



FORT LAUDERDALE CENTRAL CITY CRA REZONING PROJECT

Public Workshop Series

Workshop No. 2 || July 11, 2018

Presented by CRA Staff &



Thank you for joining us!



With Consultants



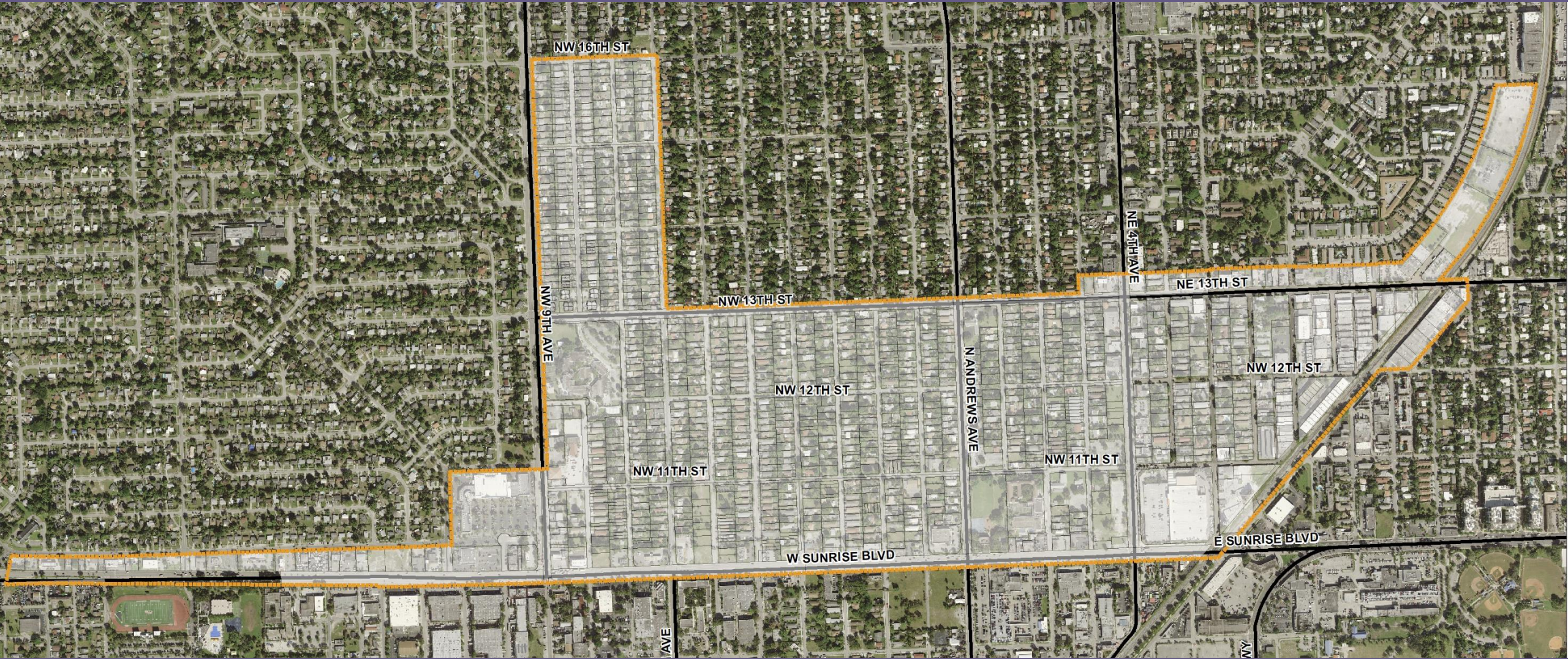
Tonight's Agenda

- CC CRA Rezoning Project Summary
- Purpose & Goal for Meeting Tonight
- Summary of Findings
- General Rezoning Proposal
- Exercise | Evaluate Zoning Scenarios

Thank You for Coming!



Project Summary



Central City CRA Redevelopment Area

CC CRA Redevelopment Plan

- Redevelopment Plan recommends review of the zoning regulations:
 - Mixed use zoning to allow more density
 - Design regulations
 - More flexible zoning for redevelopment
 - Address parking
 - Combine multiple lots for development

What is Zoning?

Zoning tells us when land is buildable, what can be built on the land, where it can be built, and how building approval can be accomplished.

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 Survey
 - Business Owners
 - Residents
 - Industry Experts
 - Workshop No. 1
 - Industry Expert Roundtable
 - Survey Pop-up's

Project Timeline and Process

Project
Orientation and
Information
Gathering

Community
Input, Public
Workshops, &
Stakeholder
Consensus

Technical
Analysis

Recommended
Solution(s)

Comp. Plan
Amendments
and Land
Development
Regulation
Changes

Land
Development
Regulation
Changes



Surveys

Three different surveys were opened in May, and closed June 28.

- 1. Neighbor Survey**
- 2. Business Owner Survey**
- 3. Local Developers/Realtors/
Brokers/Financial Institutions**

Workshop 1



Thank you for the enthusiastic participation!

Community Feedback

Priorities

Prioritization Exercises

Attendees of Community Workshop #1 Voted:

1. Central City CRA Program Areas
2. Smart Growth Principles
3. Complete Streets Principles

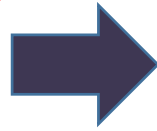
Central City Neighbors' Top Priorities

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

CRA Redevelopment Plan

Priorities: Central City CRA Program Areas

Ranking		Votes
1	Sidewalks & Bike Lanes	61
2	Green Spaces & Parks	36
3	Public Safety	34
4	Infill Development and Redevelopment Activity	25
5	Parking	20
6	Neighborhood Business	18
7	Access to Public Transit	18
8	Neighborhood Pride & Identity	12
9	Civic, Cultural, & Social	2
10	Civic Spaces	0



1	Sidewalks & Bike Lanes	61
2	Green Spaces & Parks	36
3	Public Safety	34

CRA Plan Priority: Sidewalks & Bike Lanes

Central City Redevelopment Plan

Improve streetscape, street furniture, landscaping and ROW improvements

Improve street appearance and function

Require sidewalks

Require bike lanes

Safer and more visible pedestrian crossings

How is this INPUT addressed in the zoning code?

- Design Guidelines to improve pedestrian and biking connections.
- Continue implementing City's Complete Streets Policy.



CRA Plan Priority: Green Spaces & Parks

Central City Redevelopment Plan

Study specific needs and issues related to open space.

Evaluate the need to fund capital projects that improve / increase open space.

How is this INPUT addressed in the zoning code?

- Continue required payment of park impact fees.
- Determination of adequacy (of park space) during development review.
- Require civic space private developments over a certain size.
- Design Guidelines to create the types of spaces that appeal to neighbors.



CRA Plan Priority: Public Safety

Central City Redevelopment Plan

Improve Safety

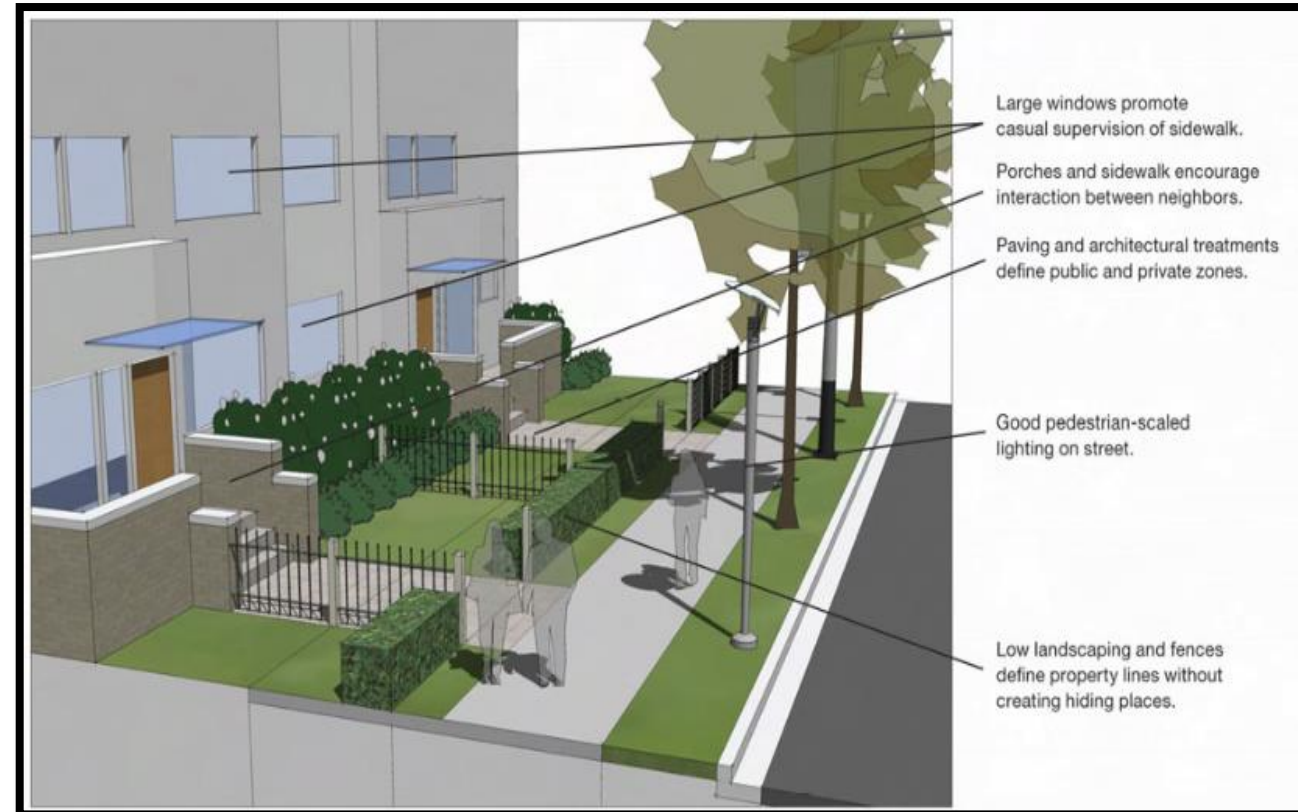
Improve lighting, sidewalks, and curbs

Fund Surveillance Equipment and Monitoring

Fund Code Enforcement Related to Community Policing

How is this INPUT addressed in the zoning code?

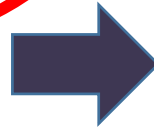
- List of allowed uses
- Public Safety level of service impacts
- Continue using CPTED for development review
- Design Guidelines to promote CPTED



Smart Growth

Priorities: Smart Growth Principles

Ranking		Votes
1	Walkable Neighborhoods	73
2	Mix of Land Uses	34
3	Open Space & Natural Areas	34
4	Distinctive, Sustainable Area w/ a Strong Sense of Place	26
5	Range of Housing Opportunities & Choices	22
6	Use of Compact Building Design	22
7	Provide a Variety of Transportation Choices	21
8	Make Development Decisions Predictable, Fair, & Cost Effective	10
9	Encourage Stakeholder Participation	4
10	Direct Development Towards Existing Communities	3



1	Walkable Neighborhoods	73
2	Mix of Land Uses	34
3	Open Space & Natural Areas	34

Smart Growth Priority: Create Walkable Neighborhoods

Smart Growth Principle

CREATE WALKABLE NEIGHBORHOODS

- Allow for narrow street widths to promote walkability and bicycle friendliness.
- Traffic-calming measures and pedestrian-controlled traffic signals to encourage biking and walking.
- Require sidewalks on both sides of the street.
- Regulate curb cuts to enhance pedestrian use of sidewalks.
- Connect sidewalks to amenities such as parks and open space.
- Establish a trail system or other non-motorized public access to amenities.
- Attract jobs to the area that can be filled by area residents to promote walking and biking to work.

How is this INPUT addressed in the zoning code?

- Rezoning
- List of allowed uses
 - Encourage lively mixed use
- Performance requirements
 - Civic Open Space requirements
 - Require adjacent public improvements (i.e. sidewalks)

Smart Growth Priority: Provide a Mix of Land Uses

Smart Growth Principle

MIX LAND USES

Encourage mixing of uses at building, site, and neighborhood levels.

Designate appropriate areas for mixed-use developments.

Allow for home/office use in residential areas.

Establish zoning regulations that rely upon form, rather than uses (form-based code).

How is this INPUT addressed in the zoning code?

- Rezoning/List of allowed uses
 - Residential
 - Commercial
- Performance requirements
 - On certain side street areas require ground floor space to be convertible to retail
- Form-based Code
- Design Guidelines

Smart Growth Priority: Preserve Open Space

Smart Growth Principle

PRESERVE OPEN SPACE, FARMLAND, NATURAL BEAUTY AND CRITICAL ENVIRONMENTAL AREAS

Guidelines that regulate development in critical areas such as wetlands, fish and wildlife conservation areas, frequently flooded areas, and geologically hazardous areas.

Open space protection programs.

Guidelines for the protection of natural vistas.

How is this INPUT addressed in the zoning code?

- **Form-based Code**
- **Design Guidelines**
- Performance Requirements
 - Landscaping
 - Civic open space requirements

Complete Streets Principles

Priorities: Complete Streets Principles

Ranking		Notes
1	Sidewalks	56
2	Traffic Calming	34
3	Street Lighting	30
4	Green Streets	27
5	On-Street Parking	23
6	Street Trees	21
7	Bicycle Improvements	19
8	Transit Improvements	19
9	Pedestrian Improvements	4
10	Building Design Regulations Along Roadways	3



1	Sidewalks	56
2	Traffic Calming	34
3	Street Lighting	30

Complete Streets Priorities



Fort Lauderdale is Forward Thinking

The City's Complete Streets Manual adequately addresses the top priorities of the Central City CRA neighbors for new developments.

- Complete Streets Minimum Standards for:
 - Certain property improvements or alterations of a certain value; and,
 - "Change of Use" Permits

Complete Streets Priorities: Implementation

NE 13th Street Complete Streets Project (Road Diet)



Before



After

- Lane reductions,
- Bike lanes,
- Enhanced crosswalks,
- Pedestrian scale street lights,
- On-street parking,
- Landscaping, and
- ADA Improvements.

Community Feedback

Preferences

Gateways



Entrance Arch 19



Monument Style 21



Central Feature 24



Linear Sculptures 8



Illuminated Sculpture 16

Streetscapes



Residential 21



9



42



10



7 Urban

Civic Spaces



Plaza and Water Feature 7



Central Lawn/Park 38



Pocket Park 23



Splash Area 9



Raised Plaza 8

Visual Preference Exercise Results



Streetscape

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



Civic Spaces

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



Gateways

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



- Neighbors desire an impactful statement, but not over done



Parking



Parallel Parking

9



Angled Parking

30



Mid-Block Parking, Small Lot

12



Front Surface Lot

1



Garage Parking

28

Events + Activities



Community Garden

22



Farmer's Market/Festival

34



Food Truck Events

6



Community Concert Space/Park

23



Community Parade/Celebration

4

Recent Projects



The Queue

26



Apache Lofts

22



Elan 16 Forty

17



Flagler 626

8



Vu New River

11

Visual Preference Exercise Results



Recent City Projects

- Buildings 8 stories or below



Events/Activities

- Concerts
- Festivals
- Community Gardens



Parking

- Angled Street Parking
- Structured Garage

Building Scale



Low-rise (1-2 stories) **38**



Mid-rise (3-5 stories) **28**



High-rise (6-9 stories) **3**



High-rise (10-15 stories) **14**

Housing Style



Single Family Home **29**



Townhomes **25**



Stacked Apartments **9**



Mixed Use **30**

Building Character



Traditional **26**



9



22



19

Contemporary

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



Why is a Range of Housing Important?

FLORIDA

STATE RANKING **#16***

In **Florida**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,118**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,726** monthly or **\$44,716** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.50
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT FLORIDA:

STATE FACTS	
Minimum Wage	\$8.25
Average Renter Wage	\$16.10
2-Bedroom Housing Wage	\$21.50
Number of Renter Households	2,605,942
Percent Renters	35%

MOST EXPENSIVE AREAS	HOUSING WAGE
Monroe County	\$29.12
West Palm Beach-Boca Raton HMFA	\$27.35
Fort Lauderdale HMFA	\$26.67
Miami-Miami Beach-Kendall HMFA	\$25.98
Naples-Immokalee-Marco Island MSA	\$23.46

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

OUT OF REACH 2018 | NATIONAL LOW INCOME HOUSING COALITION

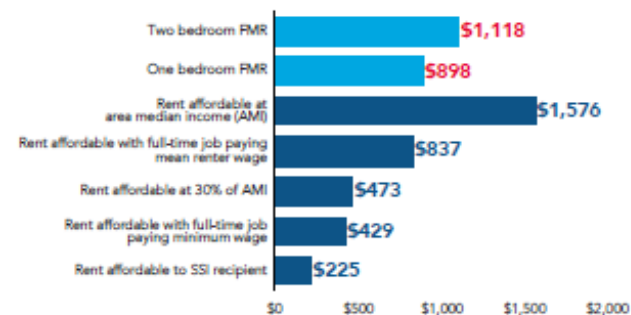


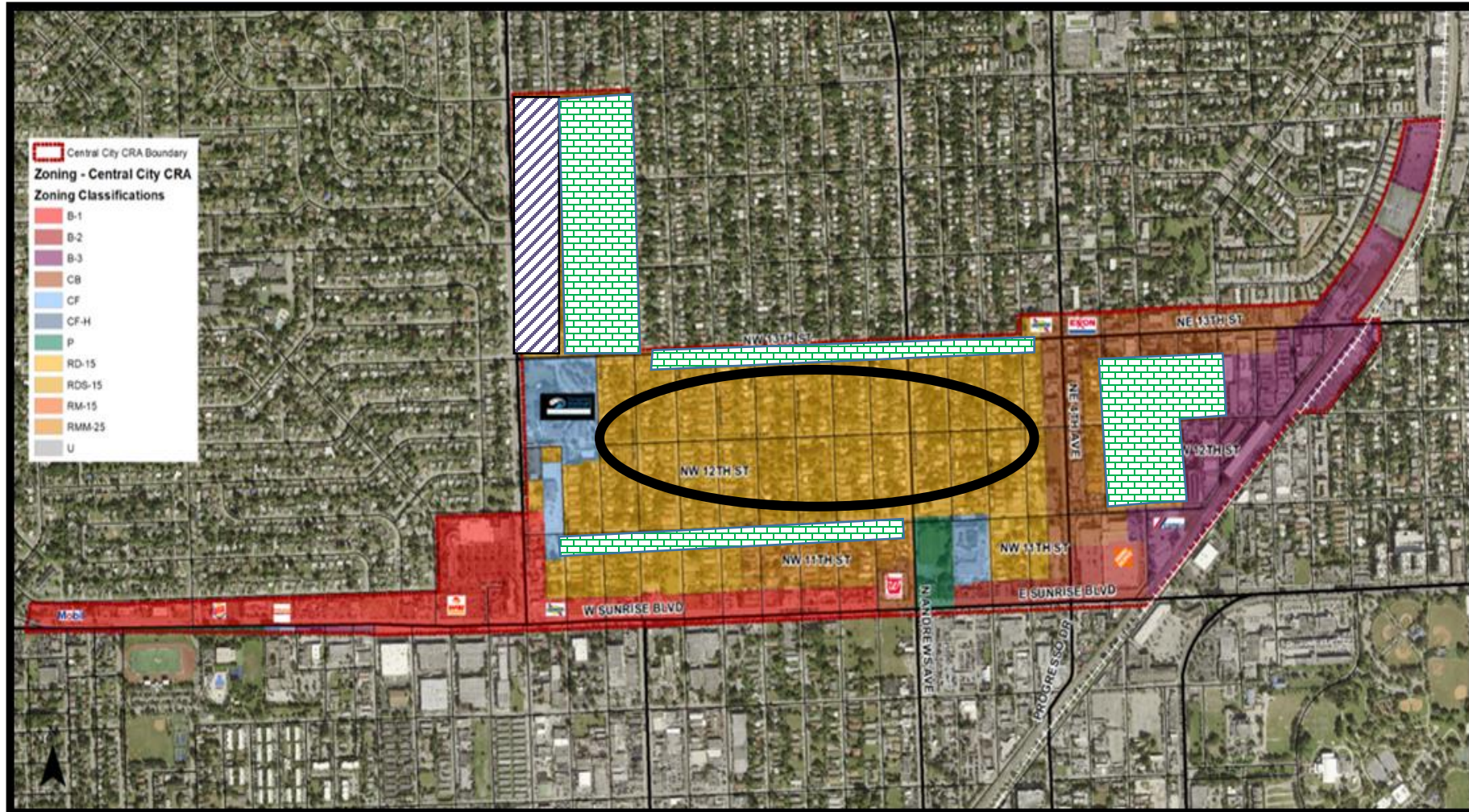
Table 2.4: South Middle River Cost Burdened Housing Characteristics

Cost Burdened Renter Households		
Total Renter Occupied Households	3,962	
Spending 30% or more of household income on rent	2,609	65.9%
Cost Burdened Owner Households		
Total Owner Occupied Households	2,645	
Spending 30% or more of household income on mortgage payments	1,129	42.7%

Source: U.S. Census ACS 2013 5-year estimates

The cost of housing is already out of reach for many owners and renters who live in the area now. Allowing a range of quality housing options will improve the appeal of the neighborhood.

Residential Zoning



Recommendations:

- Incentivize residential renovations and improvements in Core area
- Diversify Housing Options
 - Height
 - Types
 - Density

Preferences: Retail We Want



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

Preferences: Retail We Don't Want



- No liquor stores
- No automotive
- No check cashiers
- No "adult" entertainment
- No half-way or sober homes
- No motels
- No gas stations
- No national chain stores

Preserve or Change Exercise



- Schools
- Small Businesses
- Any Historic properties
- Neighborhood Street Signs
- Trees and Open Space
- Community Spirit
- Diversity
- Neighborhood Character
- Street Improvements
- NE / NW 4th Avenue
- Home Depot
- Commercial use on Sunrise Blvd.

Preserve or Change Exercise



- Improved pedestrian and bicycle amenities.
- More trees and parks.
- Infrastructure (sidewalks, lighting, parking).
- Improved community appearance.
- Allow mixed use and higher density in certain areas.
- Develop design guidelines.

Focus Area Mapping Exercise


- Areas great for socializing **now**? (Reflected on the map as ●).
 - Generally, 13th Street and NE 4th Avenue
 - Warfield Park
 - Scattered shops throughout the area.
- Areas with **potential** to become a great place to socialize? (Reflected on the map as ●).
 - Support for the expansion of the type of retail and restaurants that currently exist along 13th Street and NE 4th Avenue.
 - Support for the development of the large lots west of the Home Depot on NE 4th Avenue.
- Best **starting point**? (Reflected on the map as ●).
 - Redevelopment of vacant parcels throughout the district.
 - Redevelopment of both neighborhood interiors and corridors.
- **Favorite spots** in the area? (Reflected on the map as ●).
 - Warfield Park
 - Retail on 13th Street and NE 4th Ave, scattered retail on Sunrise



Focus Area Mapping Exercise

 **Central City CRA Rezoning Project**

Please use the colored dots and markers to identify areas for different types of improvements.

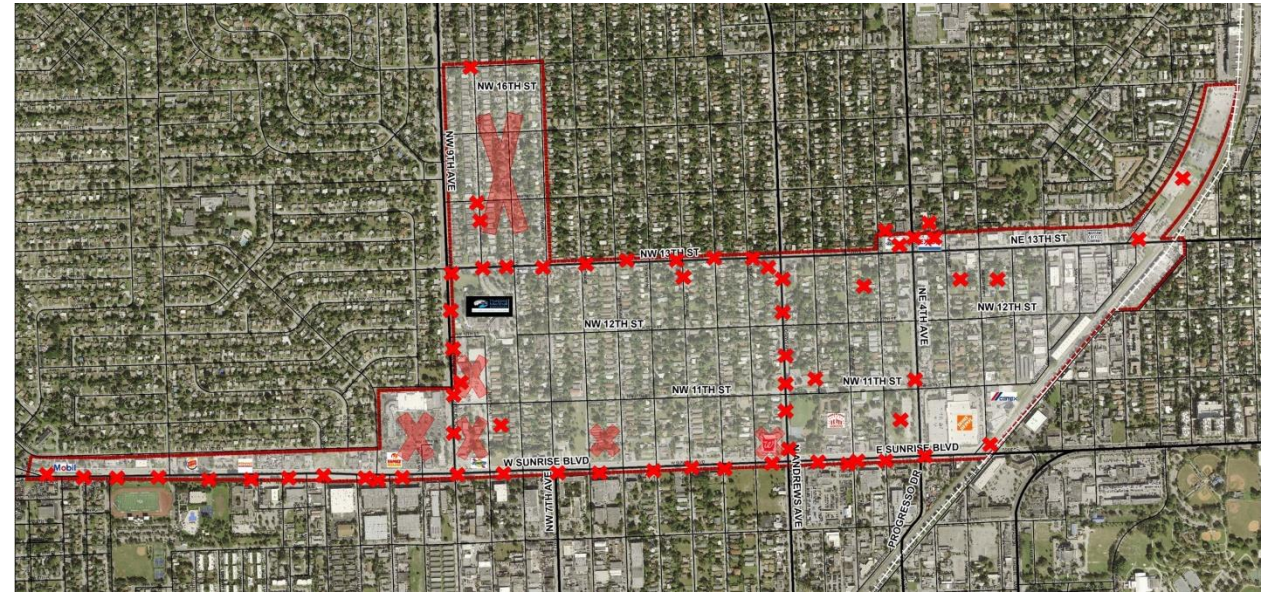


Focus Area Mapping Exercise



Uncomfortable Areas

- Sunrise Boulevard
- The 9 blocks bordered by NW 16th Street, NW 9th Avenue, NW 13th Street, and NW 7th Avenue
- NW 8th Avenue
- Andrews Avenue
- NW 13th Street
- Powerline Rd, South of 13th



Analysis | Industry Roundtable

MEETING OBJECTIVES – June 26

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.

SUMMARY OF COMMENTS

Alignment with Smart Growth Principles:

- 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



Break | 10 Minutes

Proposed Zoning

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.

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.

Primary Objectives

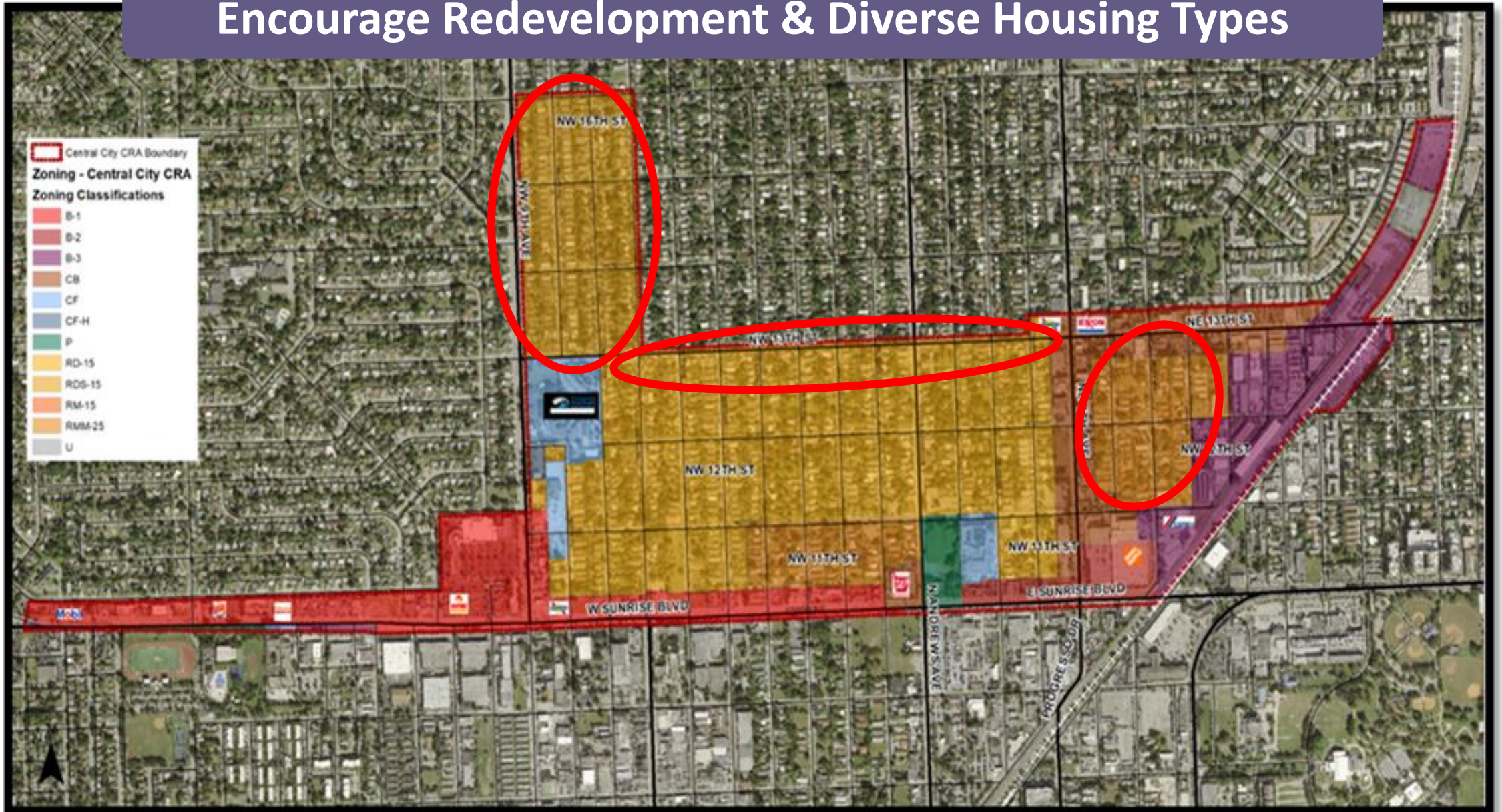


**Output:
Zoning
Recommendations**

- Creating new opportunities for residential and commercial development
- Preserving some of the low-density housing stock
- Maintaining a diverse neighborhood with mixed-income levels
- Improving opportunities for more mixed use buildings and character
- Promoting safety through design elements
- Providing additional green space
- Protecting existing residents from displacement
- Attracting new businesses and residents
- Protecting existing businesses and jobs from displacement

Recommendations & Proposed Changes

Encourage Redevelopment & Diverse Housing Types



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.

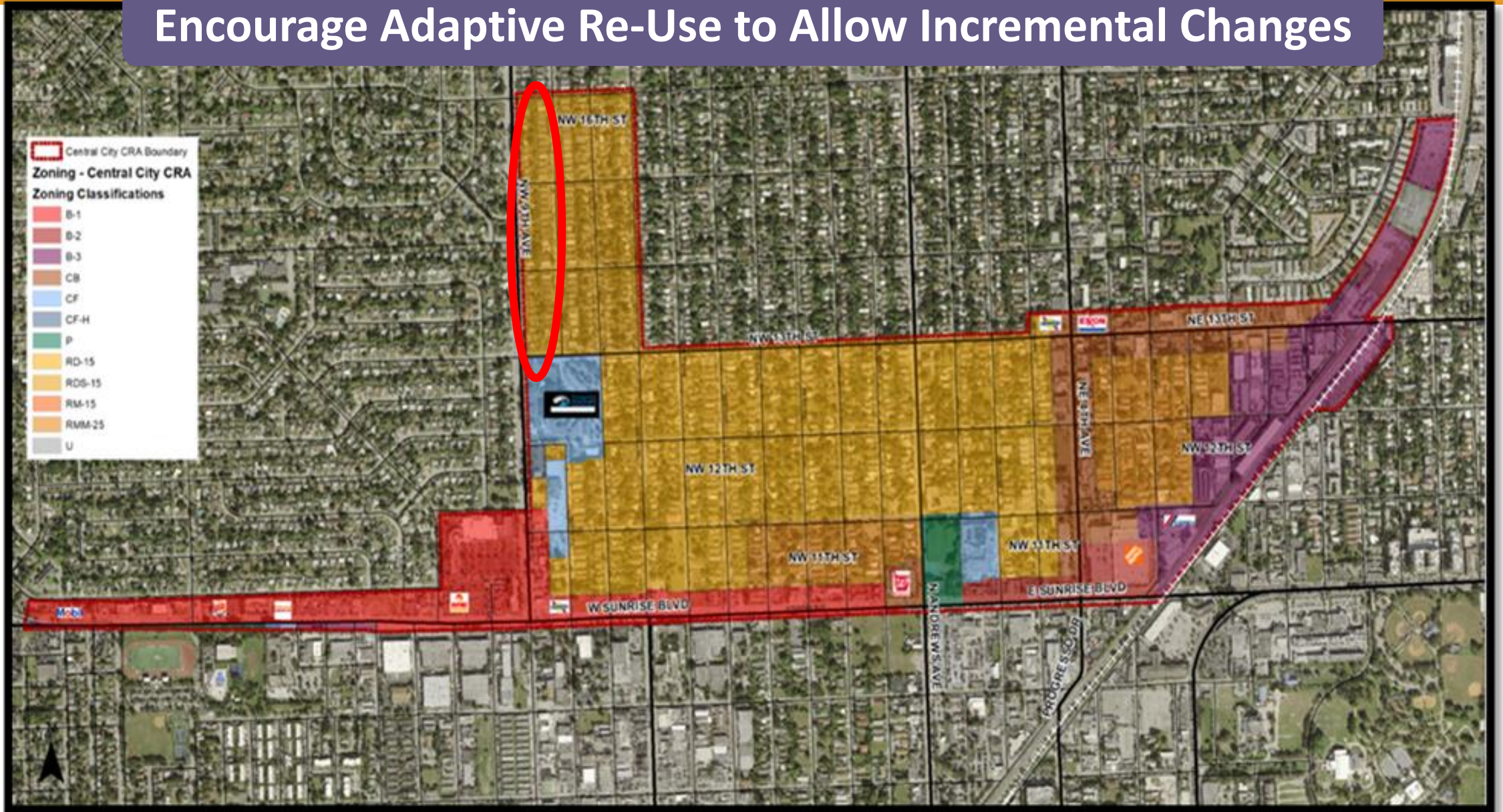
Lot Size: ½ Acre
Total Units: 10

20 Units/Acre

How can high density residential blend into the neighborhood?

Recommendations & Proposed Changes

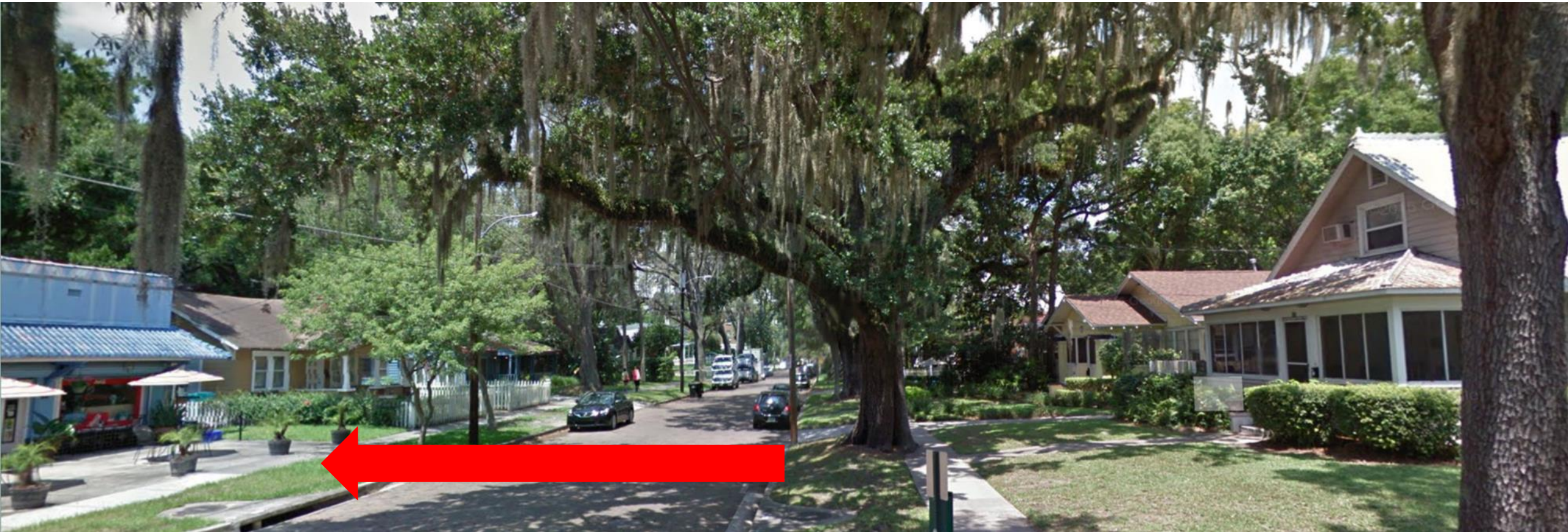
Encourage Adaptive Re-Use to Allow Incremental Changes



Example: Lake Eola Heights Neighborhood (Orlando, FL)



Example: Lake Eola Heights Neighborhood (Orlando, FL)

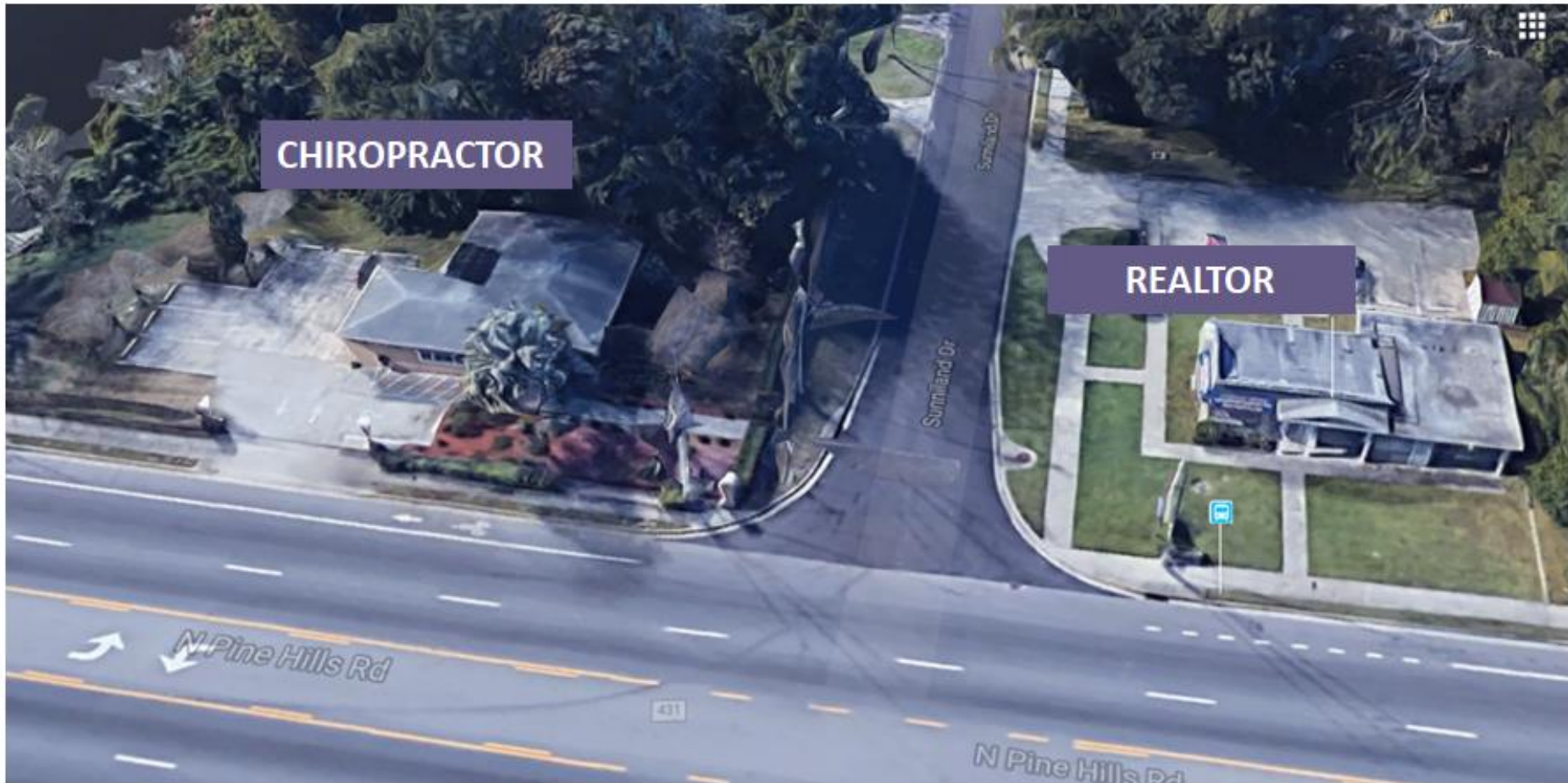


The Handy Pantry is next to (and across from) single family housing.





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



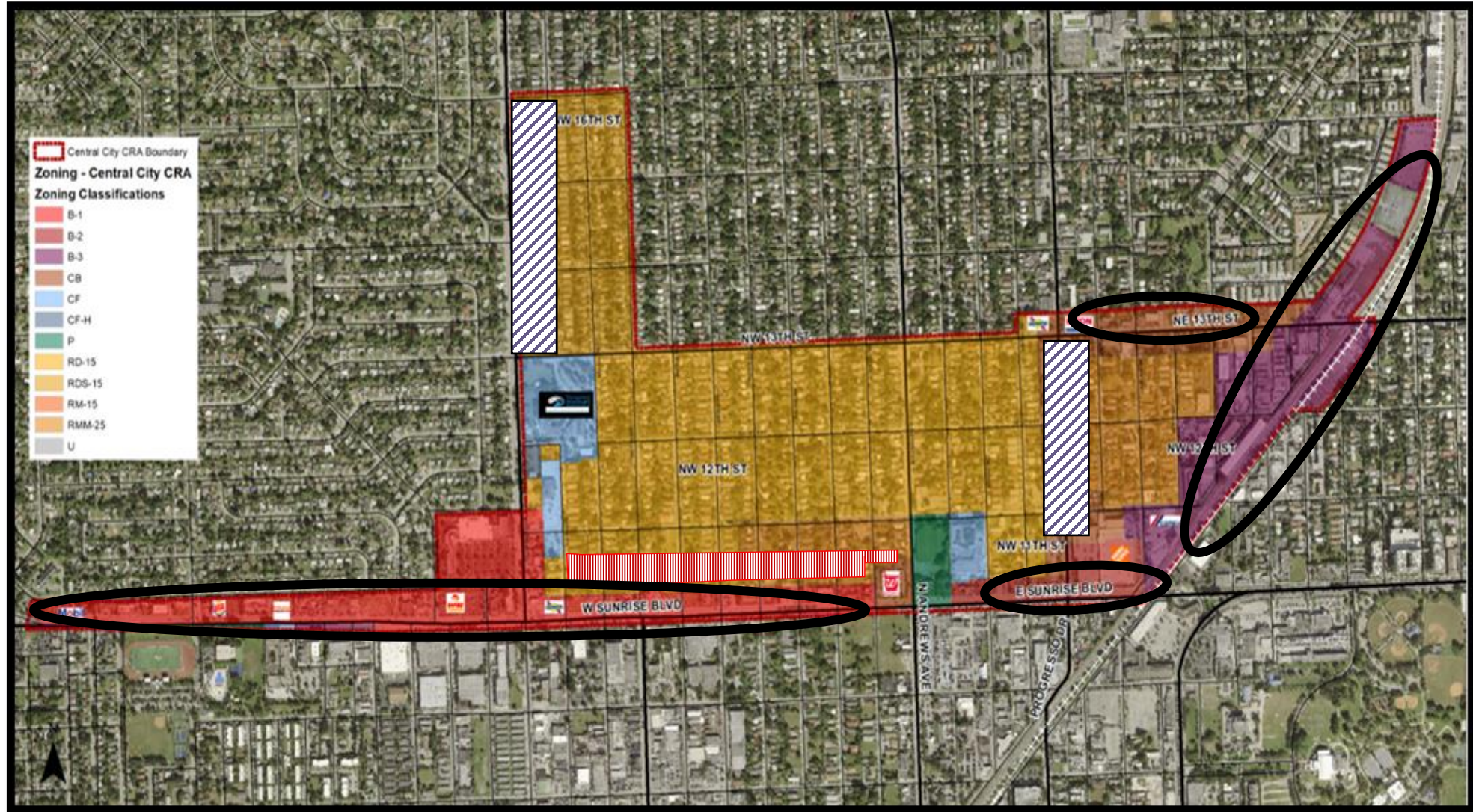
Example: Adaptive Re-use for Single Family Residential



Example: Adaptive Re-use for Single Family Residential



Commercial Zoning



Exercise

Zoning Scenarios

Rules for Table Exercises

Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

- Jane Jacobs



- ✓ Engage with a positive attitude, and remember that everyone is here because they care about the neighborhood.
- ✓ Limit side conversations.
- ✓ Listen respectfully to all opinions even if they're different than yours.
- ✓ Don't speak over or interrupt others.
- ✓ Give everyone a chance to speak—no one speaks longer than 60 seconds.
- ✓ Leave rank at the door.
- ✓ Stay on topic (use the wish-list board for any off-topic areas).
- ✓ Please leave your phone on vibrate and step away from the table for conversations.

Exercise Instructions

Goal:







- Understand if We Got it “Right”

Instructions:

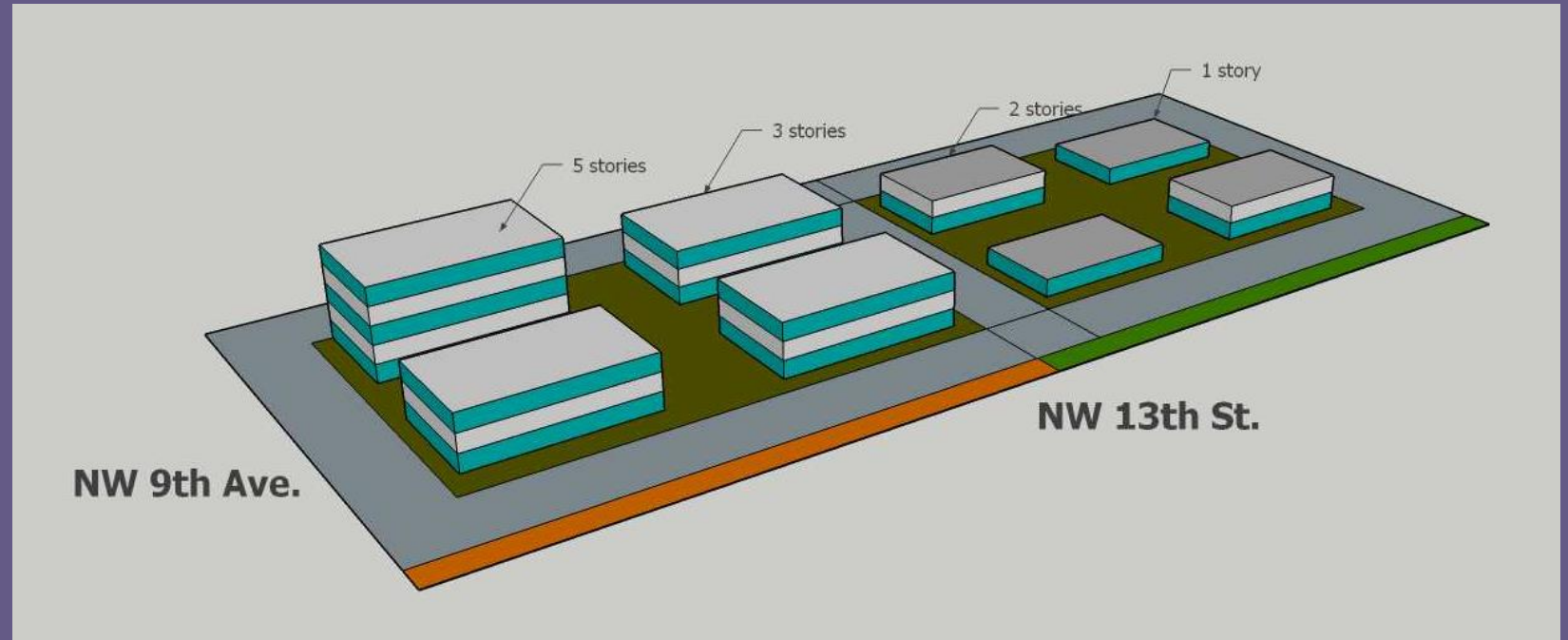
- Show your preferences for what you want to see in each area using dots—a green dot  if you think it works in that area, and a red dot  if you think it doesn't.
- Please vote for both height and use.

Refer to the image key for examples of each height.

Example

Area 9: NE 13th Street (East of NE 4th Avenue)		
Height		
 5-7 Story	 8-14 Stories	 150 Ft (Permitted Now)
Uses		
 Live-Work / Mixed Use	 Multi-Family	 Commercial

Recommendation: Area No. 1

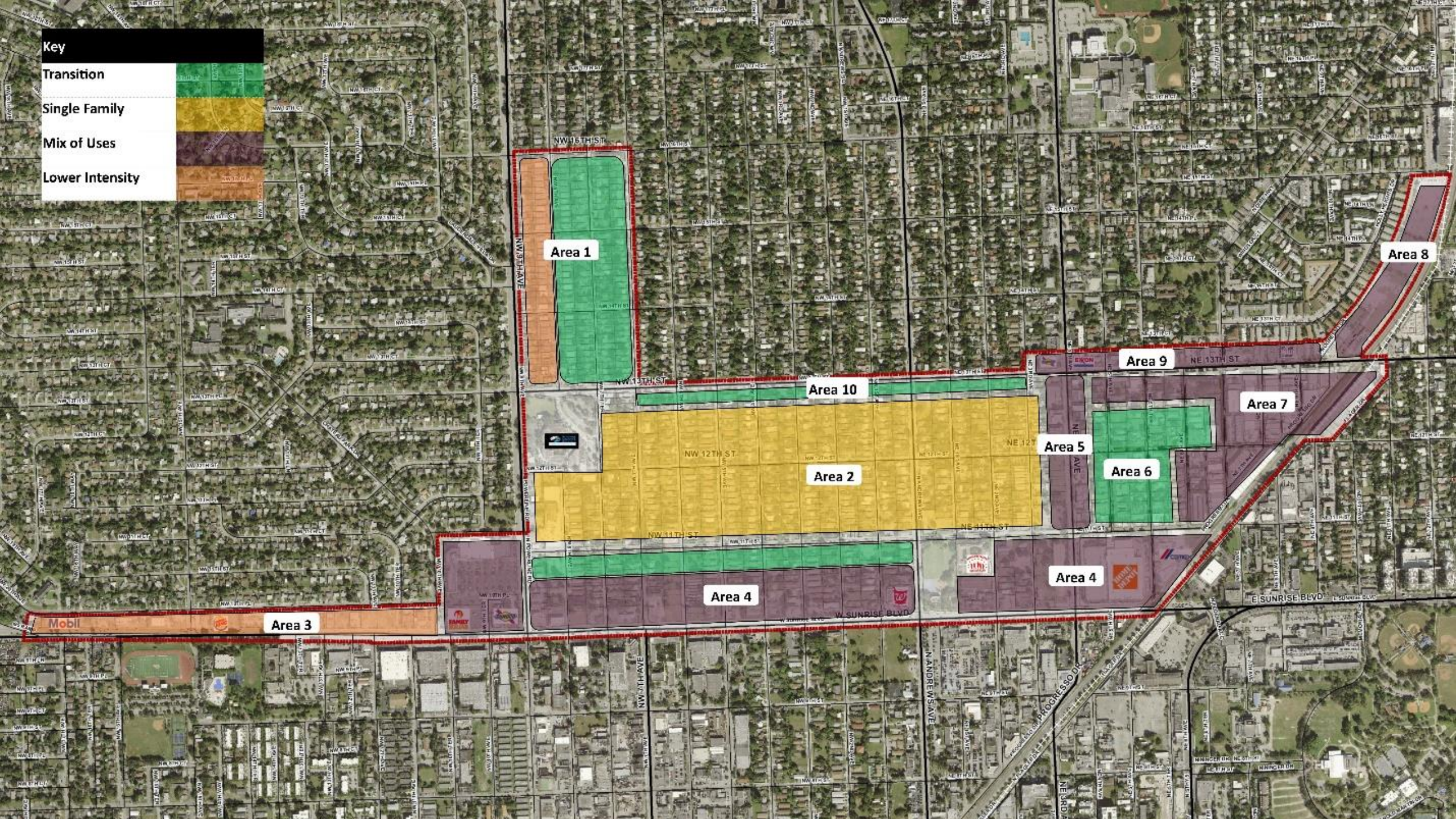


Recommendation: Area No. 2



Key

- Transition
- Single Family
- Mix of Uses
- Lower Intensity



Area 1

Area 8

Area 9

Area 10

Area 7

Area 5

Area 6

Area 2

Area 4

Area 4

Area 3

Recommendation: Area No. 8



Recommendation: Area No. 9



Recommendation: Area No. 10



Next Steps



What Next?

- **Develop Regulating Plan Using Input from Tonight's Meeting**
- **Build-out Analysis and Meeting With City Team to Discuss Opportunities and Challenges With Proposed Changes & Flex Units**
- **Provide Bi-Weekly Project Updates on the CRA Website**
- **Public Hearings (Zoning Board and City Commission – Open to the Public)**

Thank You for Coming!



With Project Consultant

