

# Fort Lauderdale Central City CRA Rezoning Update

October 10, 2022

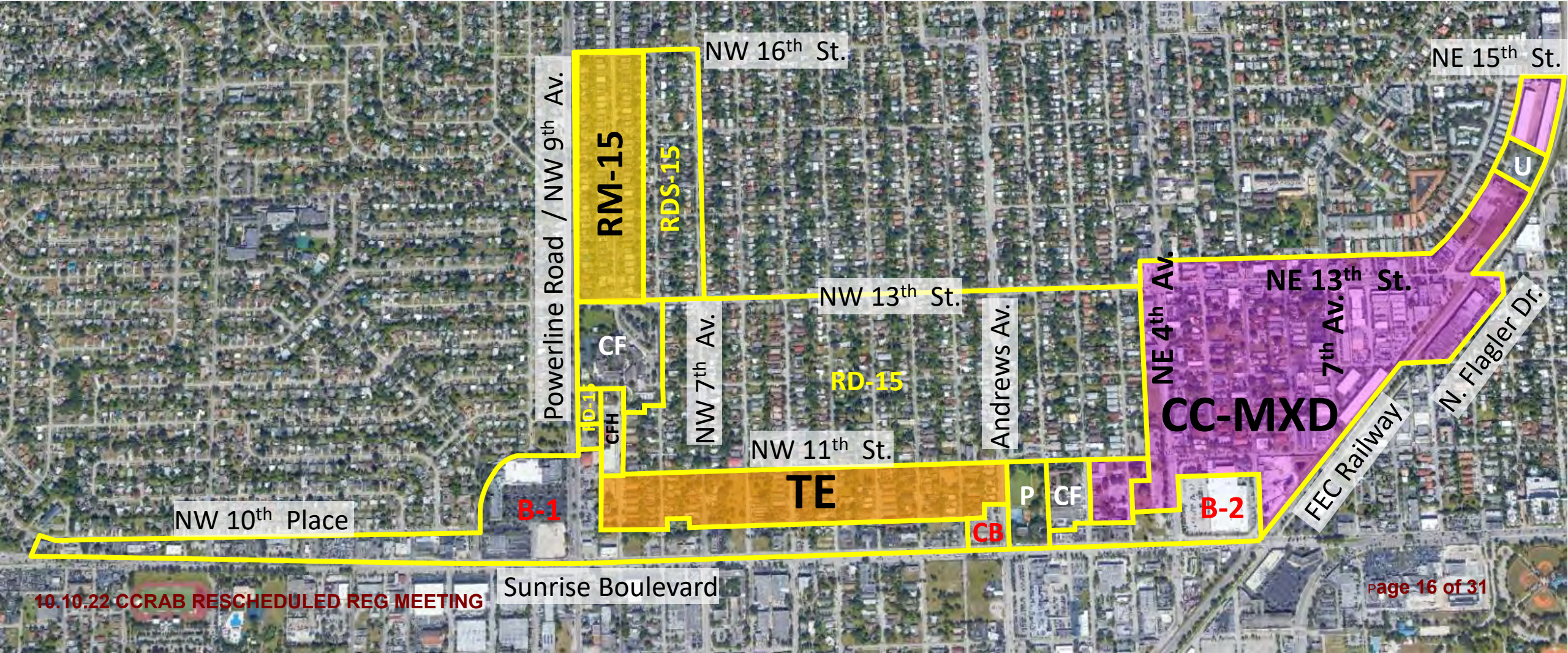
Central City Redevelopment Advisory Board

**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

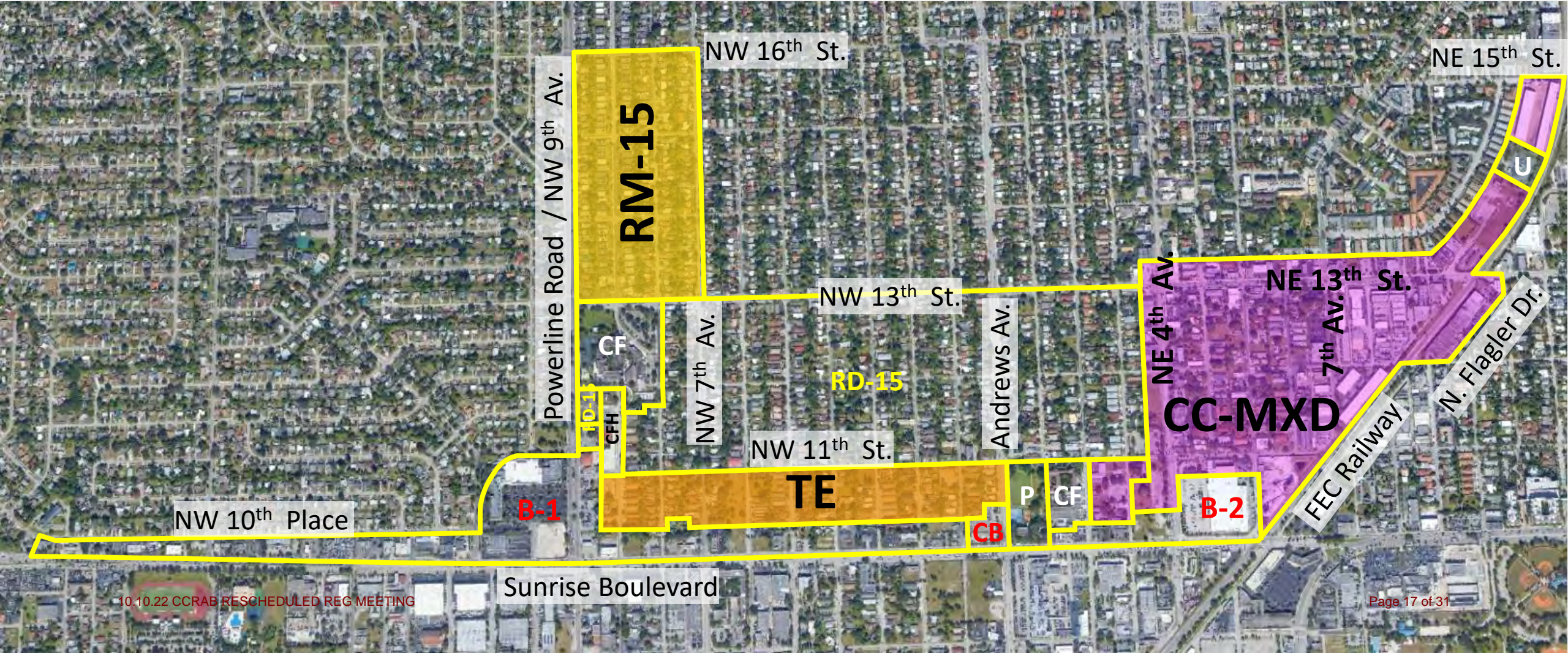
## NW 13<sup>th</sup> St to NW 16<sup>th</sup> St, 9<sup>th</sup> Avenue to west of NW 8<sup>th</sup> Avenue



# 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 RDs-15	Proposed Zoning District 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 RDs-15	Proposed Zoning District 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 7,500 Townhouses/Multifamily

# Central City NW Quadrant Rezoning Schedule

CCRAB Meeting	October 10, 2022	
Public Participation Meeting	October 11, 2022	
Planning and Zoning Board	November 11, 2022	
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	

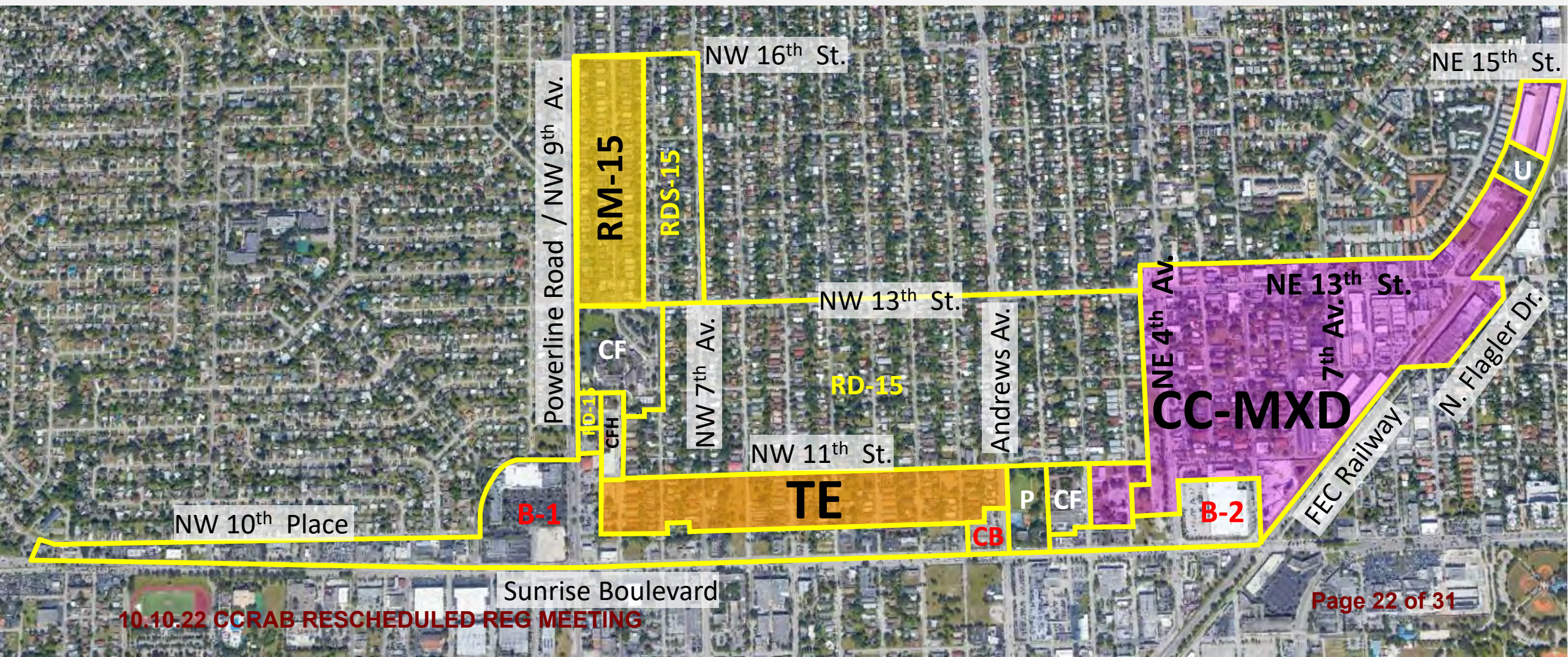
# Proposed

## 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

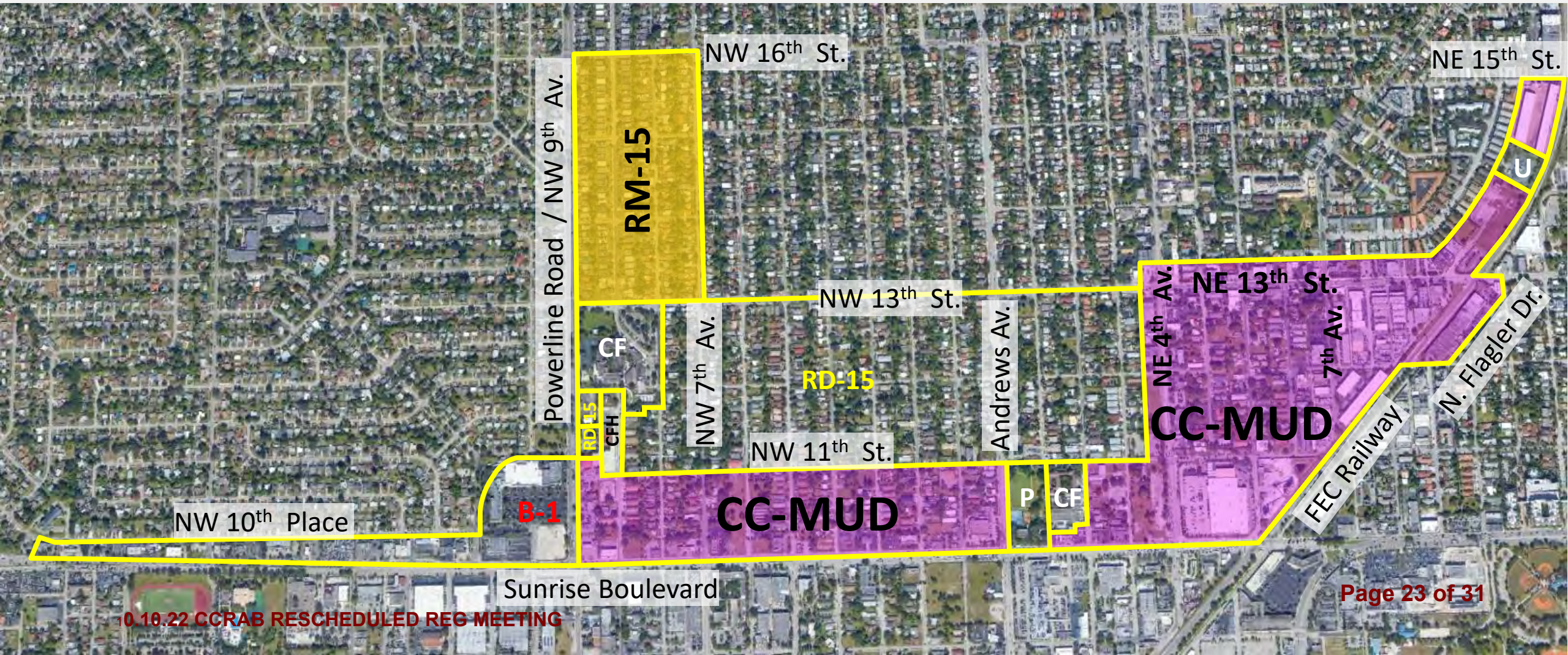
# Map Changes: August 24<sup>th</sup> Proposal Zoning Map

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



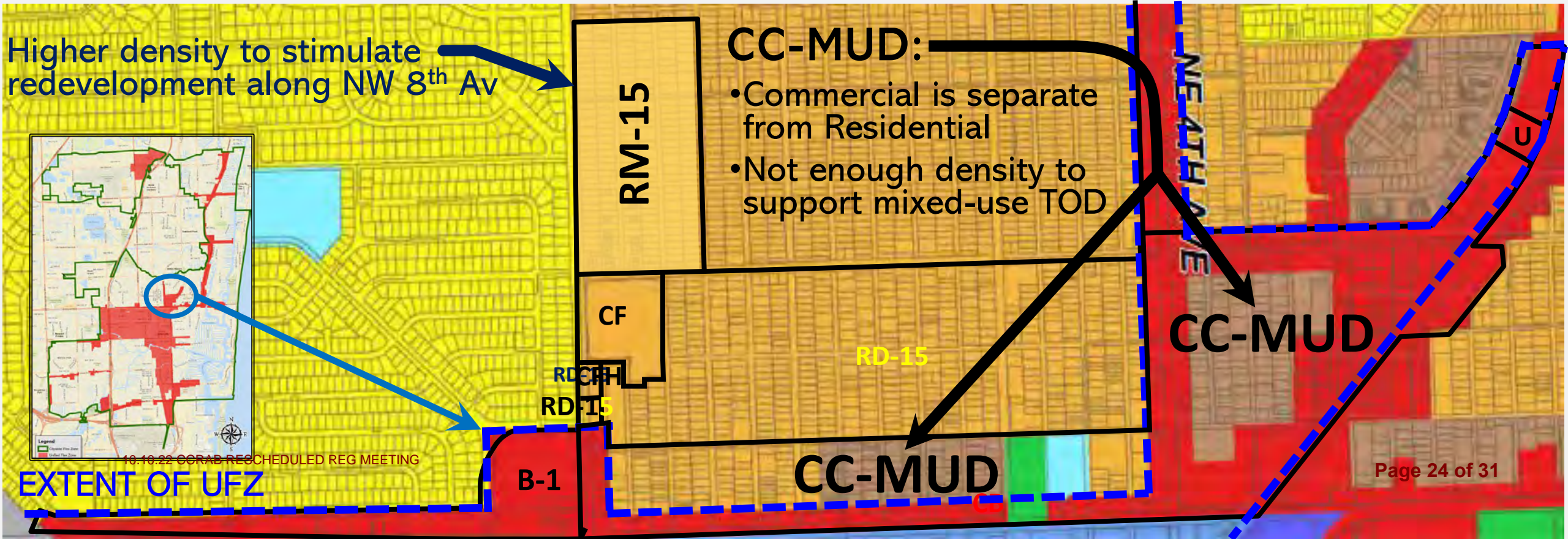
# Map Changes: Proposed Zoning Map

## 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)  
to facilitate mixed-use and increase density

early 2023 to start

Thank you.  
Questions?

10.10.22 CCRAB RESCHEDULED REG MEETING

