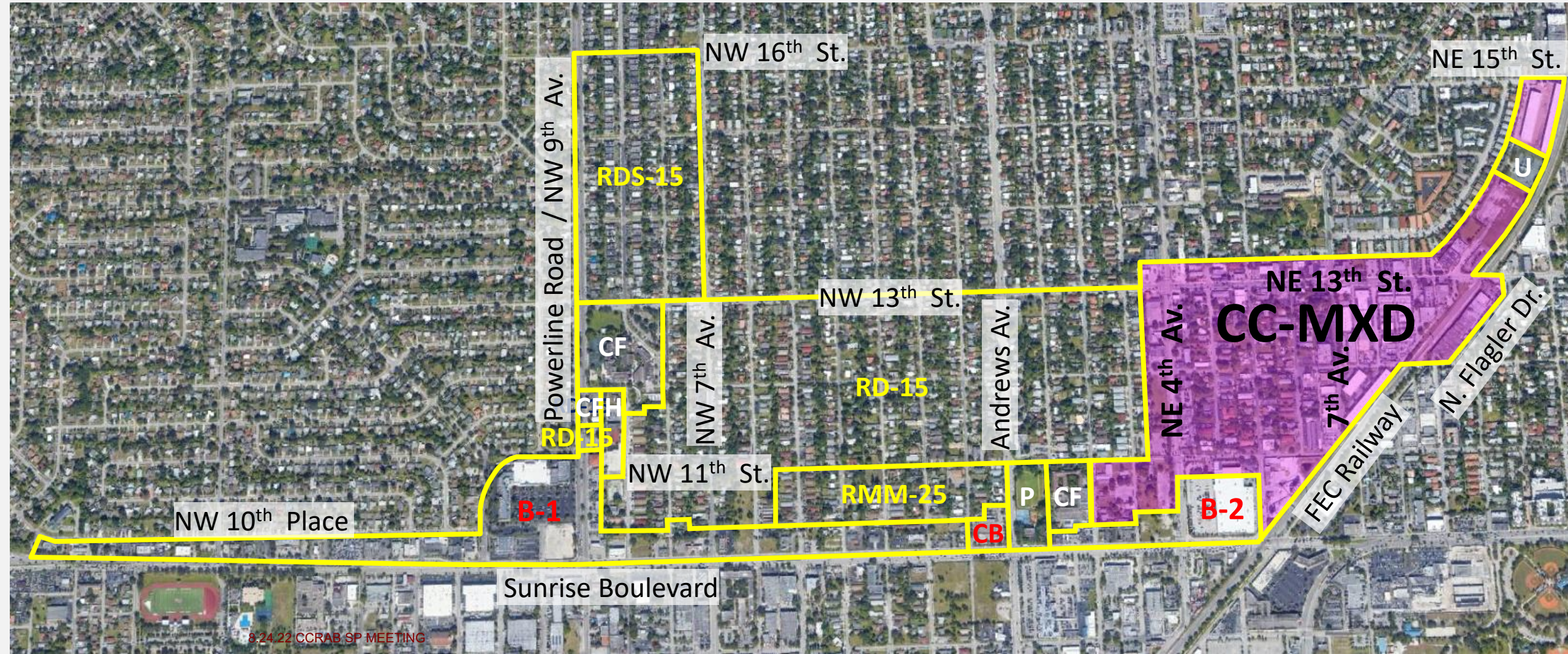
# Map Changes: Proposed Zoning Map

## CC-MXD (magenta) - Central City Mixed Use



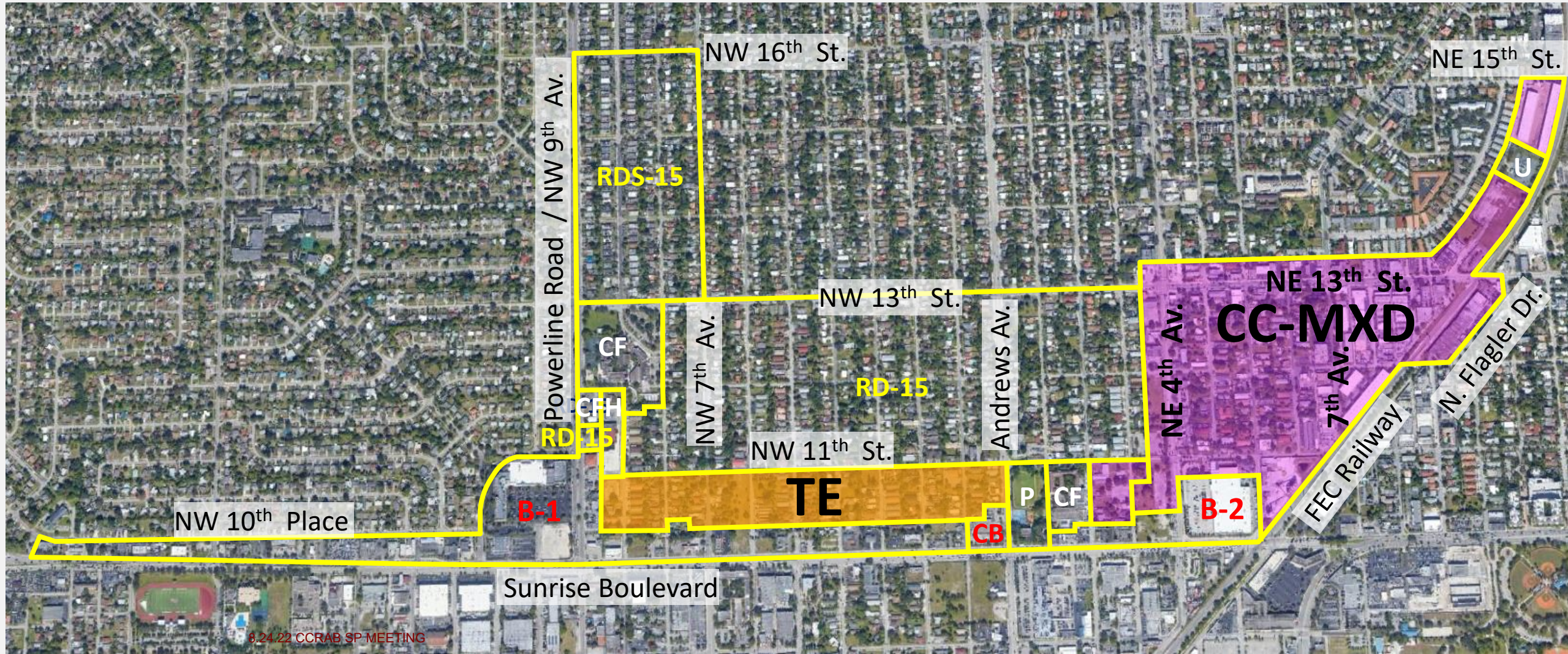
# Map Changes: Proposed Zoning Map

## CC-MXD (magenta) - Central City Mixed Use - alternative



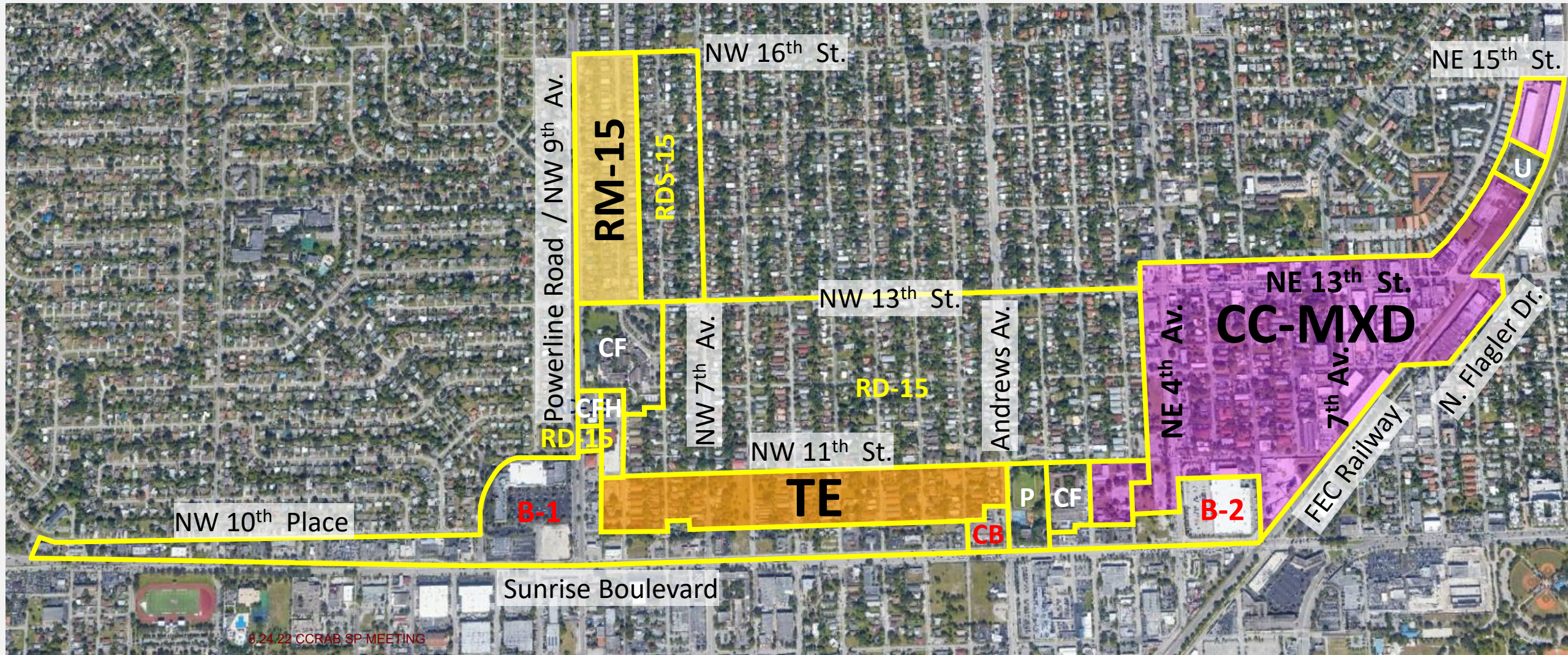
# Map Changes: Proposed Zoning Map

## TE (orange) – Transitional Edge



# Map Changes: Proposed Zoning Map

## RM-15 (tangerine) Residential Multifamily Medium Density



# Text: CC-MXD Permitted & Conditional Uses

## MIXED USE

- Primary Streets - vertical mixed-use
  - NE 13<sup>th</sup> Street
  - NE 4<sup>th</sup> Avenue
  - NE 7<sup>th</sup> Avenue
- Mixed-Use: a combination of 2 or more uses from categories 1-8 and multifamily residential or office on upper stories
- Civic Uses, Colleges and Universities or Places of Assembly may be stand-alone
- Secondary Streets: vertical or horizontal mixed use among any of 17 categories

## GENERAL CATEGORIES

1. General Retail and Personal Services (<50,000 sq. ft.)
2. Neighborhood Proprietor Commercial (<10,000 sq. ft.)
3. Food and Beverage Establishments
4. Entertainment Uses
5. Professional Offices and Medical Offices
6. Civic Uses
7. Colleges and Universities
8. Places of Assembly
9. Automotive Sales and Services
10. Warehousing and Storage
11. Artisanal Light Industry
12. Residential Uses
13. Live / Work Units
14. Lodging
15. Public Purpose Facilities (parks, etc.)
16. Child Day Care Facilities
17. Nursing Home Facilities

# Text: Artisan Light Industry

## WHY: ECONOMIC RESILIENCY



foothold for future growth – incubator spaces with retail traffic



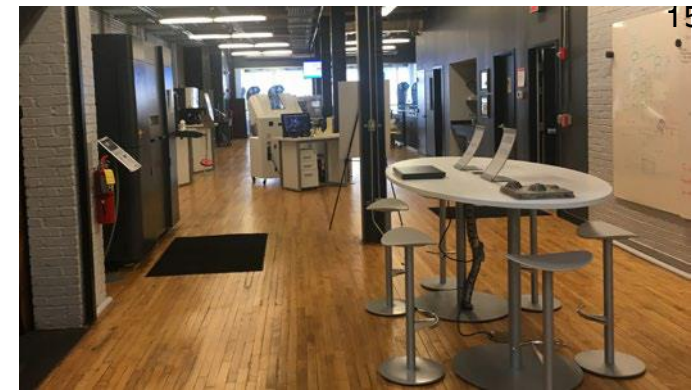
attractive and viable option to fill commercial space



empowering local communities – more locally-owned business

## HOW: CONDITIONAL USE in CC-MXD

- for fabrication, preparation of goods for local market – reviewed by DRC
- retail customer sales – direct to consumer component
- display area for fabrication, viewing and sale of work
- fabrication only of one-off and small batch work
- all manufacturing completely enclosed
- entrance and delivery/loading doors closed during work
- service doors not at front and not facing residentially-zoned district
- waste and general trash containers enclosed and not facing residentially-zoned district
- precluded: noxious odors, other airborne emissions to the outdoors; ambient noise levels that exceed City requirements



# Text: Live – Work Units

LIVE/WORK

## WHY: ECONOMIC & HOUSING RESILIENCY



foothold for future growth – incubator spaces



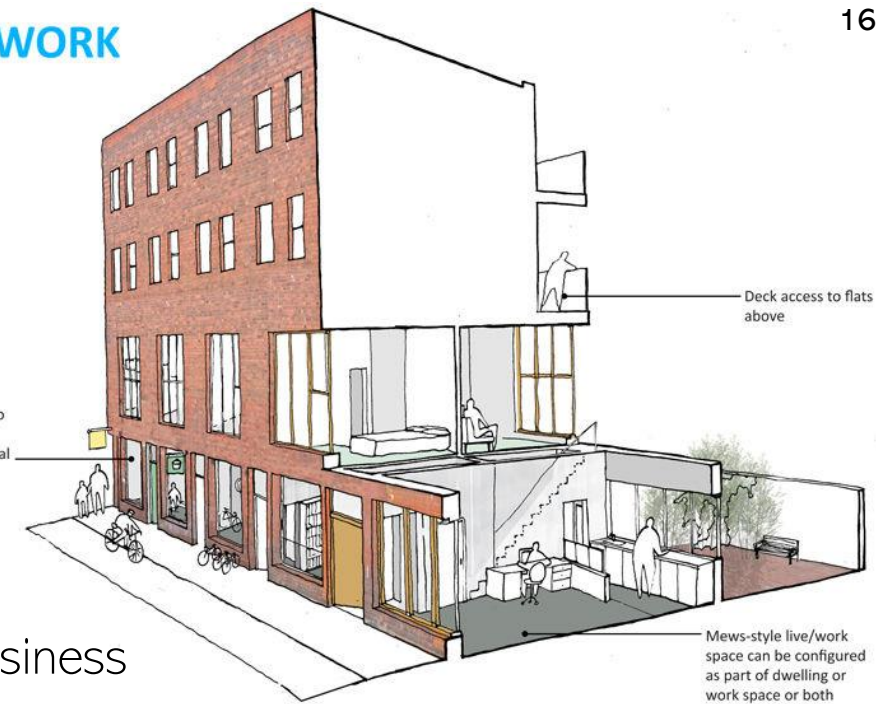
attractive, viable option to fill commercial space



personal cross-subsidy for tenant / owner



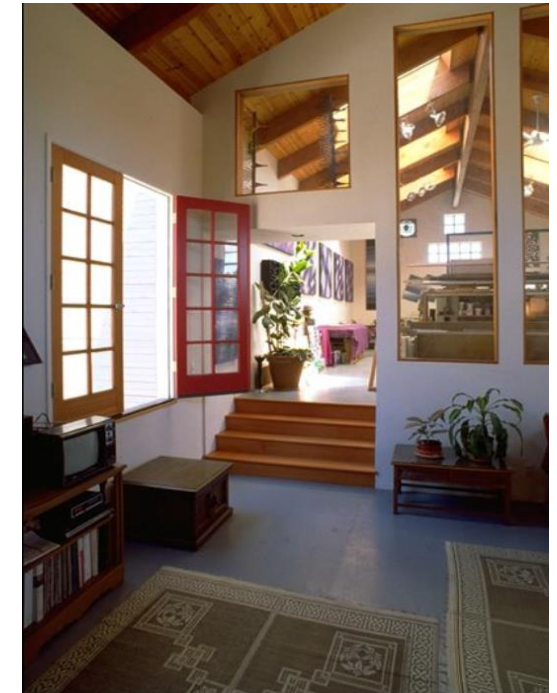
empowering local communities – more locally-owned business



## HOW: PERMITTED USE in CC-MXD & TE

- controlled design criteria to assure that LWU do not revert to high-end residential as artist lofts have in many cities
- more than a home-office: the essential design component is a front-facing business entrance
- Small-scale business
- design as: 1) front/back one-level, or 2) purpose-built 2-level loft

8.24.22 CCRAB SP MEETING



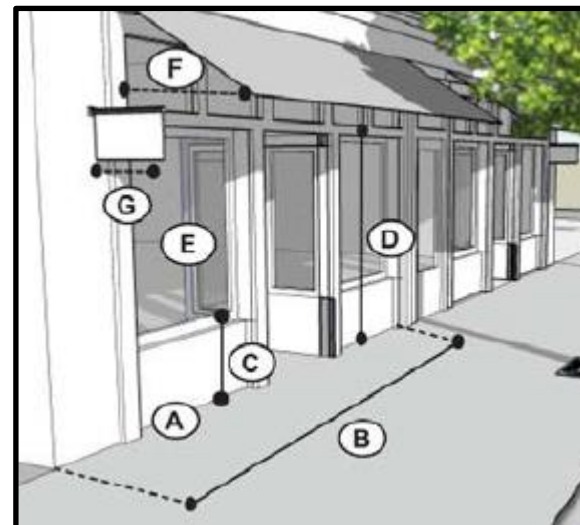
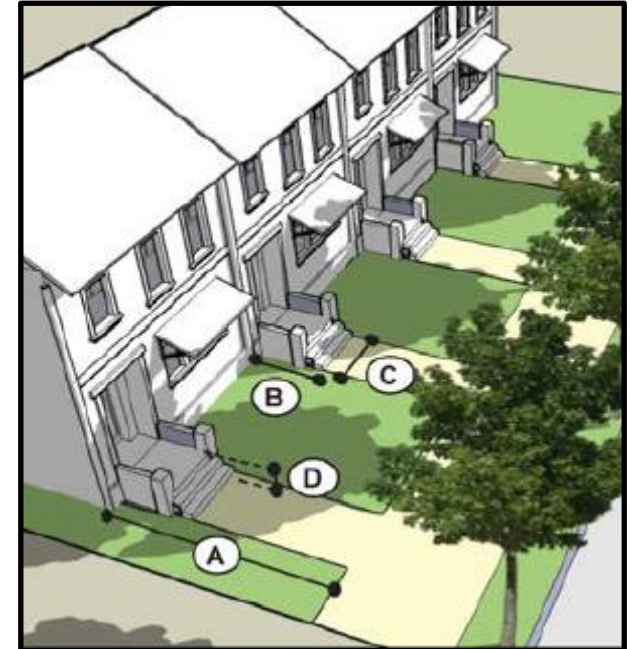


# Text: Form - Based Code

DESCRIBE, ENCOURAGE & REGULATE:

-  FORMS
-  HEIGHT
-  MASSING
-  TRANSITION
-  SAFETY & SECURITY
-  QUALITY URBAN DESIGN

in CC-MXD and TE zoning districts



# Text: Parking Requirements Reduced

## WHY: QUALITY PEDESTRIAN ENVIRONMENT & REDEVELOPMENT

- increase safety and comfort for pedestrians, bicyclists, and micro-mobility users such as e-scooters.
- decrease redevelopment waste
- greener more pedestrian environment
- reduce heat-island effect
- increase security by reducing large empty spaces at night

## HOW: CC-MXD REVISED REQUIREMENTS



8.24.22 CCRAB SP MEETING



# Text: Parking Requirements Reduced – CC-MXD

| Category of Use  | Existing Zoning   | Proposed CC-MXD  |
|--|---|--|
| <b>Residential Uses</b> – Single-Family Dwellings, All Types   | 2 spaces per dwelling unit  | 1 space per dwelling unit  |
| <b>Residential Uses</b> – Multi-Family Dwellings, All Types: Studio, Efficiency and 1-Bedroom Units      | 1.75 spaces per dwelling unit   | 1 space per dwelling unit  |
| <b>Residential Uses</b> – Multi-Family Dwellings, All Types: Dwelling Units with 2-or-more Bedrooms      | 2.1 spaces per dwelling unit  | 1 ½ spaces per dwelling unit   |
| <b>Live/ Work Units (LWU)</b>  | 1.75 to 2.1 spaces for residential unit + retail or service category of Table 1, Sec 47-20.2 (generally, at least 3 spaces) | 2 spaces per LWU   |
| <b>Nonresidential</b> Uses for which any property line abuts a single-family residential zoning district | Pursuant to parking amount requirements in Table 1 of Section 47-20.2   | Pursuant to parking amount requirements in Table 1 of Section 47-20.2  |
| <b>Nonresidential Uses in Vertical Mixed-Use Buildings</b>   | Calculated by the parking space requirements by use as provided in Table 1, Section 47-20.2                                 | 60% of the parking space requirements for “Retail sales, retail service, unless otherwise provided for herein” as provided in Table 1 of Section 47-20.2 (equal to 1 space/ 417 sq. ft.)<br><b>Parking is not recalculated when retail cells are re-occupied by a new businesses</b> |
| <b>Nonresidential</b> Uses in all other buildings  | Calculated by the parking space requirements by use as provided in Table 1, Section 47-20.2                                 | 60% of the parking space requirements for the same uses as provided in Table 1 of Section 47-20.2<br><b>Same requirement as RAC</b>  |

# Text: Sustainability Requirements & Bonuses

## 1. Landscape and Open Space

- requirement (35% OS) and 1 floor bonus per 10% more OS

## 2. Personal Mobility Infrastructure

- requirements only for bicycle storage and racks, car-share lobby, shared mobility space, EV parking spaces.

## 3. Third Party Green Building Certification

- requirement for base certification and 1 floor bonus for higher

## 4. Solar Photovoltaic Array

- bonus, 1 floor, building-mounted (rooftop) or building integral

## 5. Green Roof Bonus

- bonus: 1 floor, extensive roof (thinner): 1 floor, intensive roof (thicker)



# Text: Height Bonuses Revised

## WHY: PUBLIC BENEFITS



fairness of applicability and equity among properties

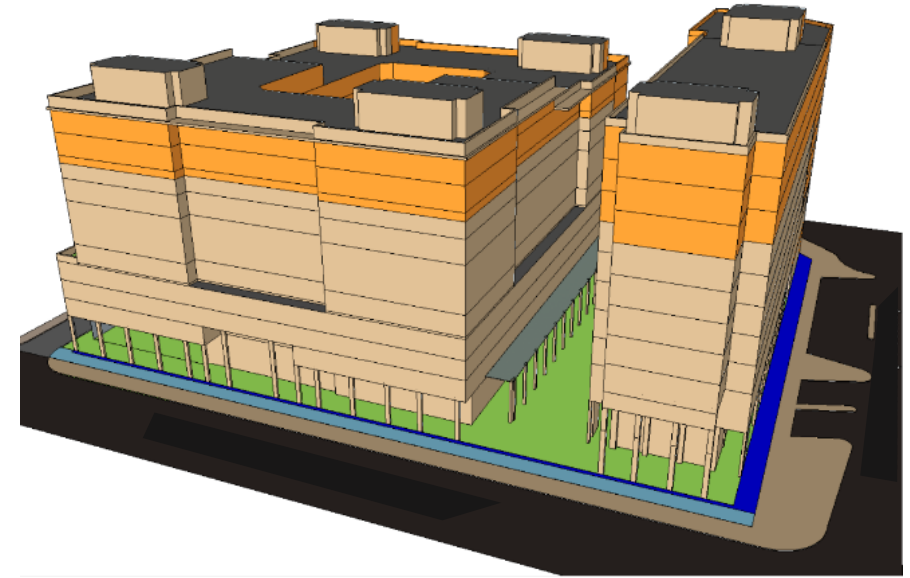
economic parity: bonus value and public benefit

benefits can provide long-term value to owner too

protect adjacent neighborhoods

## HOW: AVAILABLE CC-MXD & TE

- provide a menu of possible benefits that a developer can choose for development bonuses; 6 ways to be awarded 3 floors
- limit the cumulative effect of development bonuses overall; maximum of 3 floors and 36 feet
- limit bonuses away from sensitive areas: maximum of 1 floor where abutting single-family zoning district



# Text: Approval Process Streamlined

## WHY: CERTAINTY

- investors can develop pro-form with certainty before going through boards
- better enables development outside of the box

## HOW: ONLY IN CC-MXD

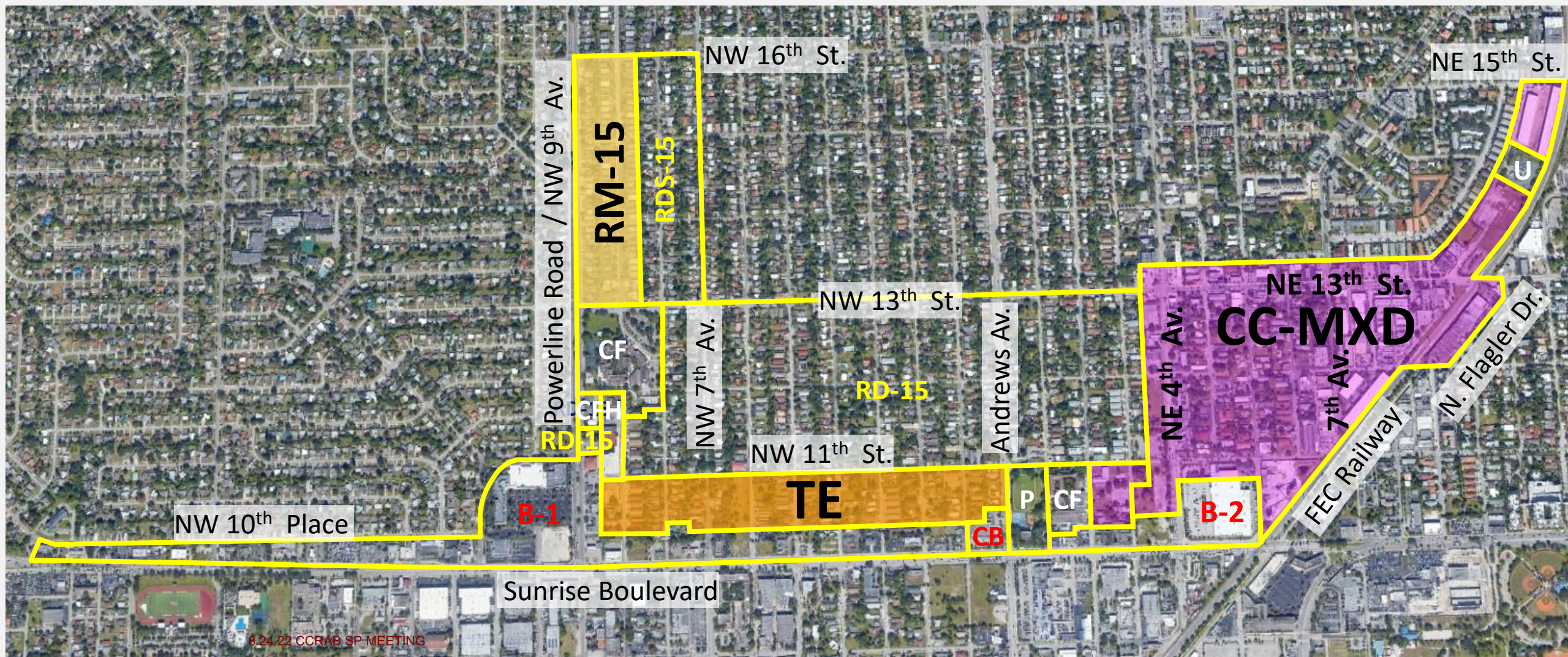
- conditional Uses will be reviewed by City staff
- these uses include:
  - Retail where consumption of merchandise is permitted on premises
  - Food and beverage uses or entertainment uses that directly abut a single-family district
  - Civic uses, colleges and universities, and places of assembly that are over 10,000 sq. ft. or 100 fixed seats
  - Automobile and small craft boat sales and service
  - Warehouse and storage
  - Artisan light industry
- notice of the review will be posted on property

# Going Forward: Implementation Plan

- **Adoption Process**
- **Future Land Use Amendment – Local Activity Center (LAC)**
- **Property re-use and immediate value code amendments**
- **Marketing: zoning brochure**
- **Feedback: realtor roundtables**
- **Tax Increment Funding (TIF), infrastructure improvement and complete streets**

# Going Forward: Amend City Comprehensive Plan

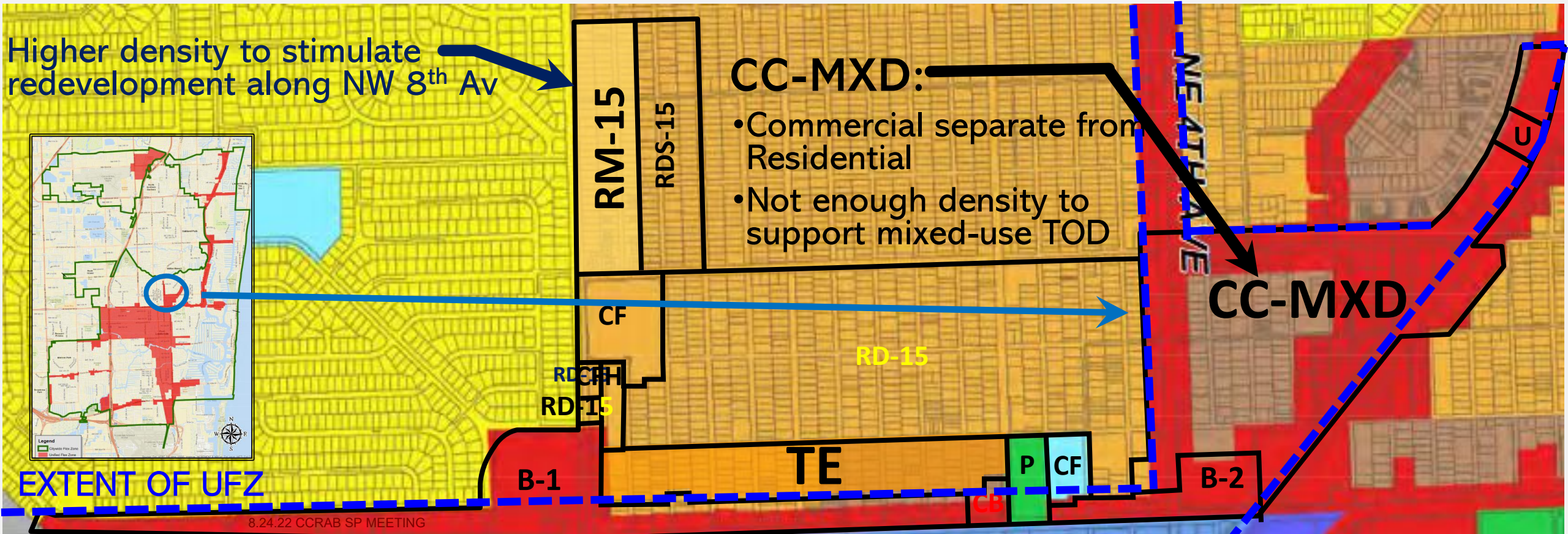
## Local Activity Center (LAC) requires City Land Use Plan Amendment (LUPA)





# Going Forward: Amend City Comprehensive Plan

- City of Fort Lauderdale Future Land Use Plan does not well support CC-MXD or stimulating redevelopment along the northwest neighborhood
- Medium High Density Residential designated area in the CC-MXD supports only about 700 dwelling units
- for now, CC-MXD can use residential flex units – but must compete for allocation on a city-wide scale



# Going Forward: Adoption Minimum Timeline

**CCRAB Workshop:**

**August 24, 2022** ←

**City Planning & Legal  
Review and Revisions**

**August – October 2022**

**Planning & Zoning Board (PZB)**

**October 2022**

**City Commission 1<sup>st</sup> Reading**

**November 2022**

**City Commission 2<sup>nd</sup> Reading**

**December 2022**

Thank you.  
Questions?