



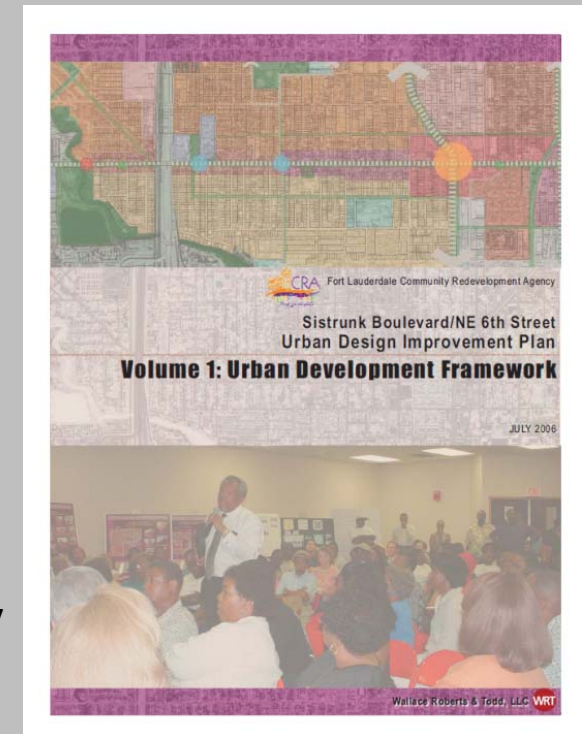
NWRAC-Master Plan · City of Fort Lauderdale
North West Regional Activity Center
Mixed-Use Zoning District

DEPARTMENT OF SUSTAINABLE DEVELOPMENT |
URBAN DESIGN AND PLANNING DIVISION






- **Heritage and Image** – The preservation and recognition of history
- **Gateway and Destination** – Highlighting important key area entry points
- **Retail** – Development of a retail strategy
- **Housing** – Provide a mixture of housing opportunities for all segments of the community
- **Design and Development Guidelines** – Adoption of design standards that bring consistency
- **Connections** – To jobs, services, transit, and public places are important to the overall redevelopment opportunities
- **Economic Development** – Community Redevelopment Agency may be used to bring development opportunities to the area



Implementation/Improvement Plans (2006 & 2008)



SUMMARY OF ISSUES		
STRENGTHS/GOOD THINGS	WEAKNESSES/BAD THINGS	VISIONS FOR THE FUTURE
Historic heritage of Sistrunk Boulevard, Progresso Village, and the African American culture	Crime, drugs and prostitution	Sistrunk Boulevard as a source of pride and a pedestrian-friendly environment
New homes and new families in neighborhoods such as Dorsey Riverbend and Sweeting Estates	High concentration of low income housing	Multi-cultural community with mixed-income residents
Parks such as Carter Park, Lincoln Park and Holiday Park	Loitering in front of businesses and parks	More retail serving the community
Convenience and location in proximity to downtown and I-95	Too many liquor and convenience stores	Upgrade affordable housing stock
Sense of community and pride	Slow implementation over the years by the CRA and City	Preserve and celebrate the historic heritage and return the neighborhood to its vibrancy
Churches	Lack of buffering between industrial uses and housing	Increased sense of community and local leadership
Potential for development and the desire to develop	Concentration of social services	More parks and green space
African American Research Library and Cultural Center	Overflow traffic on Sistrunk Boulevard	Develop vacant lots
People	Poor image of Northwest neighborhood and Sistrunk Boulevard	Restaurants and coffee shops with outdoor seating
Schools	Parking issues along Sistrunk Boulevard and in Flagler Village	Improved streetscapes with trees
	Lack of neighborhood serving retail	More home ownership and fewer renters
	Inadequate street lighting	Create gateways with signage to the neighborhood
		

Implementation/Improvement Plans (2006 & 2008)



Steps Toward Implementation



915 Sistrunk Boulevard, Before



915 Sistrunk Boulevard, After



How Do We Keep Improving?

- **Revitalization Strategies Developed Over the Last 15 Years**
 - **Public Workshops February, March & June of 2003**
 - **2006 – Sistrunk Boulevard/NE 6th Street Urban Design Improvement Plan**
 - **2008 – Northwest Progresso/Flagler Heights Implementation Plan**
 - **2012 – Sistrunk Streetscape Enhancement (\$15M)**
 - **2013 – NPF CRA Five Year Strategic Spending Plan (\$25M)**
- **Multiple Outreach meetings in 2013 for this current effort**

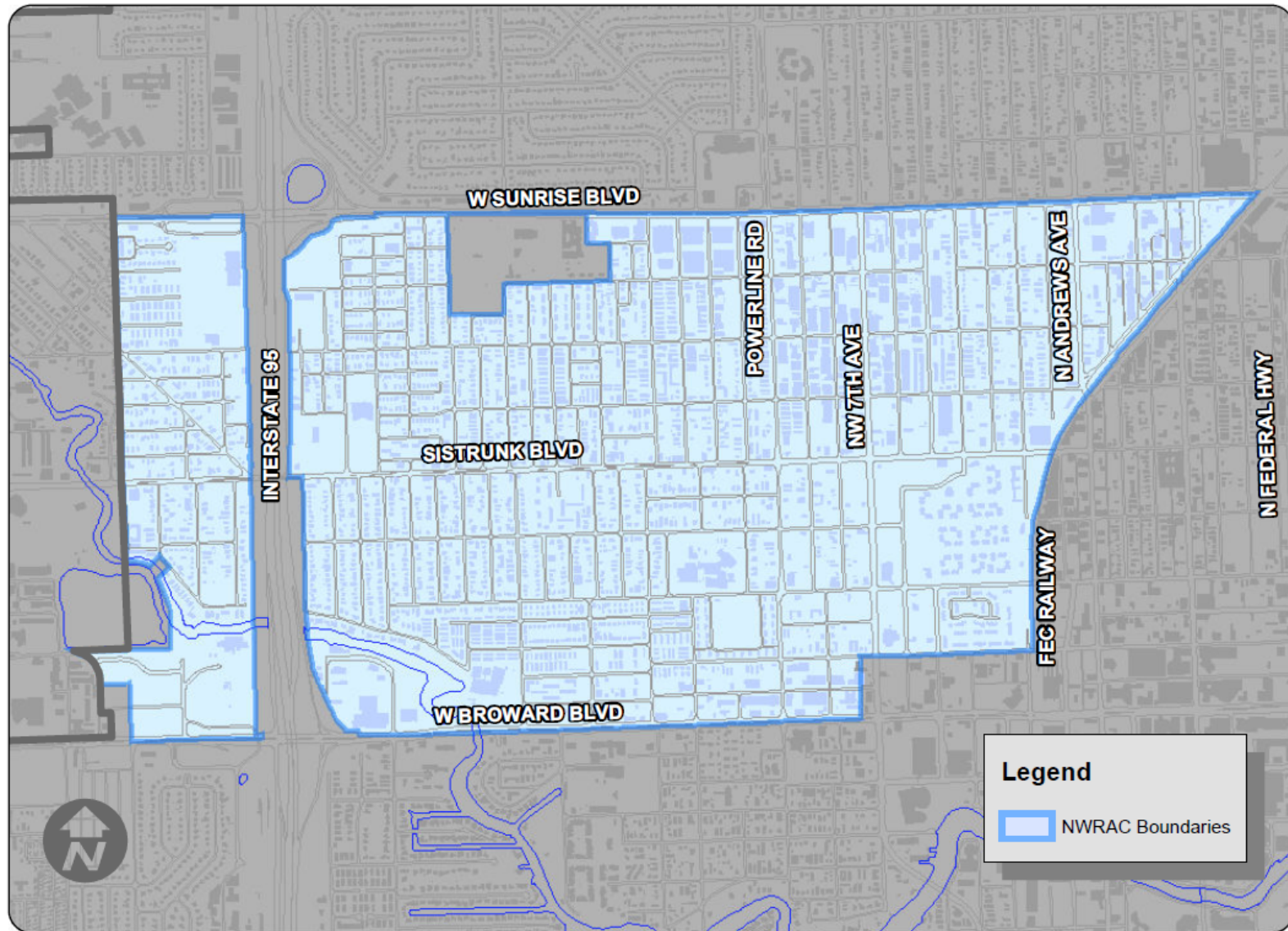
April 17, 2013 – Proposed NWRAC Master Plan

- **Proposed Design Guidelines**
- **Associated Zoning Regulations**
- **Associated Rezoning**
- **Removal of Liquor and Convenience Store Use**
- **Amortization of Existing Liquor and Convenience Stores**

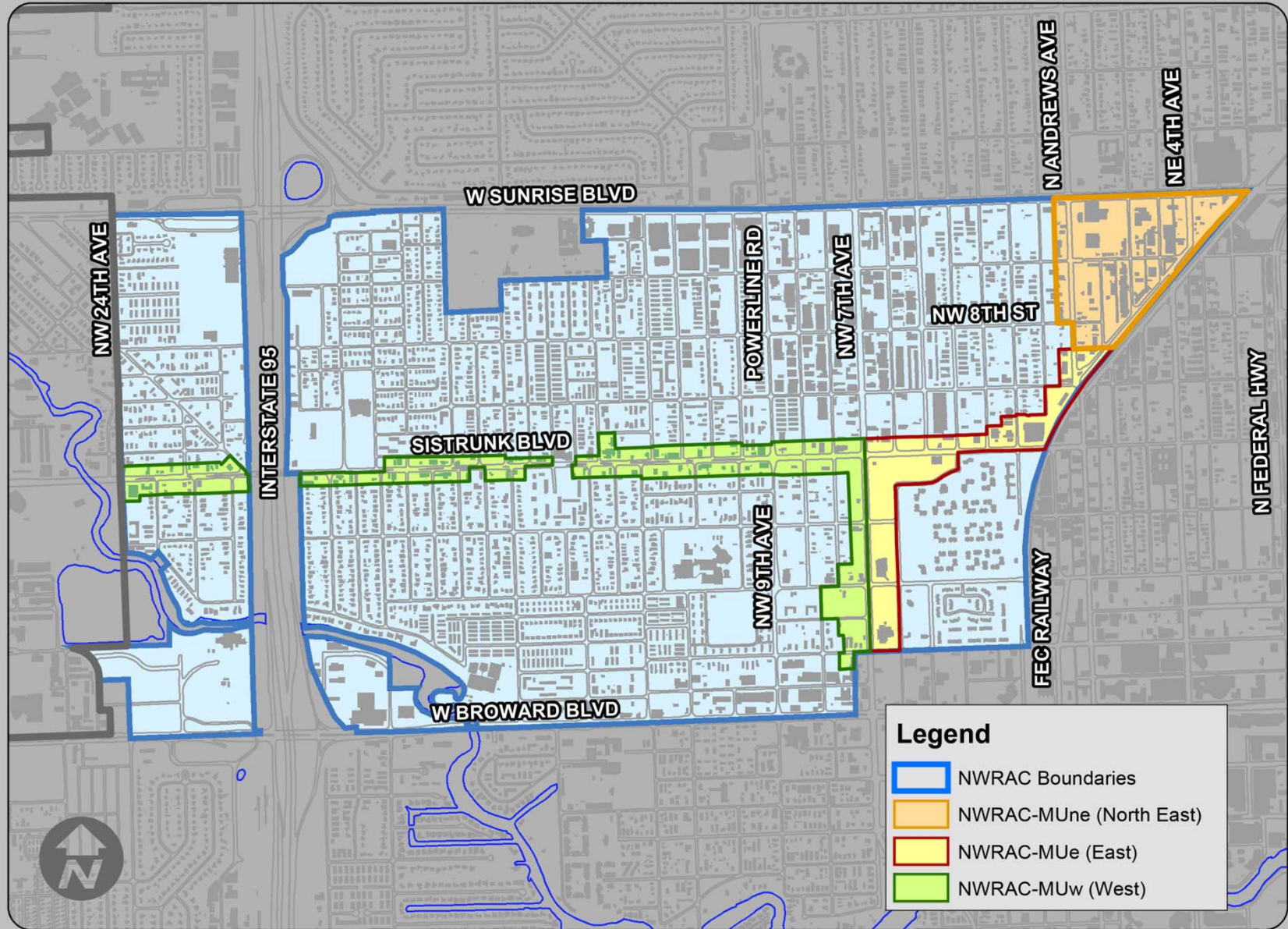
Amendment to Prohibit New Liquor and Convenience Stores from NW-RAC Land Use

- **May 15, 2013 – Recommended for Approval by the Planning & Zoning Board**
- **July 2, 2013 – City Commission Approved Amendment on 1st Reading**
- **August 20, 2013 – Amendment adopted by City Commission on 2nd Reading**

- **January 2014** – Completed Downtown Update:
 - Adoption of Transit Oriented Development (“TOD”) Guidelines
- **June 19, 2014** – The Urban Land Institute (“ULI”) hosted a Technical Assistance Panel (“TAP”) to review and comment on the Sistrunk Corridor Zoning Code changes
- **September 25, 2014** – Open House Meeting at Department of Sustainable Development
- **October 22, 2014** – CRA Advisory Board
- **November 4, 2014** – Chamber’s Government Affairs Committee
- **Additional Outreach:**
 - 6 Meetings with the Midtown Business Association & Community
 - Bus Tour w/Residents, Property Owners & Stake Holders
- **November 19, 2014** – The Planning and Zoning Board (“PZB”) approved proposed text amendments with added condition that staff establish guidelines/criteria for developments that need City Commission approval for the additional height request above the “by right” height limit and rezoning.



North West Regional Activity Center (NWRAC) Future Land Use



NWRAC-MU Zoning District

Establish new Zoning District (NWRAC-MU) for Sistrunk Blvd and NW 7th Ave

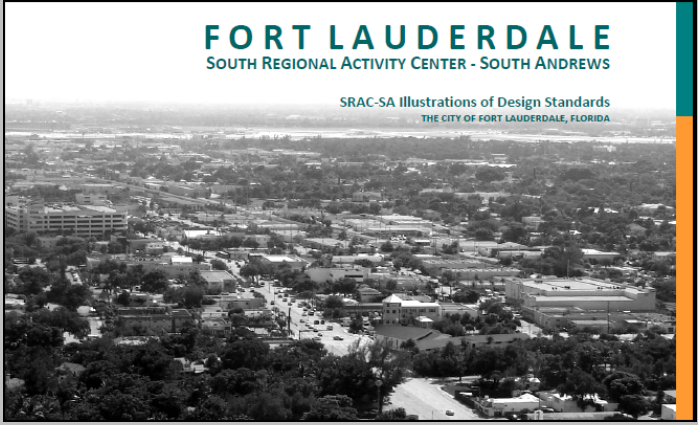
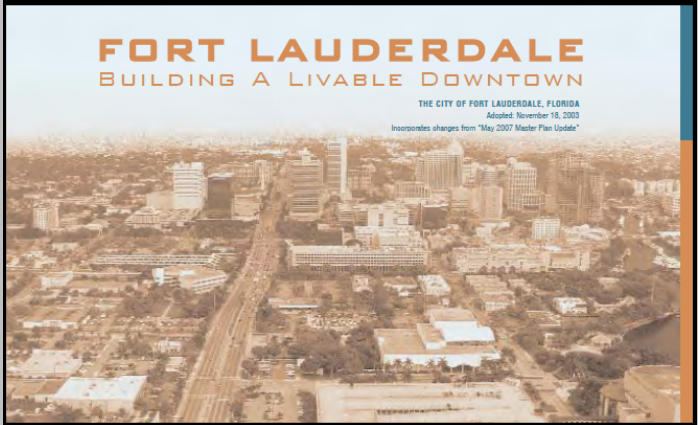
- Make the development approval process easier and more predictable, for neighbors and developers
- Reduce parking requirements along the corridor to encourage reuse of existing buildings
- Eliminate certain uses that encourage negative activity



How Do We Keep Improving?



- Buildings should be of high quality at a scale that **compliments the character** of the area and its surroundings
- Ground floor uses should be active and **interesting to pedestrians** with occupied spaces
- Street landscaping should reflect a **tropical urban** setting
- Plantings should be concentrated in areas where it can be of use, such as **courtyards and pocket parks**
- On-site **parking** should be placed generally **behind buildings** and at the interior of the block screened from view
- Promote a **mix of uses** both commercial and residential



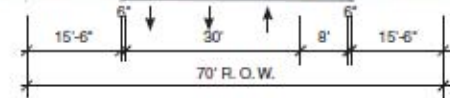
NWRAC-MU Design Standards



Proposed new infill and restored buildings and street improvements along Sistrunk Boulevard at NW 10th Avenue (looking west)



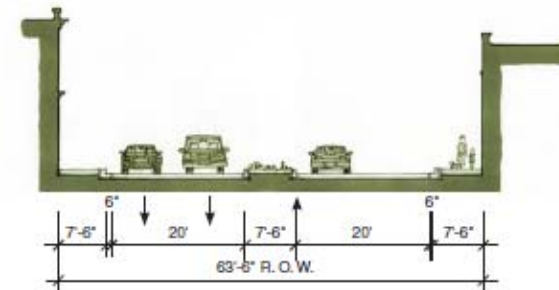
Parking strategy for Sistrunk Boulevard
 SURFACE PARKING ON-STREET PARKING
 STRUCTURED PARKING



Proposed street section along Sistrunk Boulevard looking west



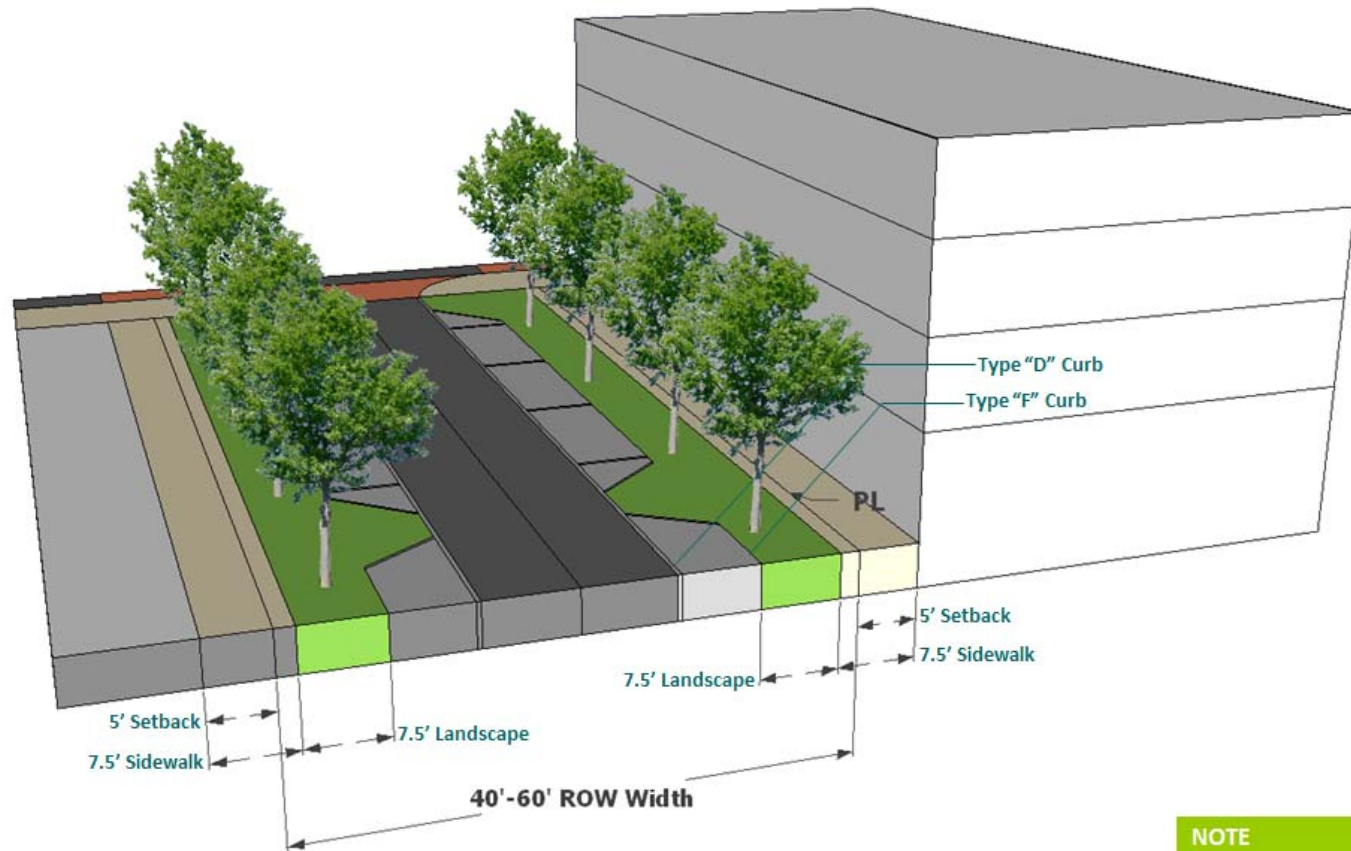
Existing conditions along Sistrunk Boulevard at NW 10th Avenue (looking west)



Existing street section of Sistrunk Boulevard

STREET DESIGN EXAMPLES: NWRAC-MU

Secondary Streets



NOTE

Sub-grade under sidewalk with trees to be constructed with approved structural soil system.

B-9

Buildings do not exceed maximum height dimensions.

Height may be permitted up to 5 stories and 65-feet when located in the NWRAC-MU_{ne} and NWRAC-MU_e zoning districts, but no higher than 110 feet if approved by City Commission.

Height may be permitted up to 3 stories and 45-feet when located in the NWRAC-MU_w, but no higher than 5 stories and 65-feet if approved by City Commission

Height shall be subject to the following limitations:

Max. Height:

110 feet – NWRAC-MU_{ne} and NWRAC-MU_e (subject to City Commission approval)

65 feet (5 Stories) – NWRAC-MU_w (subject to City Commission approval)

Max. Floorplate:

Commercial 32,000 s.f.

Residential 12,000 s.f.

Min. Tower Separation:

40 ft (depending on floorplate)

Min. First Floor Height:

Fifteen (15) feet

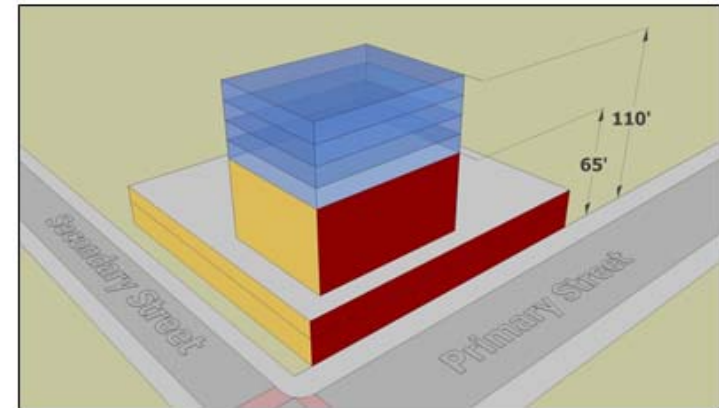


Figure 4.14

Building heights compliment the character of the area and create a pedestrian oriented community

NWRAC-MUw (west)

45 feet (by right)

65 feet (with City Commission Approval)



NWRAC-MU Building Design Standards

Building heights compliment the character of the area and create a pedestrian oriented community

NWRAC-MUe (east) & NWRAC-MUne (northeast)

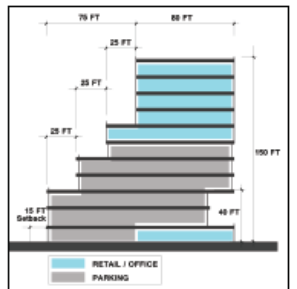
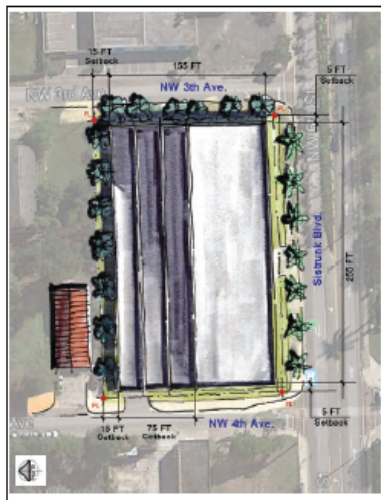
65 feet (by right)

110 feet (with City Commission Approval)



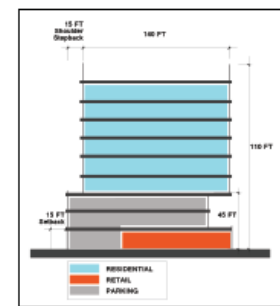
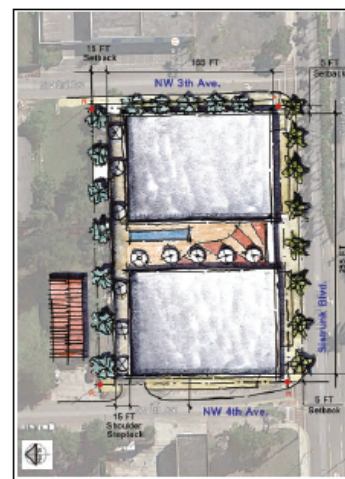
NWRAC-MU Building Design Standards

Sistrunk Boulevard & NW 3th – 4th Avenue (NWRAC-MUe)



Using Existing Regulations
 Neighborhood Compatibility Building Scheme – 11 Stories

Lot Size: 175 FT X 256 FT
Maximum Allowed Height: 150 FT
Provided Height: 150 FT (1 floor retail/parking + 5 floors parking + 5 floors office)
Use: Retail/Office
Parking Requirements
 For 128,775 SF Office Space:
 Required 1/250 SF = 515 parking spaces
 Provided 539 parking spaces

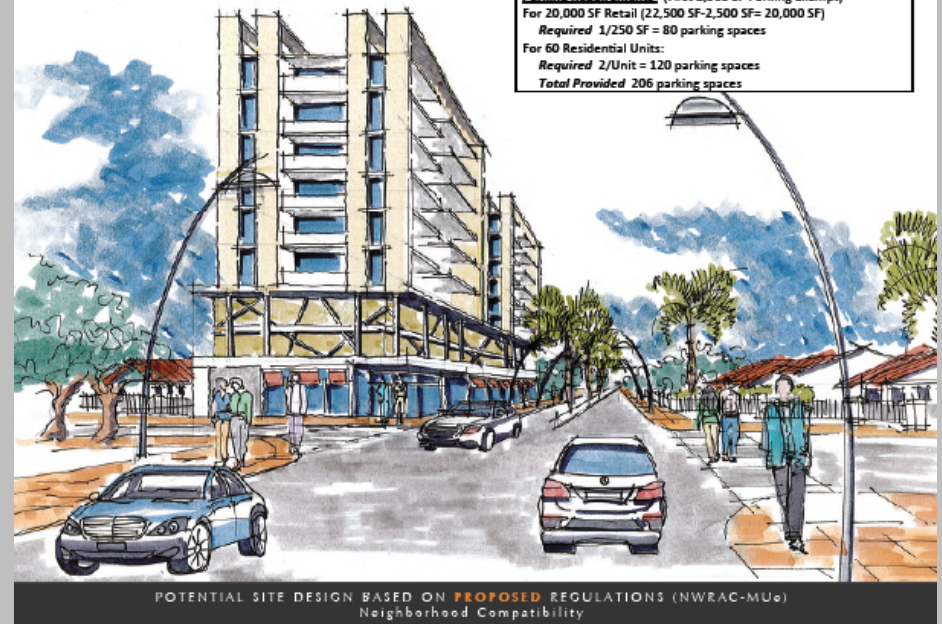


Using Proposed Regulations
 Neighborhood Compatibility Building Scheme – 9 Stories

Lot Size: 175 FT X 256 FT
Maximum Allowed Height: 110 FT
Provided Height: 110 FT (1 floor retail/parking + 2 floors parking + 6 floors residential units)
Minimum Shoulder Height: 45 FT
Provided Shoulder Height: 45 FT
Use: Mixed Use (residential + retail)
Parking Requirements (First 2,500 SF Parking Exempt)
 For 20,000 SF Retail (22,500 SF-2,500 SF= 20,000 SF)
 Required 1/250 SF = 80 parking spaces
 For 60 Residential Units:
 Required 2/Unit = 120 parking spaces
 Total Provided 206 parking spaces



POTENTIAL SITE DESIGN BASED ON EXISTING REGULATIONS
 Neighborhood Compatibility



POTENTIAL SITE DESIGN BASED ON PROPOSED REGULATIONS (NWRAC-MUe)
 Neighborhood Compatibility

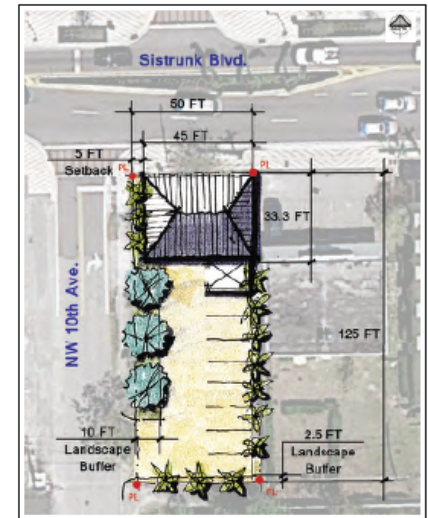
NWRAC-MU Potential Site Design based on Existing & Proposed Regulations

Sistrunk Boulevard & NW 10th Avenue (NWRAC-MUw)



Using Existing Regulations

Lot Size: 125 FT X 50 FT
Maximum Allowed Height: 150 FT
Provided Height: 18 FT (1 floor restaurant + 1 floor office)
Use: Mixed Use (restaurant + office)
Parking Requirements
 For 720 SF Restaurant:
 Required 1/100 SF = 7 parking spaces
 For 500 SF Office:
 Required 1/250 SF = 2 parking spaces
Total Provided 9 parking spaces



Using Proposed Regulations

Compacted Building Scheme - 3 Stories

Lot Size: 125 FT X 50 FT
Maximum Allowed Height: 65 FT
Provided Height: 34 FT (3 floors office)
Use: Office
Parking Requirements (First 2,500 SF Parking Exempt)
 For 2000 SF Office (4,500 SF - 2,500 SF = 2,000 SF):
 Required 1/250 SF = 8 parking spaces
Total Provided 8 parking spaces



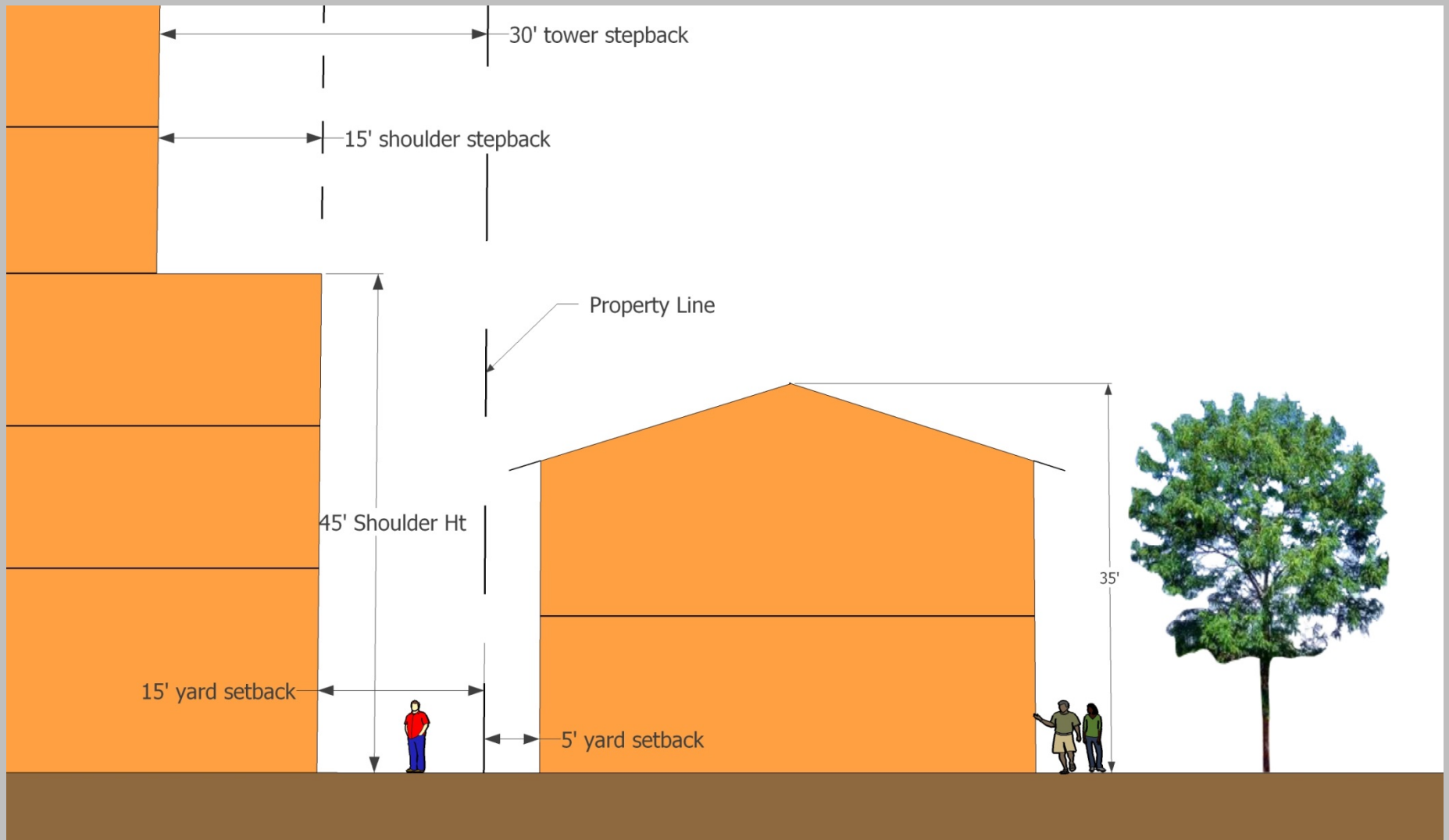
POTENTIAL SITE DESIGN BASED ON EXISTING REGULATIONS



POTENTIAL SITE DESIGN BASED ON PROPOSED REGULATIONS (NWRAC-MUw)
 Compacted Building Scheme | 3 Stories

NWRAC-MU Potential Site Design based on Existing & Proposed Regulations

Transition zones ensure compatibility with abutting residential development



Buildings with historic value are preserved and utilized for adaptive re-use

Implementation Plan
Reference

Historic heritage of Sistrunk Boulevard, Progresso Village, and the African American culture.
(NPFHIP 14)



Active and 'extroverted' ground floors with retail are located in strategic locations.



NWRAC-MU Building Design Standards

Current Zoning

- **CB, B-2, B-3, I, & RM-15**
 - segregates separate uses into districts
 - only CB allows mixed use
- **Results in a range of setback regulations**
 - 25 ft front setback in RM-15
 - 5 ft in CB, B-2, B-3, & I
- **Results in a range of height regulations**
 - up to 35' in RM-15
 - up to 150' in CB, B-2, B-3, & I
- **Standard parking regulations**
 - results in large amounts of on-site parking
- **Certain types of development are subject to Neighborhood Compatibility Review**
 - Projects >10,000 sf in CB, B-2, B-3 & I
 - Mixed-Use
 - non-residential w/in 100' of residential use
 - projects reviewed in context of existing development pattern
- **Variety of approval processes**
 - Site Plan Level I, II, III, IV

Proposed Zoning

- **A mix of uses permitted throughout proposed zoning district**
 - Residential and CB uses permitted within the entire study area
 - Mixed-Use is no longer "Conditional"
- **Consistent setback regulations**
 - Build-to lines and reduced front setbacks
- **Consistent height regulations**
 - Up to 5-stories/65-feet (10-stories/110-feet w/CC approval) east of 7th Avenue
 - Up to 45-feet (5-stories/65-feet w/CC approval) west of 7th Avenue
- **Reduced parking regulations**
 - No requirement for 1st 2,500 sf commercial
 - 40% reduction on remaining
- **Design Standards address Compatibility**
 - the plan *is* neighborhood compatibility
- **Site Plan Level II**
 - No PZB unless Conditional Use requested

Current Approval Process

- **Residential**
 - < 5 Units (Site Plan Level I)
 - ≥ 5 Units (Site Plan Level II)(In existing Residential Zoning)
- **Commercial**
 - ≤ 5,000 sq ft (Site Plan Level I)
 - > 5,000 sq ft (Site Plan Level II)(In existing Commercial Zoning)
- **Mixed Use**
 - Conditional Use Approval (Site Plan Level III)

Note: All commercial and mixed use subject to neighborhood compatibility criteria

Proposed Approval Process

- **Residential/Commercial/Mixed**
 - NWRAC-MUe & NWRAC-MU_{ne} ≤ 65-ft
 - NWRAC-MU_w ≤ 45-ft
 - < 5 Units - Site Plan Level I
 - ≤ 5,000 sq ft - Site Plan Level I
 - ≥ 5 Units - Site Plan Level II
 - > 5,000 sq ft - Site Plan Level II
- **Residential/Commercial/Mixed**
 - NWRAC-MUe & NWRAC-MU_{ne} > 65-ft
 - NWRAC-MU_w > 45-ft
 - Site Plan Level II w/City Commission Approval

Note: Compatibility addressed through design standards



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