

# Central City Rezoning *Update* Recommendation Options

**Community Redevelopment Agency  
Development Services Department  
December 4, 2024  
Re-Presentation: January 13, 2025**



# March 6, 2024, Presentation Proposal

## Option A

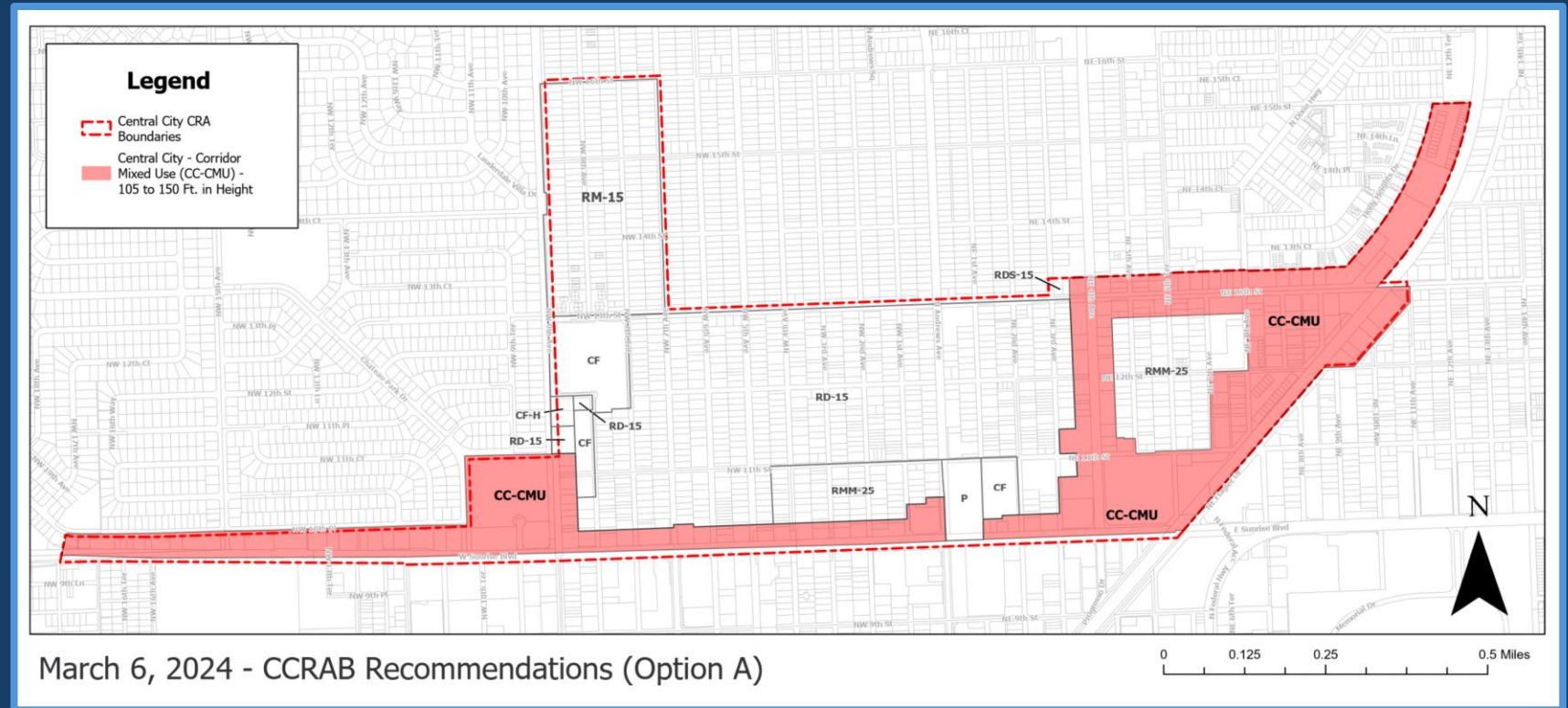
Proposed one zoning district with height range:

105 feet max height by right

125 feet with affordable housing

150 feet – Planning and Zoning Board Approval

Intent: Promote a mix of uses; adopt form-based design standards to help guide the form of buildings; improve connectivity and pedestrian experience.



### Pros

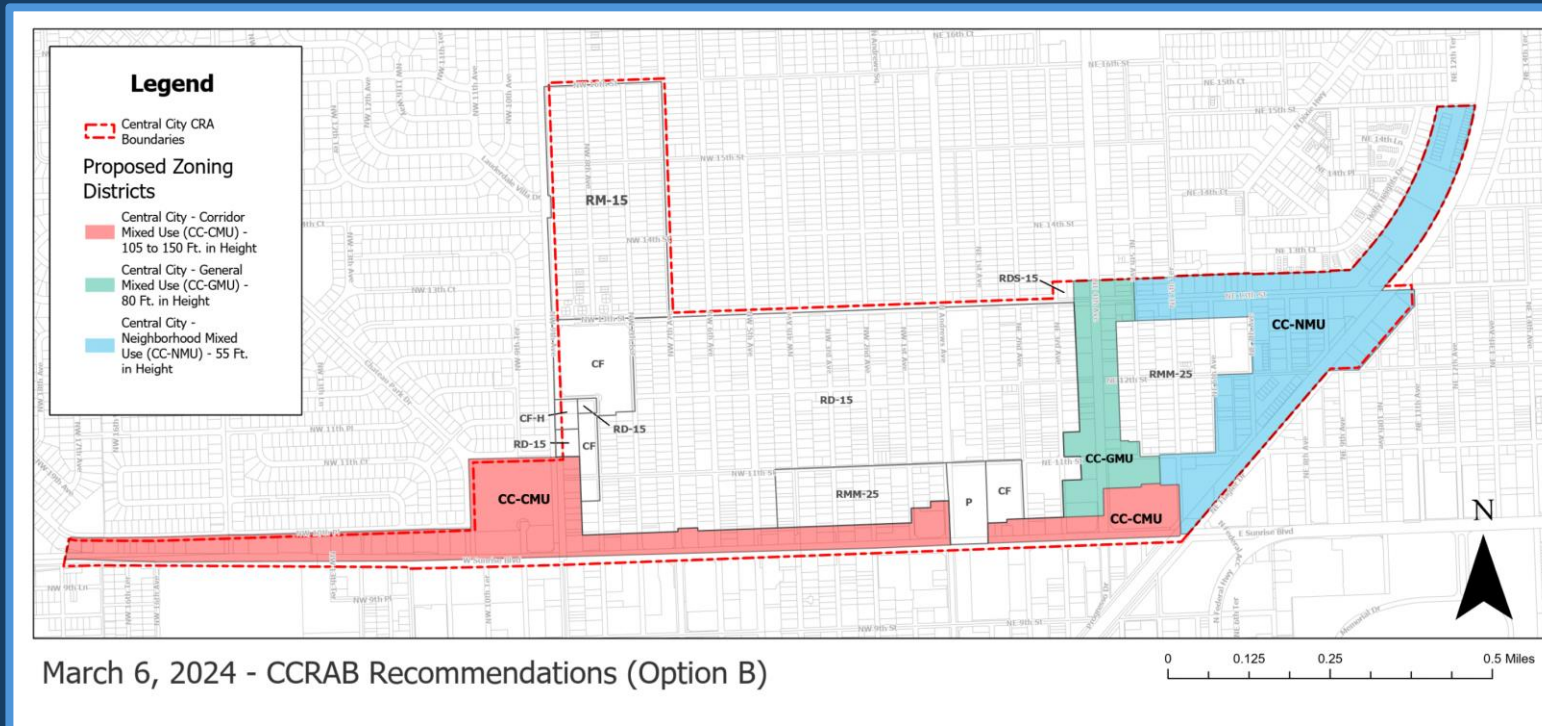
- Consistency and uniformity with future built form
- Easier to understand for residents and staff
- Consistent with vision for the area

### Cons

- Some opposition from property owners

# March 6, 2024, CCRAB Recommendation

## Option B



Area split into three zoning districts based on height:

### Central City - Corridor Mixed Use (CC- CMU)

- Sunrise Boulevard
- 105 feet by right
- 125 feet with affordable housing
- 150 feet with Planning and Zoning Board approval

### Central City - General Mixed Use (CC- GMU)

- NE 4<sup>th</sup> Avenue
- 80 feet in height

### Central City - Neighborhood Mix Use (CC-NMU)

- NE 13<sup>th</sup> Street
- 55 feet in height

### Pros

- Consistency and uniformity with future built form
- Easier to understand for residents and staff
- Consistent with vision for the area

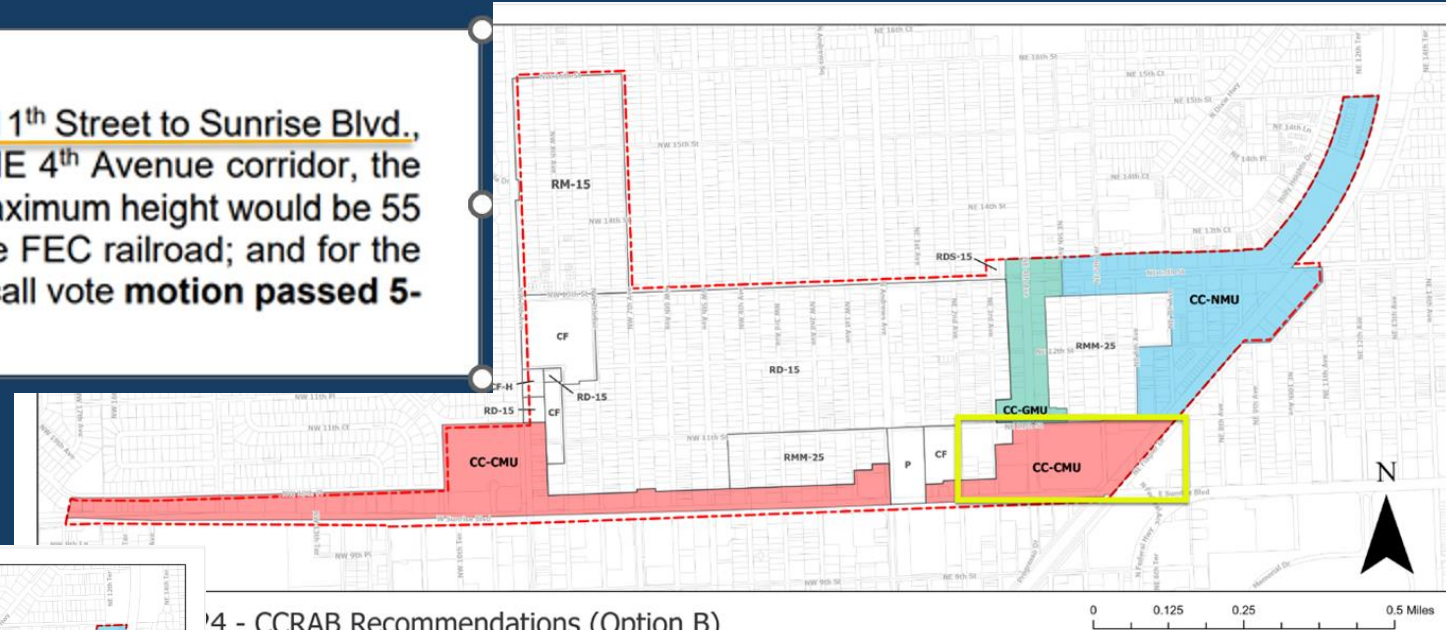
### Cons

- Variation in building height and overall built form
- Possibly more challenging to develop based on the maximum height.
- Opposed by multiple property owners

# March 6, 2024, CCRAB Recommendation Option B Revised Maps

Ms. Devonish restated the motion:

To move the plan forward as presented for the areas south of 11<sup>th</sup> Street to Sunrise Blvd., with heights of 105 feet, 125 feet, up to 150 feet; along the NE 4<sup>th</sup> Avenue corridor, the maximum height would be 80 feet; along NE 13<sup>th</sup> Street the maximum height would be 55 feet and also the areas along the east side, such as along the FEC railroad; and for the CRA to allocate funds for the Land Use Amendment. In a roll call vote **motion passed 5-2** with Ms. Robinson and Mr. Smith opposed.

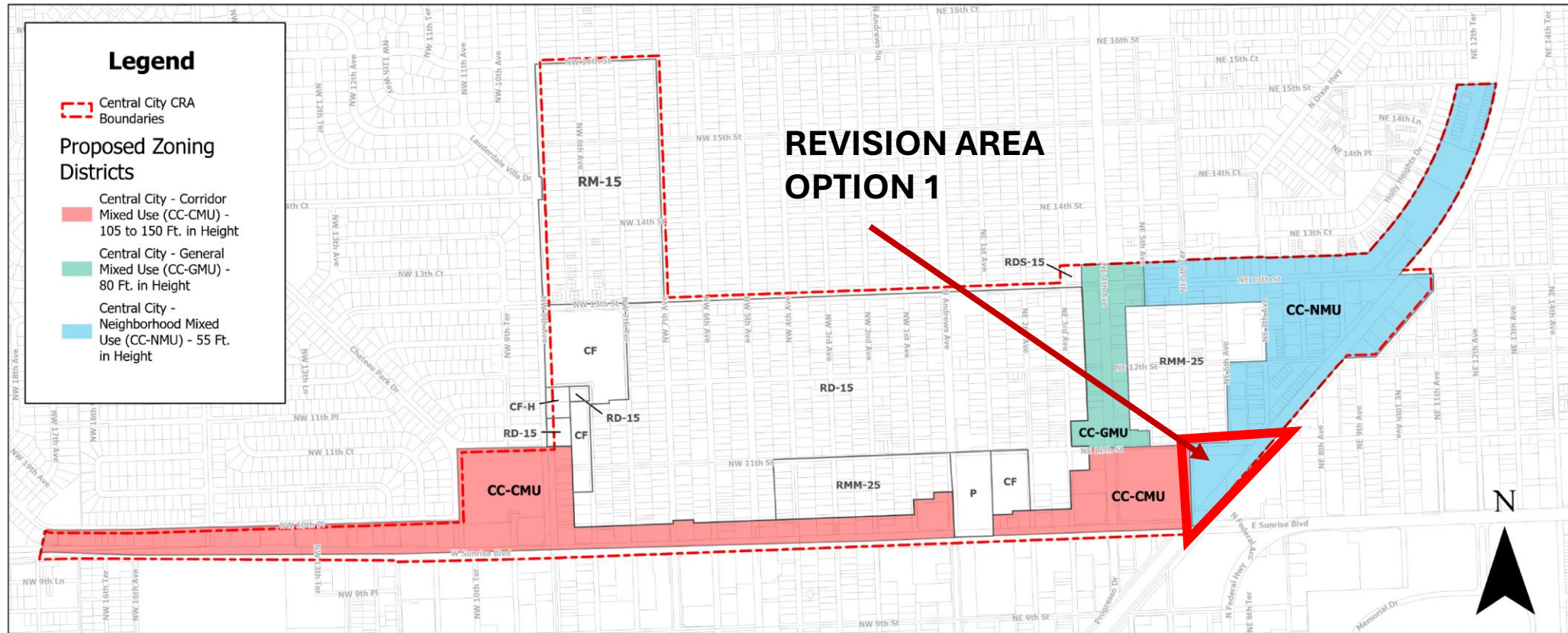


4 - CCRAB Recommendations (Option B)

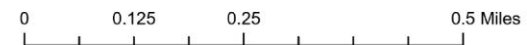


March 6, 2024 - CCRAB Recommendations (Option B)

# March 6, 2024, CCRAB Recommendation Option B Revised Maps



March 6, 2024 - CCRAB Recommendations (Option B)







# ULDR Prior Zoning Regulations Provision

## Option D

### Central Beach Regional Activity Center

Development applications received and pending review by the City or approved by the City on or before May 17, 2022, may be approved, amended and modified through the use of provisions of the zoning regulations in effect at the time the development application was submitted.

### Section. 47-26A.1. - Request for application of prior zoning regulation

If a new project as defined herein, is not permitted based on an amendment to a zoning regulation in effect on or after September 4, 1996 (hereinafter referred to as the "adoption date") approval may be granted for application of the zoning regulation in effect immediately prior to the amendment in order to permit a new project in accordance with the provisions of this section.

#### Pros

- Provides flexibility/options based on conflicts with existing code requirements such as lot constraints

#### Cons

- Creates inconsistency in the built form
- Dilutes the vision of the area
- Process is lengthy and requires City Commission approval

# THANK YOU

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# 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 <sup>th</sup> Avenue and NE 13 <sup>th</sup> 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	
<b>*Height</b>	105 feet up to 125 feet with PZB approval
<b>Minimum Lot Size</b>	None
<b>Minimum Lot Width</b>	
<b>Maximum FAR</b>	
<b>Maximum Building Streetwall Length</b>	300 feet
<b>Setbacks</b>	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet
<b>Podium Minimum</b>	25 feet (2 stories)
<b>Podium Maximum</b>	55 feet (5 stories)
<b>**Tower Stepback</b>	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet
<b>Tower Separation</b>	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
<b>Maximum Gross Square Footage of Building Tower Floor Plate Size</b>	Residential: 10,000 Non-residential: 16,000
<b>Minimum Residential Unit Size</b>	400 square feet.
<b>Note: A side yard is not required unless abutting residential property.</b>	
<b>*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</b>	
<b>** Deviations may be requested based on meeting criteria and Planning and Zoning Board Approval</b>	

# Existing Policies to Access Residential Units

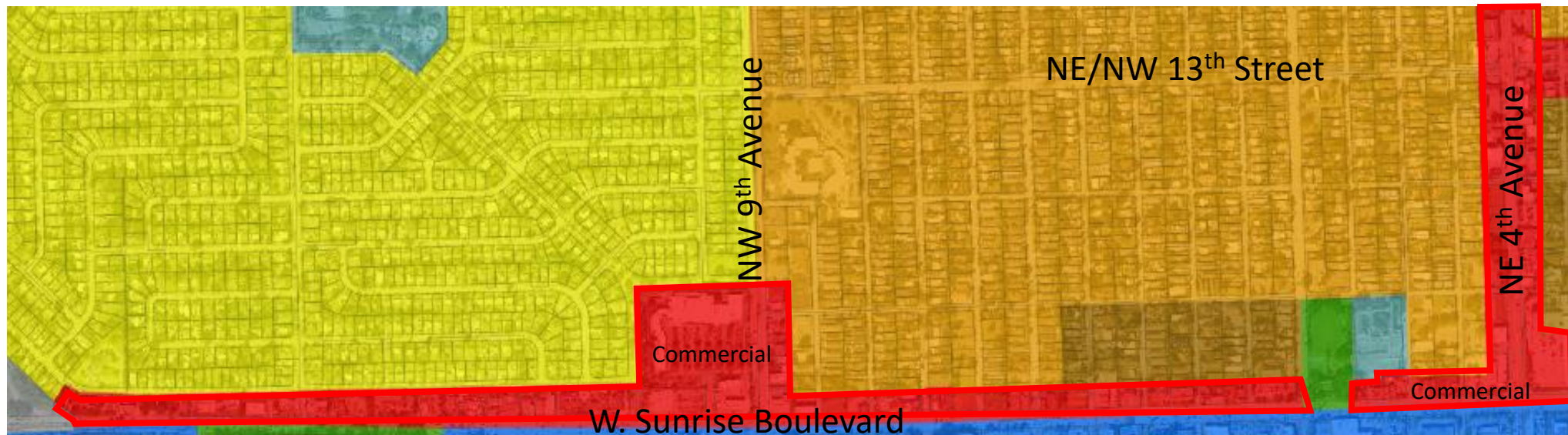
## Broward County Land Use Plan Bonus Density Program

### 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



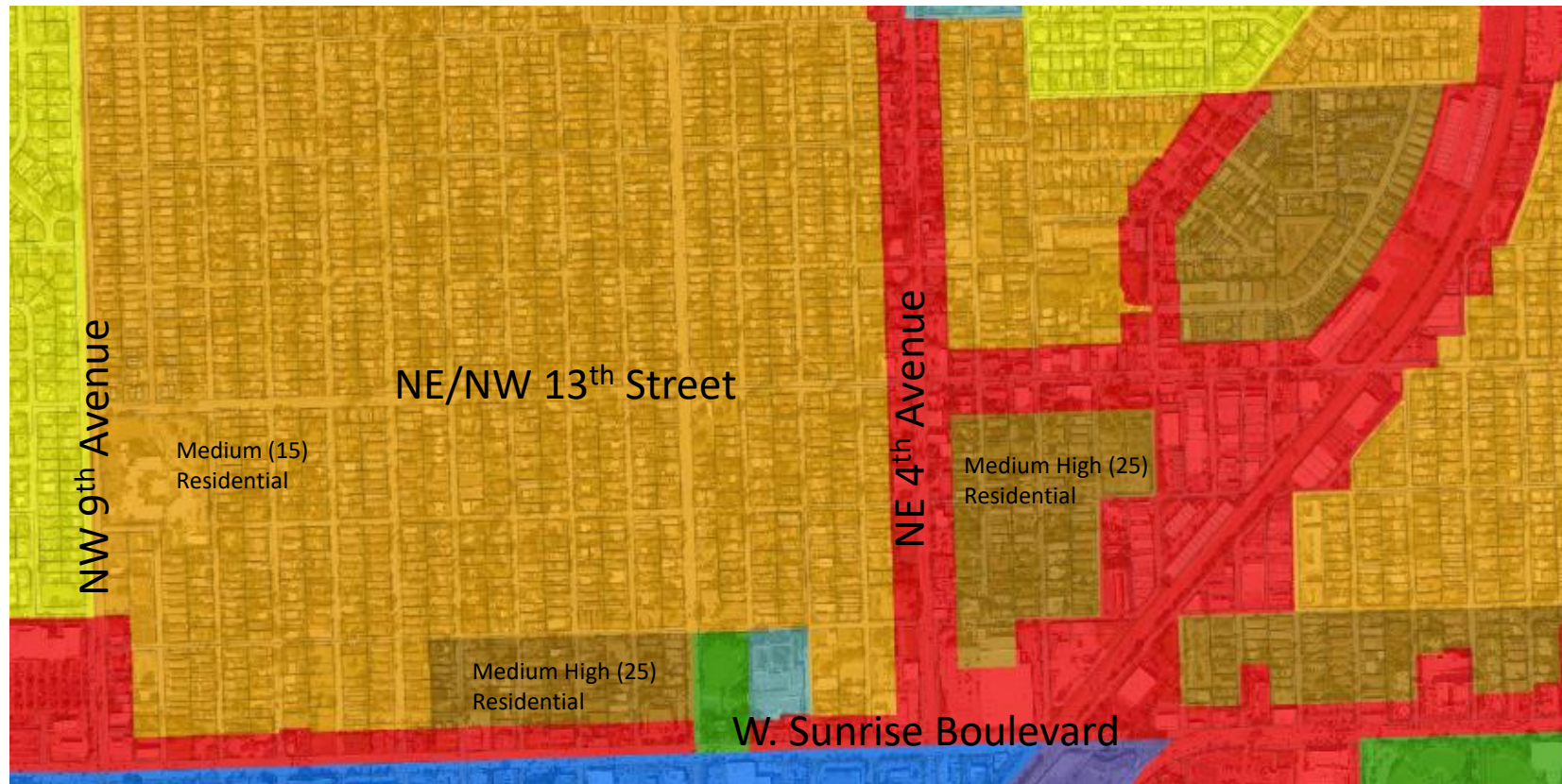
# Existing Policies to Access Residential Units

## 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

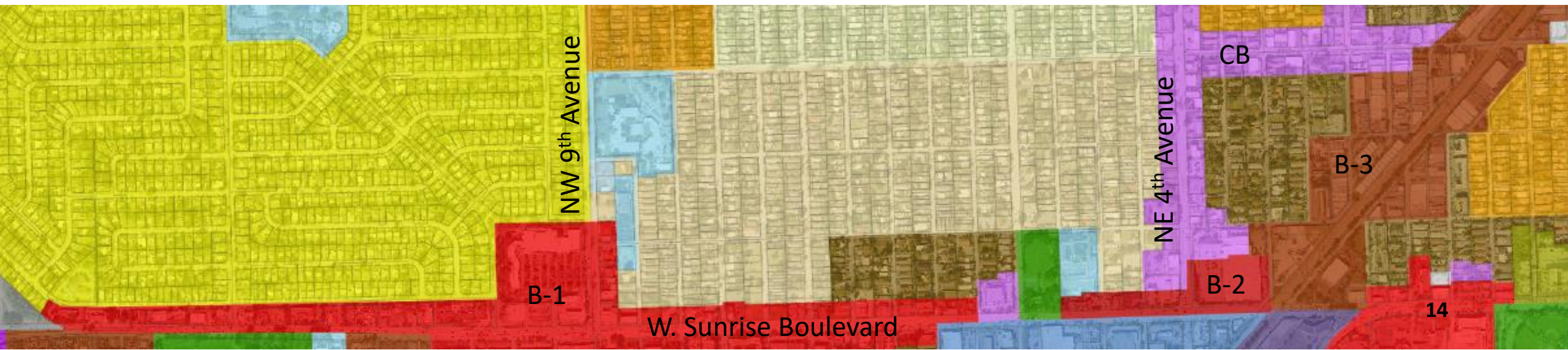


# Existing Policies to Access Residential Units

## 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 I (Administrative Review Committee)



# THANK YOU

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