

# Fort Lauderdale Central City CRA Rezoning Update

October 10, 2022

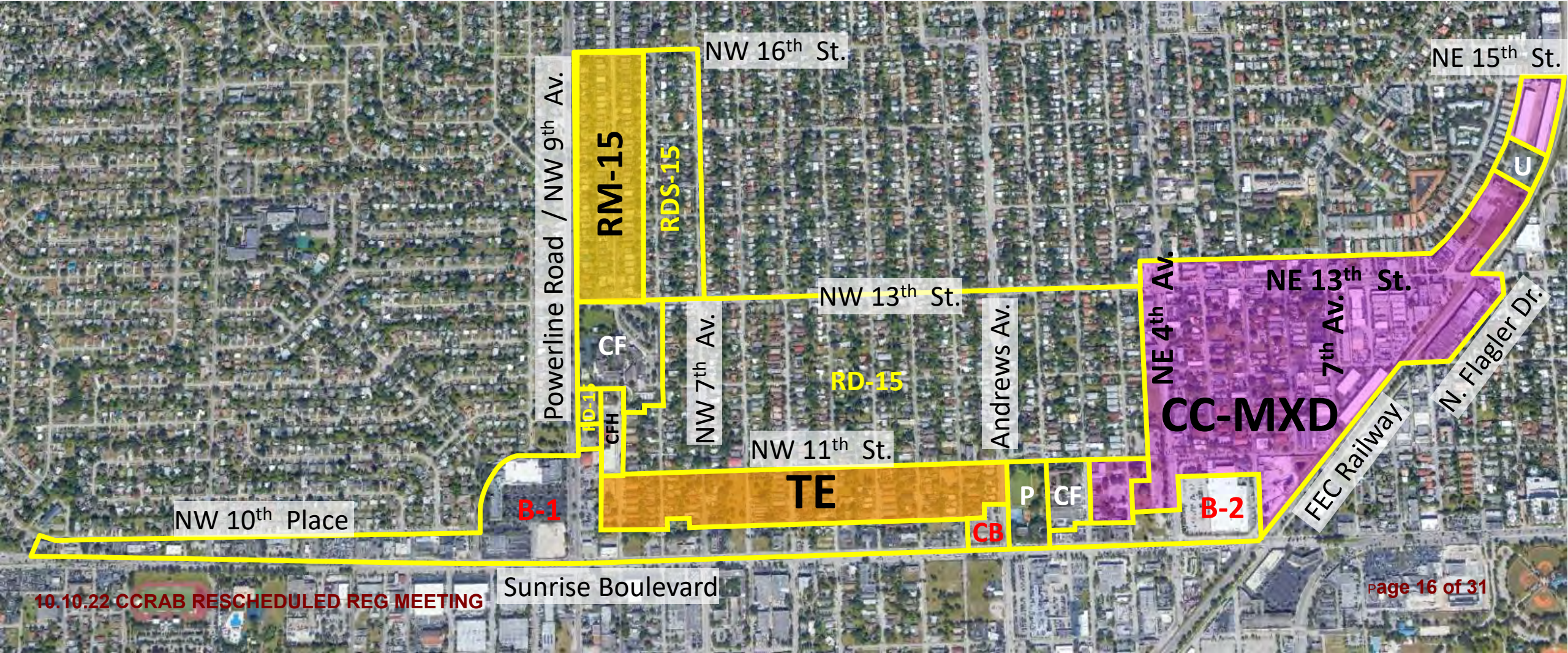
Central City Redevelopment Advisory Board

**Proposed**  
**Central City NW Quadrant Rezoning**  
**Residential Single Family/Medium Density District (RDs-15)**  
**to**  
**Residential Multifamily Low Rise/Medium Density District (RM-15)**

# Map Changes: NW Quadrant – August 24<sup>th</sup> Proposal

## RDS-15 to RM-15

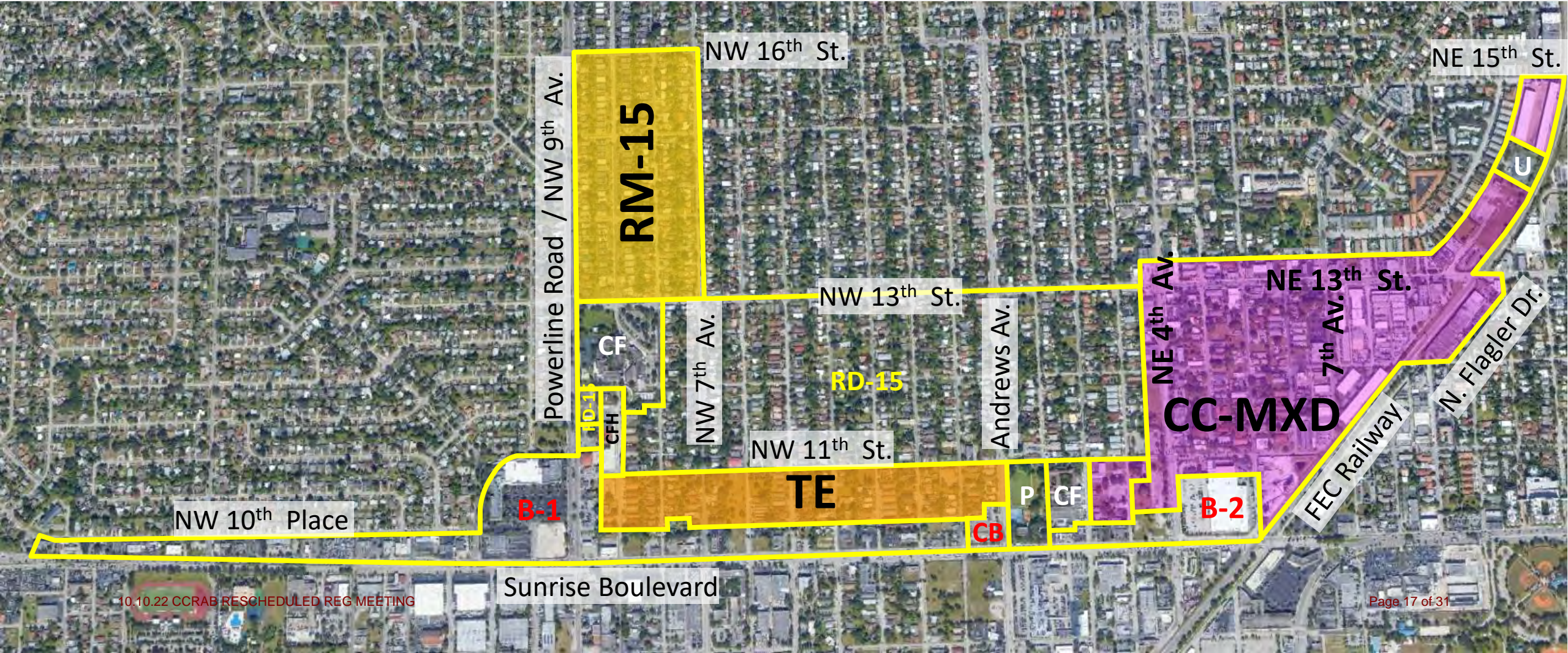
## NW 13<sup>th</sup> St to NW 16<sup>th</sup> St, 9<sup>th</sup> Avenue to west of NW 8<sup>th</sup> Avenue



# Map Changes: NW Quadrant – Proposed Zoning Map

## RDS-15 to RM-15

## NW 13<sup>th</sup> Street to NW 16<sup>th</sup> Street, 9<sup>th</sup> Avenue to NW 7<sup>th</sup> Avenue



# Central City NW Quadrant Rezoning RDS-15 to RM-15 Comparison of Uses


| Existing Zoning District<br>RDs-15              | Proposed Zoning District<br>RM-15              |
|---|--|
| <b>Permitted Uses</b>                           | <b>Permitted Uses</b>                          |
| Single Family Dwelling                          | Single Family Dwelling                         |
|   | Cluster Dwelling                               |
|   | Zero-lot-line                                  |
|   | Duplex   |
|   | Townhouse                                      |
|   | Multifamily                                    |
| Community Residence (Max 3 Residents)           | Community Residence (Max 3 Residents)          |
| Family Community Residence (4 to 10 Residents)  | Family Community Residence (4 to 10 Residents) |
| Public Purpose Facilities                       | Public Purpose Facilities                      |
| Child Day Care Facilities                       | Child Day Care Facilities                      |
| Accessory Uses, Buildings and Structures        | Accessory Uses, Buildings and Structures       |
| Urban Agriculture                               | Urban Agriculture                              |
| <b>Conditional Uses</b>                         | <b>Conditional Uses</b>                        |
| Family Community Residence (10+ residents)      | Bed and Breakfast                              |
| Transitional Community Residence (4+ residents) | Mixed-Use Development                          |
| Community Residence                             | House of Worship                               |
|   | School   |
|   | Social Service Facility, Level II              |

# Central City NW Quadrant Rezoning

## RDS-15 to RM-15 Comparison of Dimensional Requirements

| Requirements                   | Existing Zoning District<br>RDs-15 | Proposed Zoning District<br>RM-15                          |
|--------------------------------|------------------------------------|--|
| Maximum building height (ft.)  | 35'                                | 35'  |
| Minimum front yard (ft.):      | 25'                                | 25'  |
| Minimum side yard (ft.):       | 5'                                 | 5'   |
| Minimum rear yard (ft.):       | 15'                                | 15'  |
| Corner yard(ft.)               | No Less than 10'                   | No Less than 10'   |
| Minimum Lot Width              | 50'                                | 50'  |
| Minimum Lot Size (Square Feet) | 6,000 Single Family/Duplex         | 5,000 Single Family/Duplex<br>7,500 Townhouses/Multifamily |

# Central City NW Quadrant Rezoning Schedule

|  |                          |   |
|--|--------------------------|---|
| CCRAB Meeting  | October 10, 2022         |  |
| Public Participation Meeting                                   | October 11, 2022         |   |
| <b>Planning and Zoning Board</b>                               | <b>November 16, 2022</b> |   |
| City Commission Meeting – 1 <sup>st</sup> Reading of Ordinance | December 20, 2022        |   |
| City Commission Meeting – 2 <sup>nd</sup> Reading of Ordinance | January 10, 2023         |   |

# Proposed

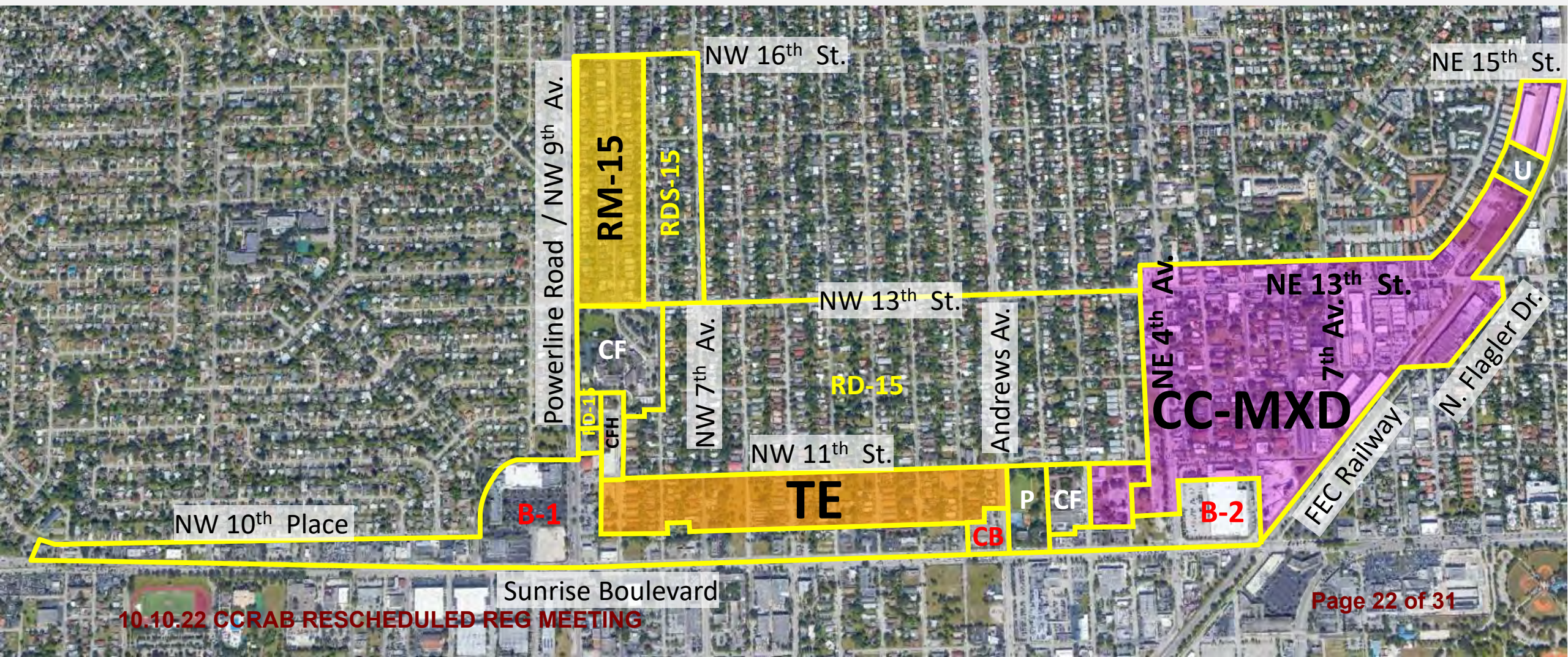
## Central City Mixed-Use District

- Map Change to incorporate Sunrise Corridor and TE (*map change*)
- Include corridor-specific text for Sunrise Corridor (*text change*)
- Include transition-specific compatibility text for south side of 11<sup>th</sup> Street
- Provide better redevelopment opportunity by assemblage along Sunrise (*map & text*)
- One new zoning district instead of two: easier to approve and administer
- Text changes to:
  - better format for ULDR consistency
  - reduce undesired form-based code requirements
  - include height limits and protections near neighborhoods
  - incorporate Sunrise frontage requirements
  - define horizontal mixed use along Sunrise Corridor



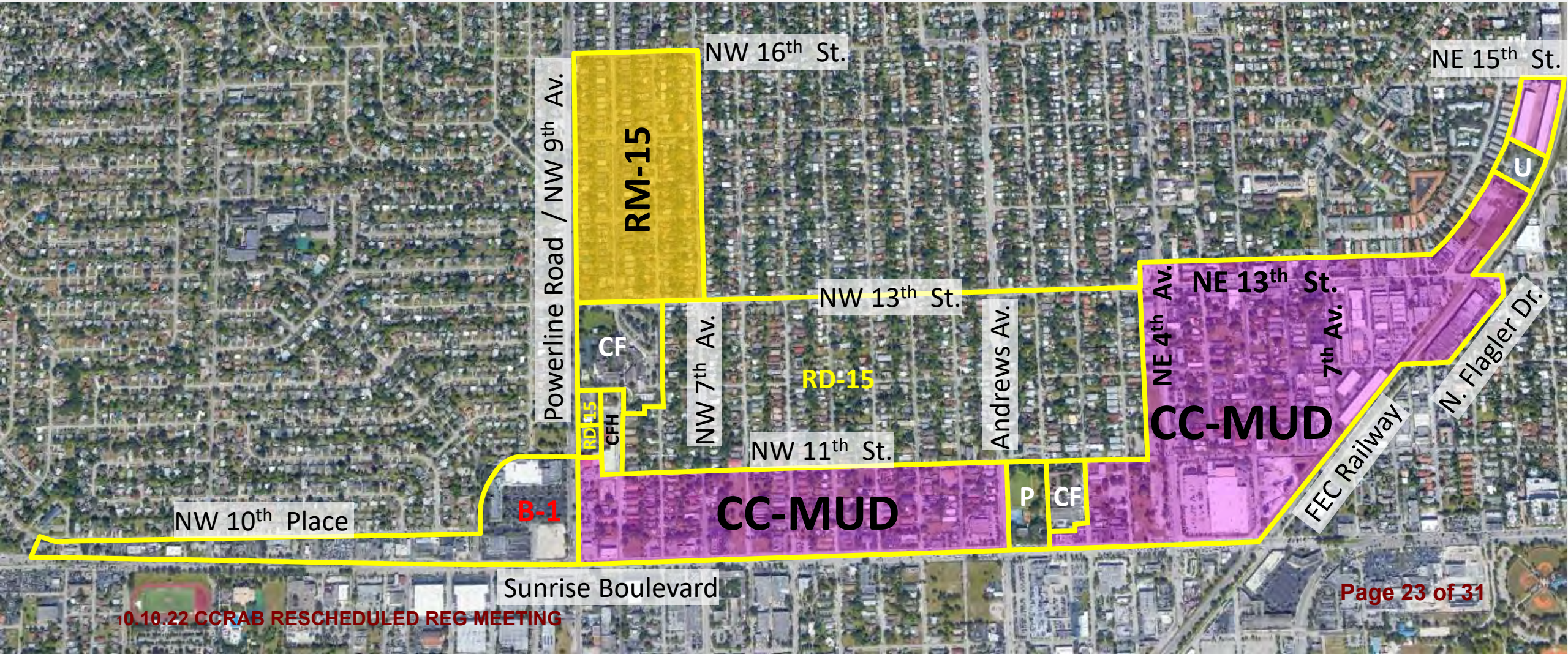
# Map Changes: August 24<sup>th</sup> Proposal Zoning Map

## CC-MXD<sub>(magenta)</sub> and TE<sub>(orange)</sub>



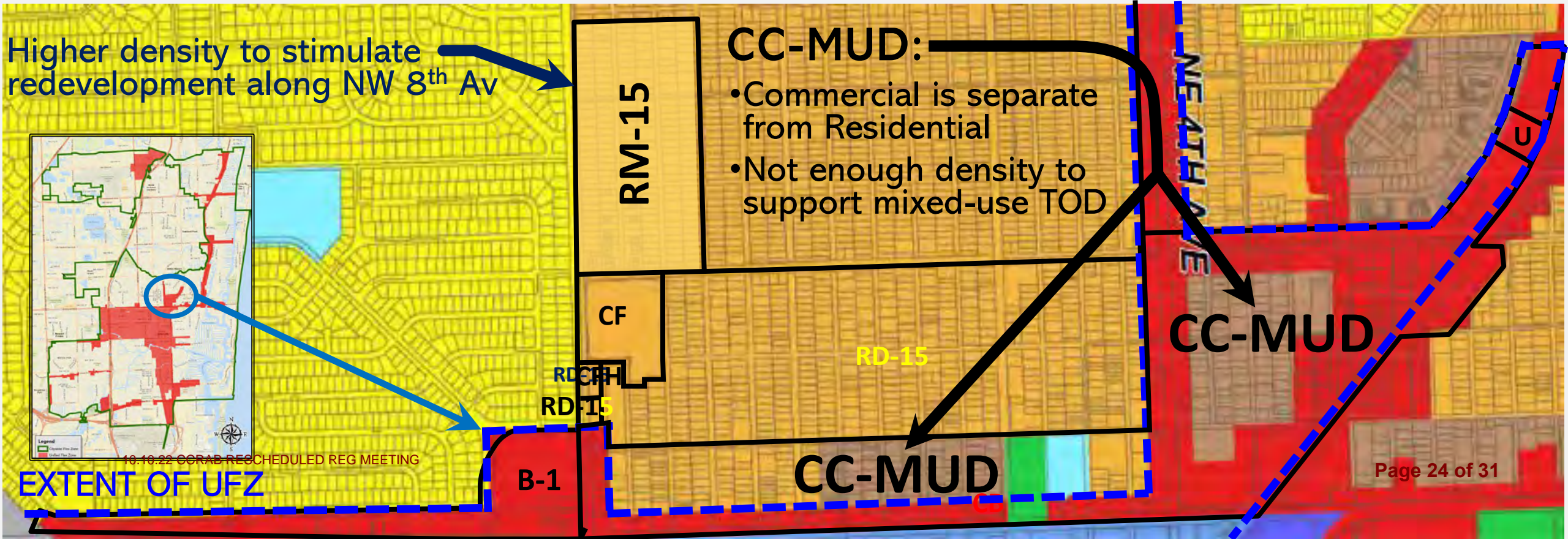
# Map Changes: Proposed Zoning Map

## CC-MUD (magenta)




# Going Forward: Amend City Comprehensive Plan

- City of Fort Lauderdale Future Land Use Plan does not well support CC-MUD redevelopment objective
- Medium High Density Residential designated area in the CC-MUD supports only about 700 dwelling units
- for now, part of CC-MUD can use residential flex units – but competes for allocation on a city-wide scale
- concept is to propose Local Activity Center for all of CC-MUD and park and school in between (total 160 acres)
- may also include Northwest Quadrant to increase residential density (not part of mixed-use LAC)



# Central City Mixed Use District (MUD) Rezoning

## Tentative Schedule

|  |                     |   |
|--|---------------------|---|
| CCRAB Meeting  | October 10, 2022    |  |
| CCRAB meeting to discuss CC-MUD specifics                                      | December 2022       |   |
| Public Participation Meeting   | January 2023        |   |
| Planning and Zoning Board  | January 2023        |   |
| City Commission Meeting – 1 <sup>st</sup> Reading of Ordinance                 | February 2023       |   |
| City Commission Meeting – 2 <sup>nd</sup> Reading of Ordinance                 | March 2023          |   |
| Land Use Plan Amendment (LUPA)<br>to facilitate mixed-use and increase density | early 2023 to start |   |

Thank you.  
Questions?

10.10.22 CCRAB RESCHEDULED REG MEETING

