

CENTRAL CITY REZONING *Update*

March 6, 2024

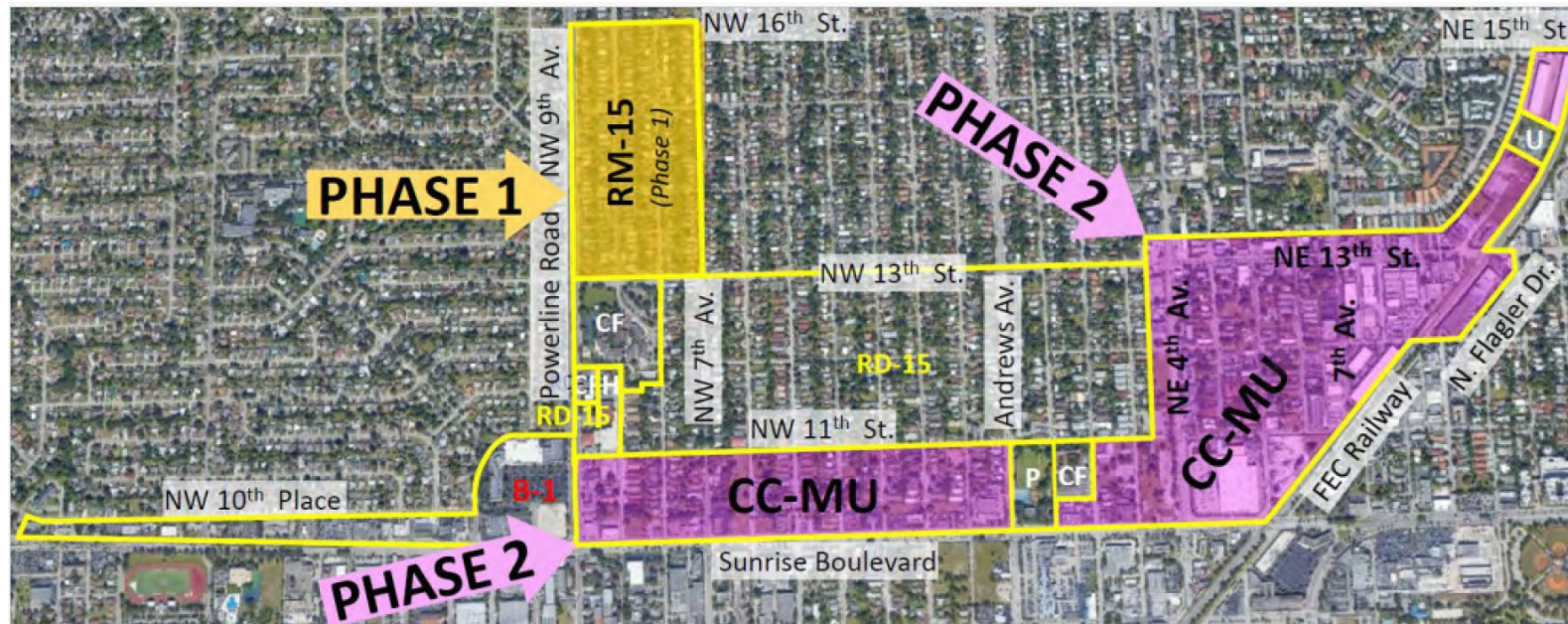
**Central City Redevelopment Advisory Board (CCRAB) Meeting
City of Fort Lauderdale | Community Redevelopment Agency
Development Services Department | The Corradino Group**

AGENDA

- 2023 Recap
- Proposed Changes
- Next Steps

2023 RECAP

- Rezoning Effort was split into 3 phases
 - Phase I: Rezone Northwest Quadrant from RDs15 to RM-15 ✓
 - Phase II: Rezone rest of the properties to CC-MU – Current Effort
 - Phase III: Complete a Land Use Amendment Plan – Future Effort

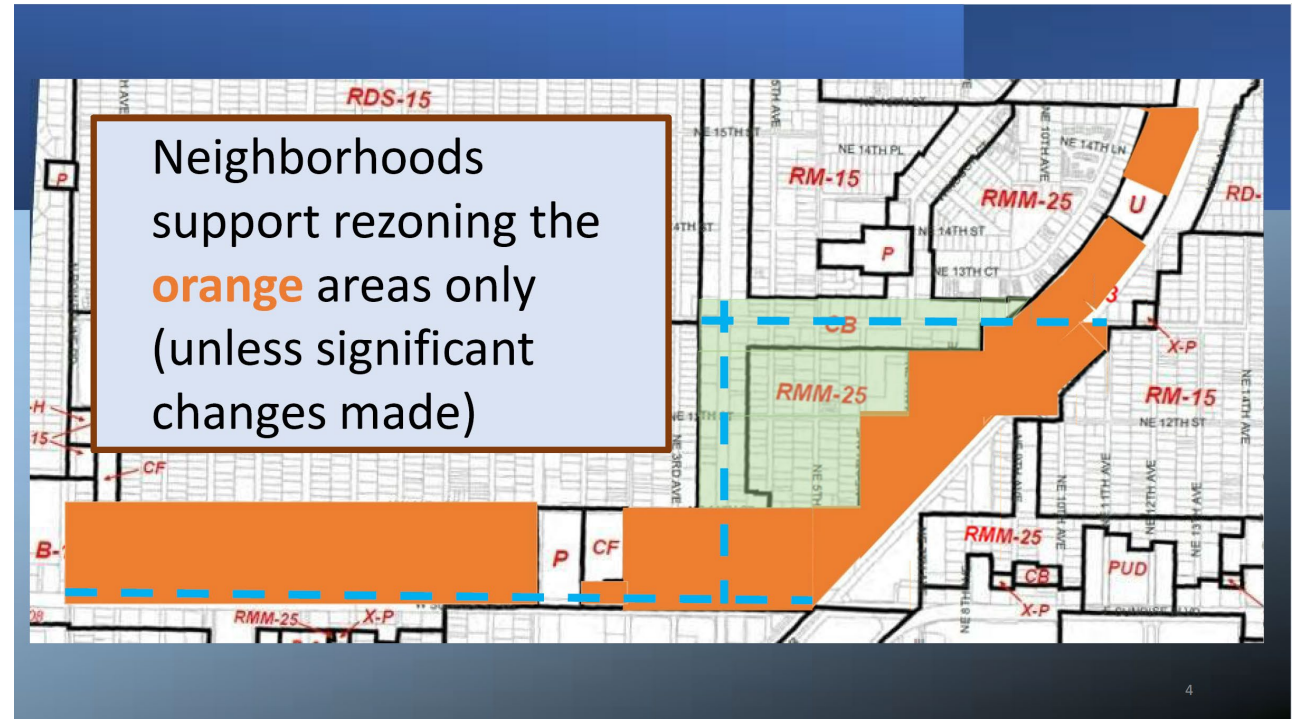


2023 RECAP: PUBLIC INPUT

Middle River Terrace Neighborhood Association

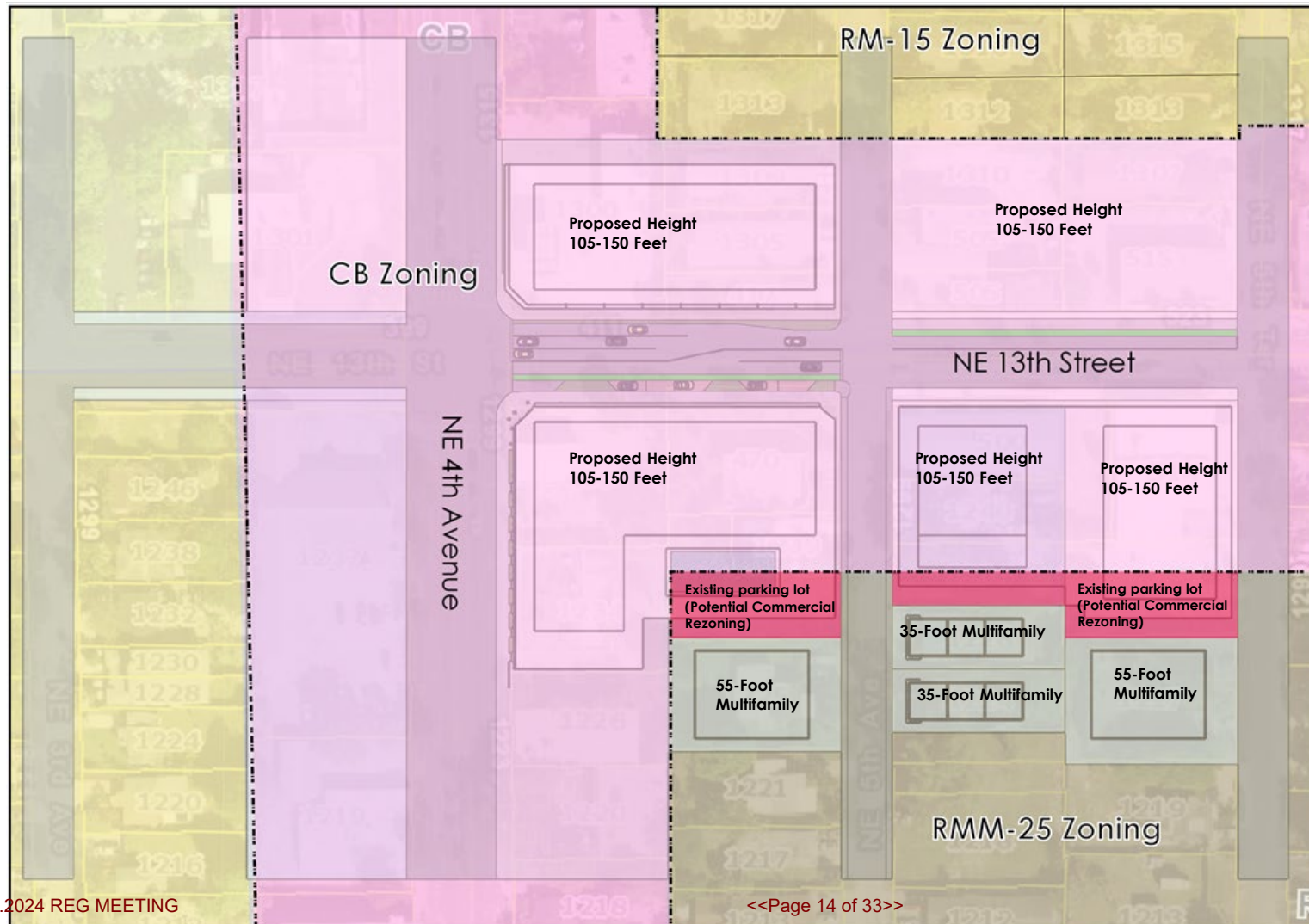
Troy Liggett Presentation to CCRAB on October 9, 2023

- Rezone areas along Sunrise Boulevard and railroad tracks
- Encourage mixed use development in NE 13th Street by other means
- Limit assemblage
- Maximum height 55 feet
- Require setback/stepbacks around existing single-family and low-density family homes
- No automobile sales or service, warehousing, storage or artisanal industry
- Allow stand-alone uses on throughfares
- No stand-alone business in side street
- Require ample parking



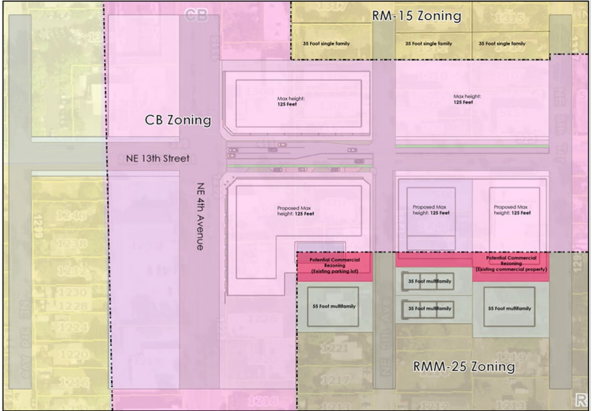
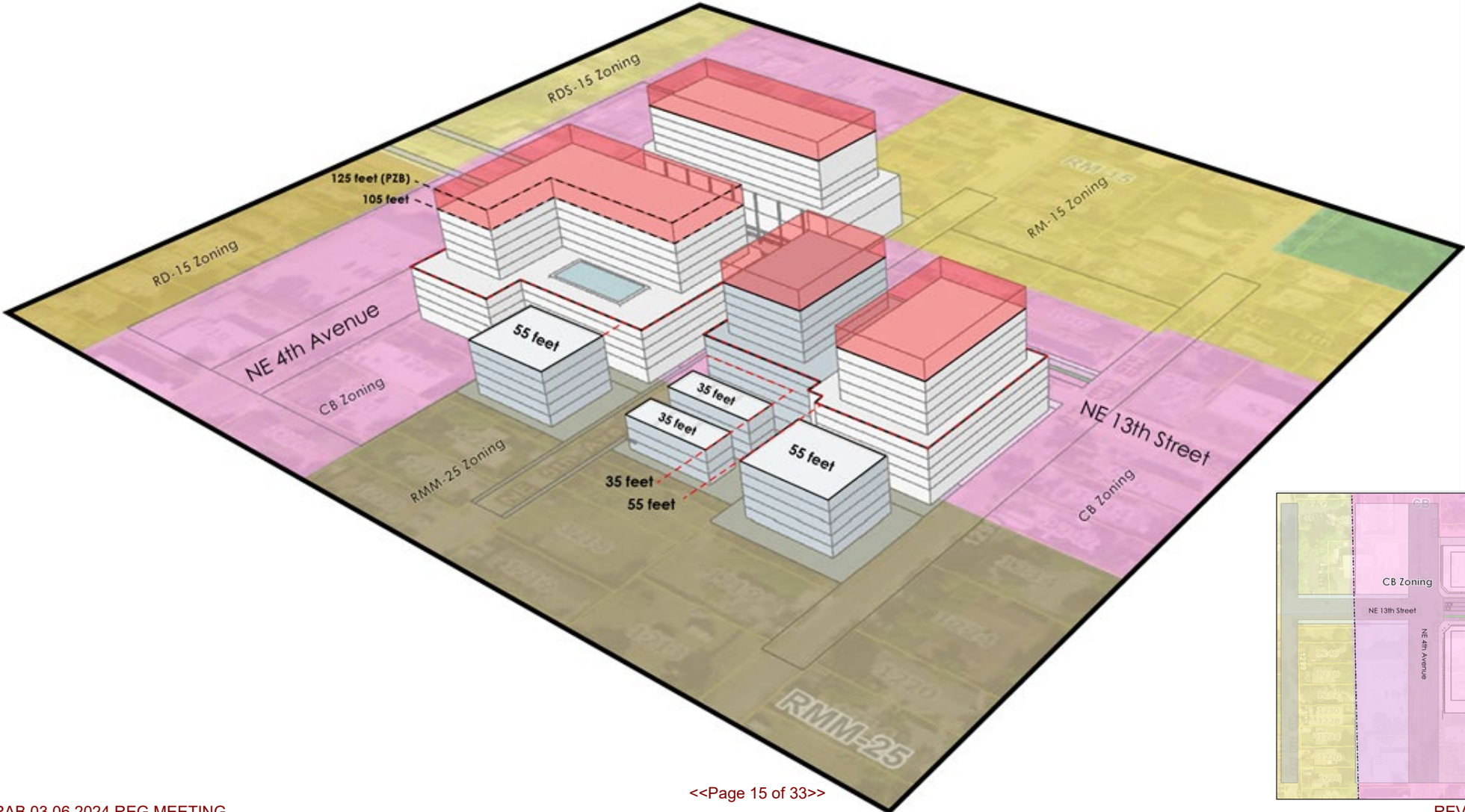
PROPOSED REZONING

NE 13th Street and NE 4th Avenue



- Maximum height 105 feet by right
- 125 feet-150 feet with Planning and Zoning Board (PZB) Approval
 - 150 –Provision of 60%-80% MFI Affordable Housing with PZB approval
- Potential Commercial Rezoning area will be by property owner.

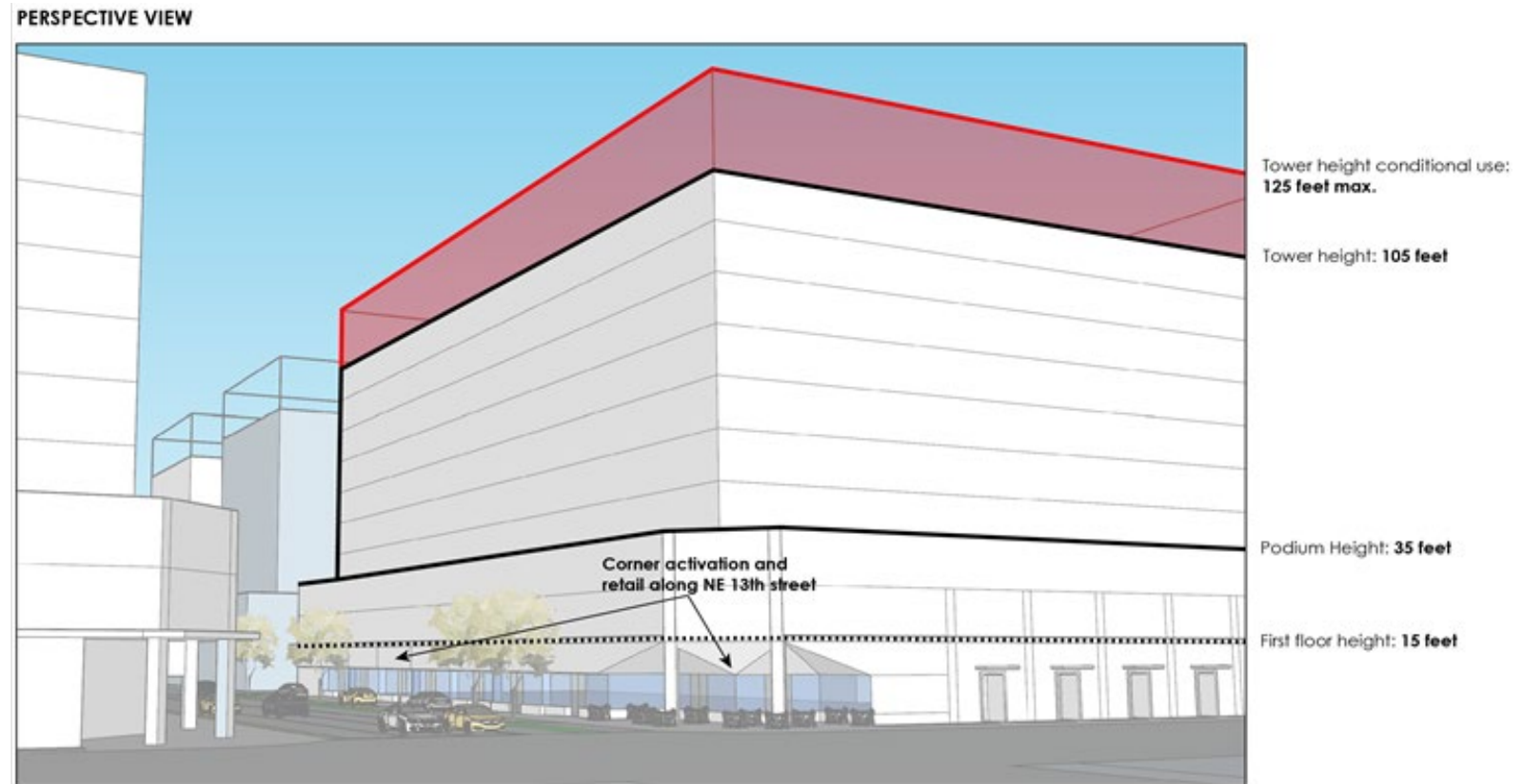
MODEL EXAMPLE



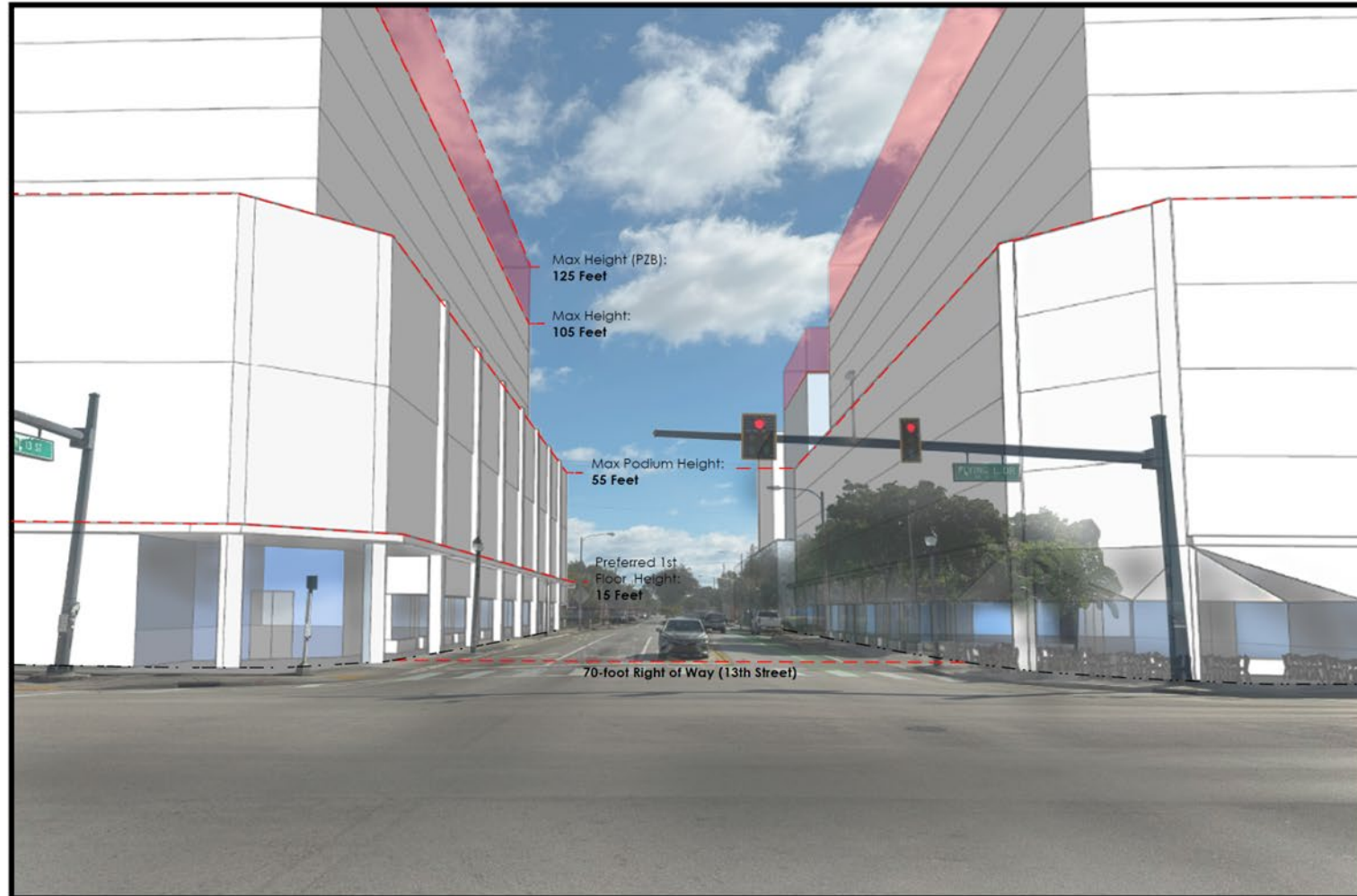
MODEL EXAMPLE

NE 4th AVENUE & NE 13th STREET

- Flexible design to accommodate future use changes
- Minimum glazing requirement
- Quality materials language
- Street furniture to activate the pedestrian realm
- Supportive language about a sense of place and character

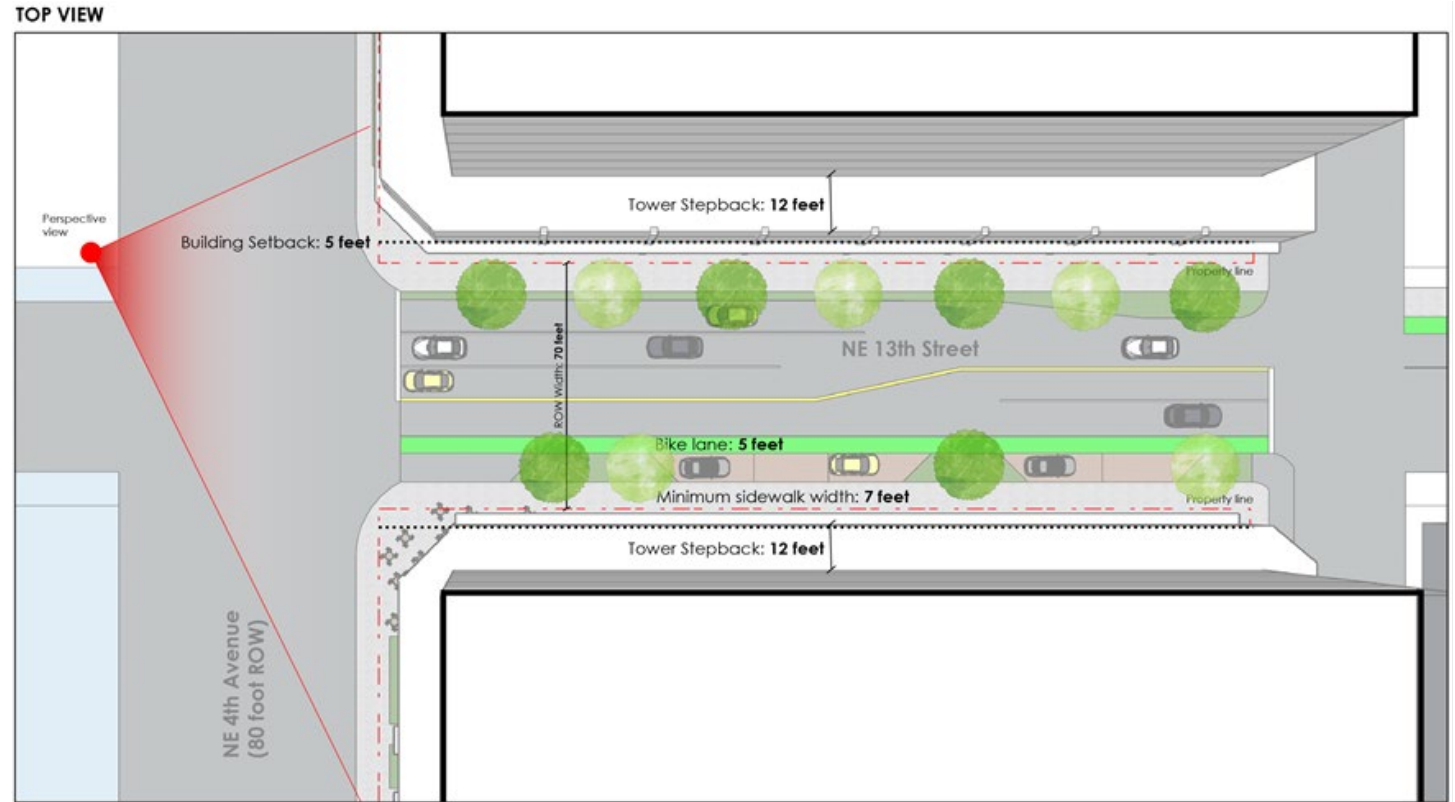


RENDERING PERSPECTIVE NE 4th AVENUE & NE 13th STREET

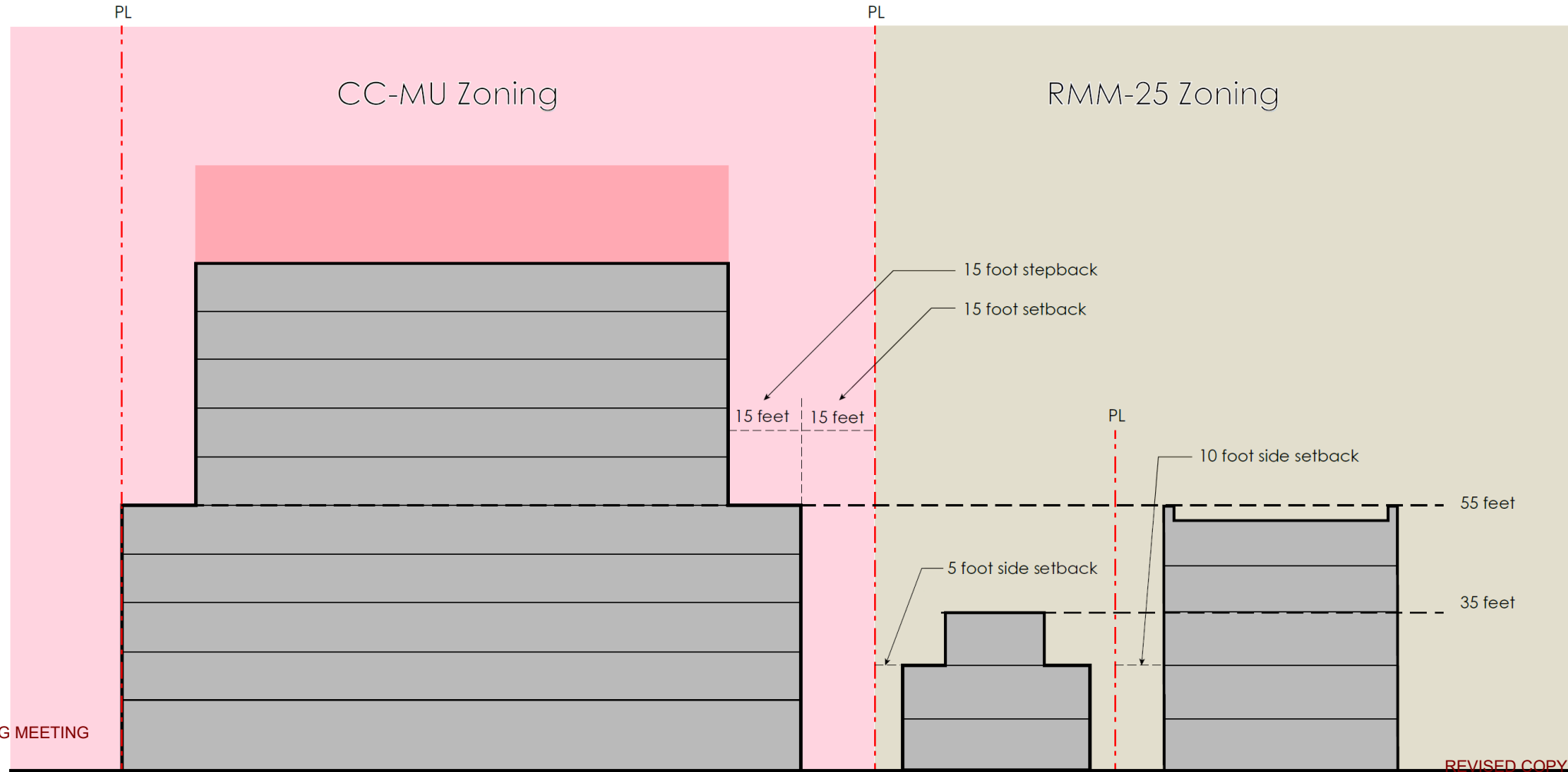


PROPOSED STREETScape NE 4th AVENUE and NE 13th STREET

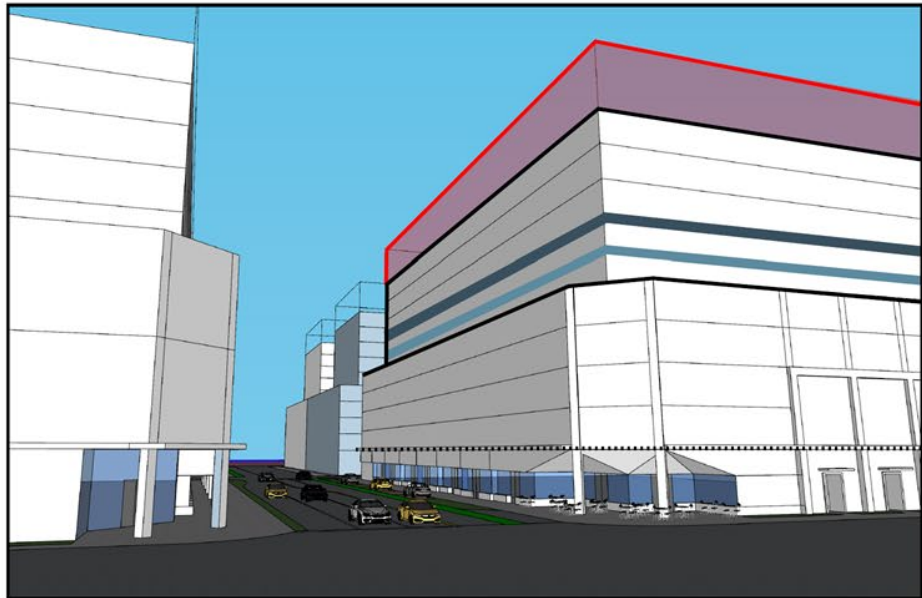
- Streetscape:
 - ❑ On-Street parking
 - ❑ Minimum 7-foot sidewalk
 - ❑ Street trees



TRANSITIONAL AREA



PROJECT COMPARISON



Project Comparison Examples

The ERA (7 stories)
Six13 (6 stories)



PROPOSED CHANGES

	EXISTING REGULATIONS CB, B-1, B-2, B-3 Zoning Districts	PROPOSED REGULATIONS CC-MU Zoning District
Mixed Use	Requires conditional use approval	Mixed use development permitted by right.
Density	50 units/acre (flex units)	60 units/acre
Height	150 feet	105 feet, up to 125 feet with Planning and Zoning Board approval
Design	No design requirements	Formed based requirements (maximum podium height, tower stepback, tower separation, etc.)
Parking	Parking based on uses in 47-20.	Exempt first 2,500 Square feet along NE 4 th Avenue and NE 13 th Street
Incentives	None	Increase densities/intensities/ height with criteria Provision of affordable housing with a Median Family Income (MFI) of 60%-80% from 125 feet to 150 feet with Planning and Zoning Board. Provision of Public Open Space, Community Facility or Public Art Quantify Space or value of public open space, community facility, public plaza, public art Amenities
Deviations	None	Planning and Zoning Board approval for height increase, tower stepback, tower separation, floorplate, maximum street wall, build-to-line.

PROPOSED DIMENSIONAL REQUIREMENTS

CC-MU Dimensional Table	
*Height	105 feet up to 125 feet with PZB approval
Minimum Lot Size	None
Minimum Lot Width	
Maximum FAR	
Maximum Building Streetwall Length	300 feet
Setbacks	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet
Podium Minimum	25 feet (2 stories)
Podium Maximum	55 feet (5 stories)
**Tower Stepback	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet
Tower Separation	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
Maximum Gross Square Footage of Building Tower Floor Plate Size	Residential: 10,000 Non-residential: 16,000
Minimum Residential Unit Size	400 square feet.
Note: A side yard is not required unless abutting residential property.	
*Height may be increased up to 150 feet subject to providing Affordable Housing with MFI at 60%-80% with public open space, community facility, or public art	
** Deviations may be requested based on meeting criteria and Planning and Zoning Board Approval	

Proposed Uses

					Proposed Zoning District
	CB	B-1	B-2	B-3	CC-MU
Mixed Use	✓	✓	✓	No	✓ Mixed use development permitted by right.
Retail	✓	✓	✓	✓	✓
Food Service/Restaurant	✓	✓	✓	✓	✓
Services/Offices	✓	✓	✓	✓	✓
Automotive Uses	✓	✓	✓	✓	Not Permitted on NE 13 th Street and NE 4 th Avenue north of NE 11 th Street
Hotel	✓	✓	✓	✓	✓
Storage Facilities	No	No	✓	✓	No
Public Purpose	✓	✓	✓	✓	✓

Existing Policies to Access Residential Units

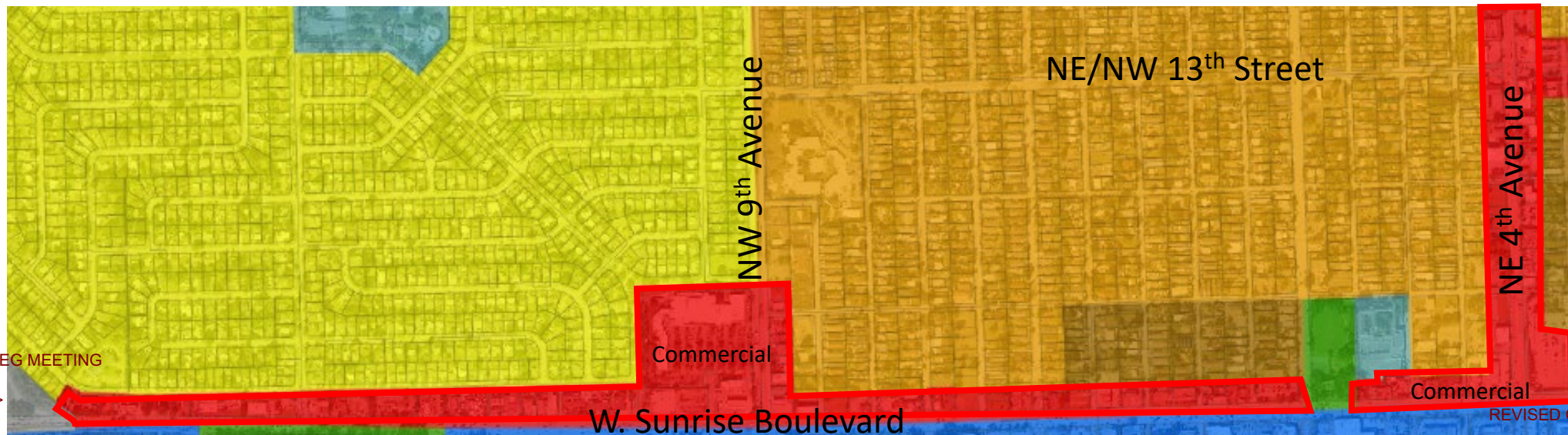
Broward County Land Use Plan Bonus Density Program

Location

Properties with Commercial future land use fronting on a Sunrise Boulevard and NE 4th Avenue

Requirement

- Bonus units to Affordable unit formula(s):
 - Moderate income: six (6) bonus units for every (1) one moderate income unit.
 - Low income: nine (9) bonus units for every (1) one low-income unit.
 - Very-low income: nineteen (19) bonus units for every (1) one very-low-income unit.
- Site Plan Level III (Planning and Zoning Board)
- 30-year Deed Restriction
- OR Payment In-Lieu of Fees to Broward County



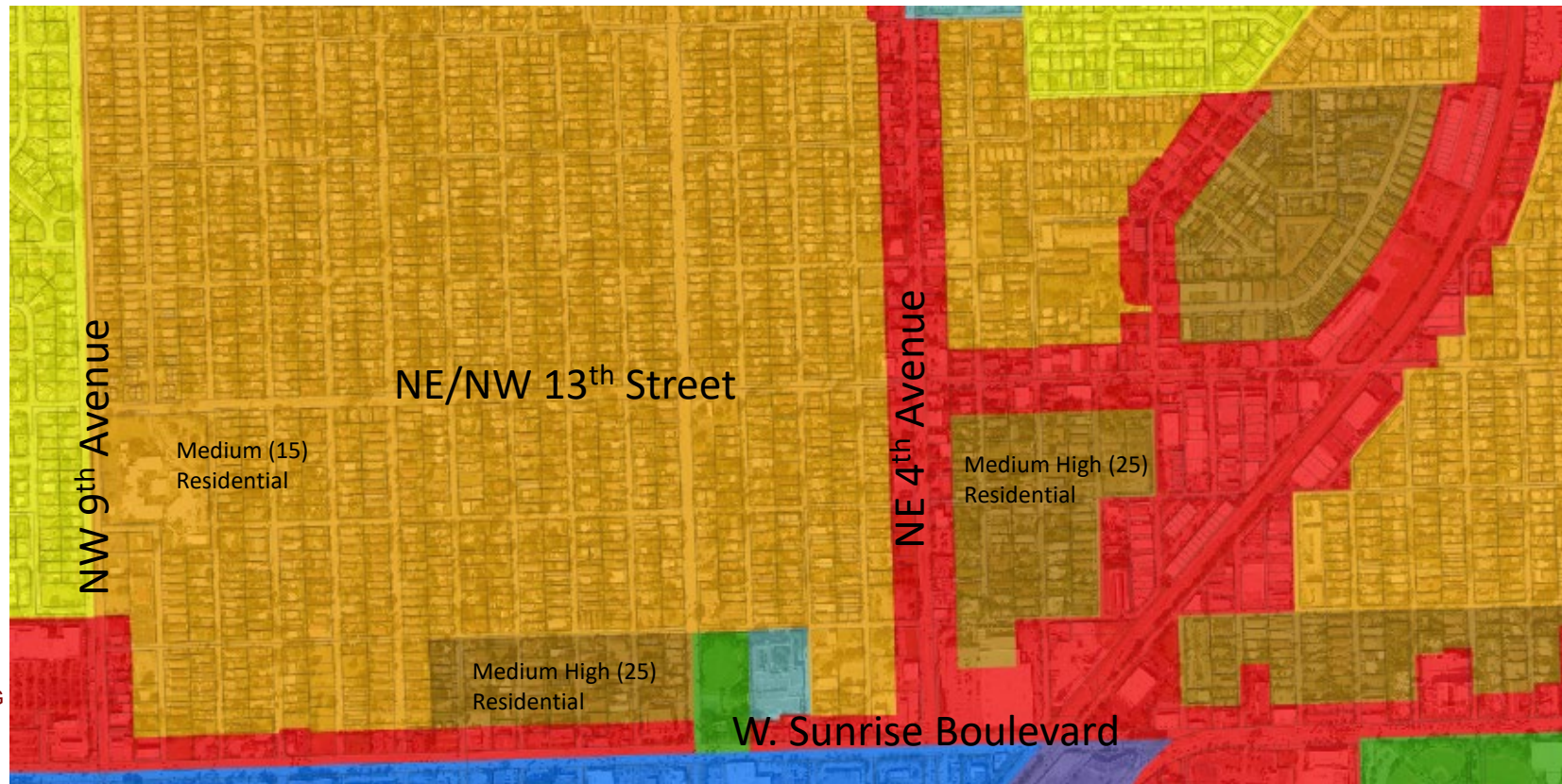
Existing Policies to Access Residential Units

Residential Density Permitted by Right by Future Land Use

- Medium (15) Residential – Up to 15 dwelling units per acre
- Medium High (25) Residential – Up to 25 dwelling units per acre

Bonus Units

- Can double density with provision of 50% affordable units at 120% MFI
- Site Plan Level II (Development Review Committee with City Commission Call Up

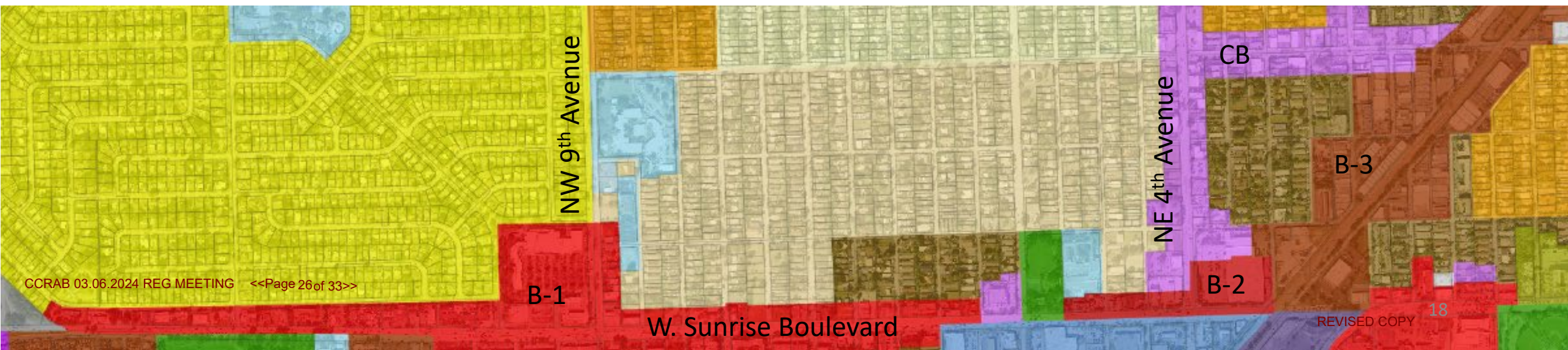


Existing Policies to Access Residential Units

Live Local Act (State Law)

Properties with CB,
B-1, B-2, B-3 and
Proposed CC-MU
Zoning Designations

- 40% of units must be workforce income (120%) units
- No density cap
- Permitted to build to highest allowed height within one mile or a minimum of three stories
- Site Plan Level II (Development Review Committee)



Public Participation and Approval Process

Public Participation Meetings	Public Hearing/Approval Process Meeting
CCRAB Meeting	CCRAB, Recommendation
Middle River Terrace Neighborhood Association	Planning and Zoning Board
South Middle River Association	City Commission, 1 st Reading
Central City Alliance	City Commission, 2 nd Reading

THANK YOU