

**CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)  
REGULAR **HYBRID** MEETING  
**(VIRTUAL/IN-PERSON)****

**WEDNESDAY – SEPTEMBER 1, 2021**

**3:30 P.M.**

**CITY HALL – COMMISSION CHAMBER – 1<sup>ST</sup> FLOOR  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301**

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- |      |  |                                      |
|------|--|--------------------------------------|
| I.   | Call to Order & Determination of Quorum  | Luis Castillo-Olivera<br>CCRAB Chair |
| II.  | Nomination and Selection<br>Chair and Vice Chair   | Cija Omengebar<br>CRA Planner        |
| III. | Approval of Minutes <ul style="list-style-type: none"><li>• Regular Meeting July 7, 2021</li><li>• Special Meeting July 13, 2021</li><li>• Special Meeting August 12, 2021</li></ul>   | CCRAB Chair                          |
| IV.  | Program and Project Status Update <ul style="list-style-type: none"><li>• Rezoning Project</li><li>• NE 4<sup>th</sup> Avenue Streetscape Project</li><li>• Incentive Programs</li></ul>   | Cija Omengebar<br>CRA Planner        |
| V.   | Communication to City Commission   | CCRAB Chair                          |
| VI.  | Old/New Business <ul style="list-style-type: none"><li>1) Code Enforcement Data Chart</li><li>2) Pledge of Allegiance</li><li>3) October Agenda Items Recommendation<ul style="list-style-type: none"><li>1. 13<sup>th</sup> Street Craft Beer Wine and Car Show</li></ul></li></ul> | Cija Omengebar<br>CRA Planner        |
| VII. | Adjournment  | CCRAB Chair                          |

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**THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – October 6, 2021**

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**HYBRID MEETING ALLOWS FOR VIRUTAL PARTICIPATION; MUST BE REGISTER ONLINE TO  
PARTICIPATE:**

<https://www.fortlauderdale.gov/departments/city-clerk-s-office/advisory-boards-and-committees-agendas-and-minutes/central-city-redevelopment-advisory-board>

**Purpose:** To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

**Note:** Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

**Note:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

**Note:** Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

**Note:** If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

**I. Call to Order**

**Luis Castillo-Olivera  
CCRAB Chair**

**II. Nomination and Selection  
Chair and Vice Chair**

**Cija Omengebar  
CRA Planner**

**III. Approval of Minutes**

**CCRAB Chair**

- **Regular Meeting July 7, 2021**
- **Special Meeting July 13, 2021**
- **Special Meeting August 12, 2021**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance September 2020-August 2021</b>	
		<b>Present</b>	<b>Absent</b>
Luis Castillo-Olivera, Chair	P	9	0
Ray Thrower, Vice Chair	P	5	0
Robert Ayen	P	8	1
Adam Gellar	P	9	0
Charlene Gunn	P	7	2
Shane Jordan	A	1	1
Peter Kosinski	A	4	2
Dennis Ulmer	P	5	0
Moshe Yehoshoua	P	2	0

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

Cija Omengabar, CRA Planner/Liaison  
 Clarence Woods, CRA Manager  
 Jamie Opperlee, Prototype Inc.

**I. Call to Order & Determination of Quorum**

Chair Castillo-Olivera called the meeting to order at 3:32 p.m. Roll was called, and it was noted that a quorum was present.

**II. Approval of CCRAB Minutes  
 June 9, 2021 Special Meeting**

Mr. Thrower suggested an amendment.

**Motion** made by Ms. Gunn, seconded by Mr. Ulmer, to approve the June 9, 2021 special meeting minutes as amended. In a voice vote, the motion passed unanimously.

### **III. NE 4<sup>th</sup> Avenue Project – Special Meeting**

#### **Tentative Date: July 13 at 1:30 PM**

Ms. Omengebar said they had met with the designers and they could make their presentation on July 13. She stated the room was available from 1:30-2:30 pm.

**Motion** made by Mr. Ulmer, seconded by Mr. Ayen, to hold a special meeting on July 13 at 1:30 pm. In a voice vote, the motion passed unanimously.

### **IV. Project and Program Progress Reports.**

#### **• Rezoning Project CRA Planner**

Ms. Omengebar said the rezoning project was on a “mini hold.” The consultant had provided an estimate and timing but the City Commission had not seen it yet.

Chair Castillo-Olivera asked when it would be presented to the City Commission and Mr. Woods replied the existing project was still scheduled to be done in October. The advisory board had requested the consultants look at an extended area where they wished to see increased density. Achieving the additional density using a land use plan amendment was also considered and would be factored into the discussion. This would extend the project another eight months.

Mr. Woods said if the Board of Commissioners agreed to the changes the advisory board had requested, it would take longer, but the project would include what the advisory board had requested.

#### **• Emergency Business Investment Program**

Ms. Omengebar said they were still holding onto undispersed funds, which would be returned to the City. At the end of the year, they would make a formal request to get the funds back.

#### **• Non-residential Incentive Program**

Ms. Omengebar said the owner of Call of Africa Gallery, was planning a new building in the empty space and would then renovate the other building.

### **V. Old and/or New Business**

#### **• Code and Police Updates**

Mr. Ulmer asked if the vacant church building on 9<sup>th</sup> Avenue had any code cases against it. He noted that the windows had been painted over for years. Ms. Omengebar agreed to look into it.

Mr. Ulmer wanted to know the permitted uses and maximum heights for each zoning category. Chair Castillo-Olivera suggested a spreadsheet indicating this and other specifications such as setbacks.

- **Member Suggestions for next meeting agenda**

Mr. Ulmer reported the City Commission had approved South Middle River Lofts with parking restrictions.

Mr. Ulmer suggested Board members attend ground breaking and/or ribbon cutting ceremonies for projects in the CRA. Ms. Omengebar said she would ask for the Board to be invited to the groundbreaking for South Middle River Lofts. Mr. Woods stated they did not typically attend ground breaking events, but they sponsored ground breakings and ribbon cuttings when the CRA provided funding. Mr. Ulmer suggested sending a letter welcoming a business to the CRA, even if the CRA had not provided funding.

Mr. Ulmer wanted to recite the Pledge of Allegiance prior to Board meetings. The Board agreed to put this discussion on their next agenda.

Ms. Gunn had sent Ms. Omengebar an email regarding Abby Laughlin selling four properties. Mr. Woods said only one of the properties was being sold. Ms. Laughlin was paying back the \$42,500 she had received through the CRA incentive program.

Chair Castillo-Olivera explained that Ms. Laughlin had purchased four properties for redevelopment and was now selling one of them. She had obtained a mortgage through the CRA as part of the incentive program and she would repay it.

Mr. Thrower asked if they could postpone or cancel the August 4 meeting. Ms. Omengebar said once it was determined when the NE 4<sup>th</sup> Avenue project would go to the City Commission, she could ask the Board to reschedule an August meeting if needed.

**Motion** made by Mr. Thrower, seconded by Ms. Gunn to cancel the August 4 regular meeting. If needed, they would schedule a special meeting later in August regarding the NE 4<sup>th</sup> Avenue project. In a voice vote, motion passed unanimously.

## **VI. Communication to the City Commission**

None

## **VII. Adjournment**

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 4:09 p.m.

[Minutes written by J. Opperlee, Prototype, Inc.]

<b>Board Members</b>	<b>Present/Absent</b>
Luis Castillo-Olivera, Chair	P
Ray Thrower, Vice Chair	P
Robert Ayen	P
Adam Gellar	P
Charlene Gunn	P
Shane Jordan	P
Peter Kosinski	A
Dennis Ulmer	P
Moshe Yehoshoua	P

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
 Clarence Woods, CRA Manager  
 Jamie Opperlee, Prototype Inc.

**I. Call to Order & Determination of Quorum**

Chair Castillo-Olivera called the meeting to order at 1:31 p.m. Roll was called, and it was noted that a quorum was present.

**II. NE 4th Avenue Streetscape Project**

- **30% Conceptual Design Presentation**

Jonathan Haigh, Landscape Architect, Kimley Horn and Associates  
 Istvan Virag, Transportation and Mobility Project Manager II

Mr. Haigh gave a Power Point presentation, a copy of which is attached to these minutes for the public record. He described landscaping, lighting, signage and road/sidewalk configurations.

Chair Castillo-Olivera took issue with the signage indicating “Central City” because this would conflict with the neighborhood, which was South Middle River.

Mr. Thrower asked about including all four crosswalks in the project. Mr. Haigh said they proposed adding a decorative treatment to the existing crosswalks. Mr. Virag noted that if they added the decorative option, the City, not the County would be responsible for maintaining the intersection.

Mr. Virag informed Mr. Gellar the signs could be used throughout Central City. Mr. Haigh stated the vertical panel sign would only suit one location.

Mr. Yehoshoua asked why the gay pride flag was being used on the post-mounted panel sign. He felt this was an opportunity for installing something with real artistic value and they should spend more time creating the design and volunteered to help. Chair Castillo-Olivera said cost was a concern.

Ms. Omengebar stated if they had money left over after the design and construction, they would be able to pay for a gateway feature. Staff had come up with these options. Board members preferred the post-mounted panel sign.

**Motion** made by Mr. Gellar, seconded by Ms. Gunn to approve the post-mounted panel sign with the interchangeable flag. In a voice vote, motion passed unanimously.

Chair Castillo-Olivera asked about including South Middle River on the sign. Mr. Haigh stated it could be confusing to indicate different signs/messages on different sides of the road. Ms. Omengebar pointed out that typically, distinct neighborhoods were not identified on signage in Fort Lauderdale.

Chair Castillo-Olivera suggested perhaps below the City logo on the post they could add the neighborhood name. Other Board members did not agree.

Mr. Thrower wanted to be sure that any crosswalk treatment was repeated on all four crosswalks. Ms. Omengebar agreed to check if the grant funds could be used for all four of them.

Board members discussed the proposed trees for the project. Mr. Haigh said all five choices were low maintenance. Mr. Ulmer thought sabal palms were not self-pruning and Mr. Gellar said oak trees had invasive roots. Mr. Haigh explained that they would use an under-sidewalk soil treatment to help the trees’ root system and to discourage sidewalk lift.

Mr. Thrower suggested using light fixtures similar to those on 13<sup>th</sup> Street. Ms. Omengebar agreed to send Mr. Haigh photos of the fixtures on 13<sup>th</sup> Street for comparison.

Mr. Haigh reported the next step was to take feedback and create construction drawings. They would present it to the Commission in August.

Ms. Omengebar stated they would hold a special meeting on August 10 for the 60% design presentation if the conference room was available.

Mr. Haigh asked about color preference for the crosswalk and Board members agreed on brick red.

**III. Communication to the City Commission**  
None

**IV. Adjournment**

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 2:24 p.m.

[Minutes written by J. Opperlee, Prototype, Inc.]

<b>Board Members</b>	<b>Present/Absent</b>
Luis Castillo-Olivera, Chair	P
Ray Thrower, Vice Chair	A
Robert Ayen	P
Adam Gellar	A
Charlene Gunn	P
Shane Jordan	P
Peter Kosinski	P
Dennis Ulmer	P
Moshe Yehoshoua	P

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

Cija Omengabar, CRA Planner/Liaison  
 Clarence Woods, CRA Manager  
 Jamie Opperlee, Prototype Inc.

**I. Call to Order & Determination of Quorum**

Chair Castillo-Olivera called the meeting to order at 1:00 p.m. Roll was called, and it was noted that a quorum was present.

**II. NE 4th Avenue Streetscape Project**

- 60% Design Presentation

Jonathan Haigh, Landscape Architect, Kimley Horn and Associates  
 Istvan Virag, Transportation and Mobility Project Manager II

Mr. Haigh gave a Power Point presentation, a copy of which is attached to these minutes for the public record.

Mr. Haigh informed Mr. Ayen that the identifying poles and light poles had not been added to the plans yet. Mr. Ayen asked about including Fort Lauderdale colors – blue, red and gold – on walkways. Mr. Yehoshoua liked those colors for the Fort Lauderdale logo, but he did not feel those colors would be attractive on the walkways; he wanted to stay with warm earth tones. Mr. Haigh said the decorative pavement treatment material was only available in earth tones. Mr. Kosinski requested Mr. Haigh bring sample colors to the next presentation.

## Public Comments

Martin Zidtowecki, Fort Lauderdale Parks Department, asked about the irrigation bubblers. Mr. Haigh described the equipment they intended to use but said they would look at different equipment if the City wished.

Marc Isaac, Flynn Engineering, asked the start date for construction. He was working with a developer on a project at 1123 NE 4<sup>th</sup> Avenue and they wanted coordinate construction. Mr. Virag said construction was planned to start in mid-2022.

Robert Dexter, City of Fort Lauderdale Parks Manager, asked who would maintain the median and streetscape landscaping. Ms. Omengebar stated Mark Almy, Parks and Recreation Superintendent, had indicated that property owners were required to maintain their own frontage. She said City representatives walked NE 4<sup>th</sup> Avenue recently and spoken to business owners in the area. They had informed the business owners that they would be responsible for improvements in the swale areas of their properties. Ms. Omengebar had agreed to keep the owners apprised of the project progress. One owner wanted to know if the planned trees would block her business sign and Mr. Haigh stated he did not believe so but would check. Ms. Omengebar said another business owner had asked if plants they had on the property now would be affected and Mr. Haigh stated he had not seen any that would be affected.

Mr. Zidtowecki asked if the property owners would also be responsible for maintenance of the irrigation system and the costs of the irrigation water. Ms. Omengebar agreed to find out.

Mr. Haigh described how they would install the new irrigation without disturbing the existing pavement. He said there would be one water meter per block, and the City or someone else would pay for the irrigation. Ms. Omengebar agreed to get clarification and report back to the Board.

Mr. Haigh said they would continue advancing the design and would add lighting next. Their next presentation to the Board would be for the 100% design plan.

Ms. Omengebar recalled that the Board had selected a modern, black street light option. Mr. Haigh said this was the “Mesa” fixture.

Mr. Haigh stated they would come back to provide the Board with the information they requested on the decorative pavement treatment and light poles at their next meeting. Chair Castillo-Olivera also wanted to discuss who was responsible for the lighting, irrigation and landscape maintenance.

**Motion** made by Mr. Kosinski, seconded by Ms. Gunn to state the Board's support for the project. In a roll call vote, motion passed 7-0.

### **III. Adjournment**

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 1:47 p.m.

[Minutes written by J. Opperlee, Prototype, Inc.]

- IV. Program and Project Status Update**
- **Rezoning Project**
  - **NE 4<sup>th</sup> Avenue Streetscape Project**
  - **Incentive Programs**

**Cija Omengebar  
CRA Planner**



### Memorandum

**Memorandum No: 21-004**

**Date:** July 21, 2021

**To:** Honorable CRA Chairman and Board of Commissioners

**From:** Christopher J. Lagerbloom, Executive Director

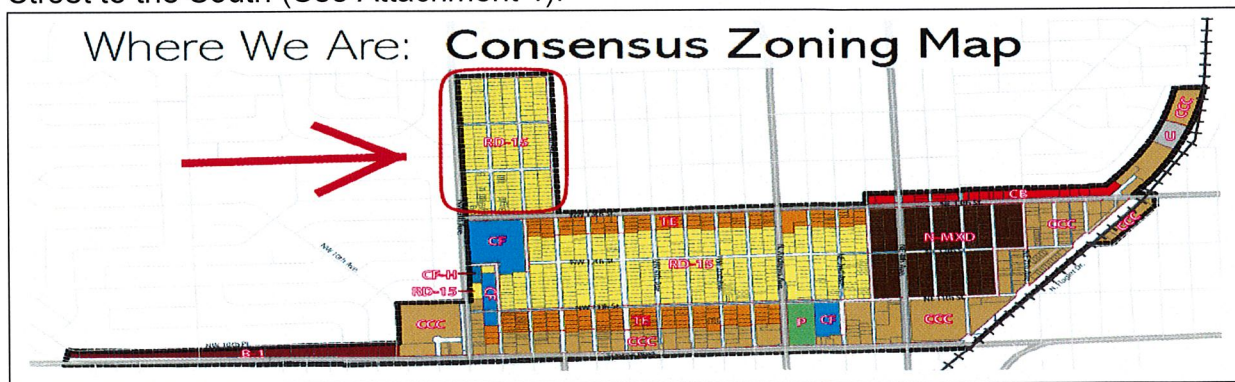
**Re:** Central City Redevelopment Area Rezoning Project Update No. 2 -  
(Commission Districts 2 and 3)

The City Commission directed Staff to prepare a summary of the timing and funding required to accomplish an in-dept analysis of the Northwest portion of the Central City CRA; this memorandum also provides an update of the rezoning project by highlighting the limitations of the proposed zoning classifications with respect to the City of Fort Lauderdale Comprehensive Plan; and presents the needs, cost and schedule adjustments necessary to accommodate the maximum redevelopment vision of the Central City CRA Area.

#### Background Information

At the April 6, 2021 City Commission Conference Meeting, the Central City Redevelopment Advisory Board sent a Communication expressing the desire to increase the development potential of the Northwestern portion of the Central City CRA by increasing the density and range of permitted uses. The Commission directed staff to prepare a summary of the time and cost estimates of an in-dept analysis of the Northwest area.

The Northwest area in question is bordered by NW 9<sup>th</sup> Avenue/Powerline Road to the West, and NW 7<sup>th</sup> Avenue to the East, between NW 16<sup>th</sup> Street to the North and NW 13<sup>th</sup> Street to the South (See Attachment 1).



On June 25, 2021, The Corradino Group provided a letter in response to the Commission request, as well as a summary of the limitations of the proposed zoning districts, the need for a Land Use Plan Amendment (LUPA), and how these will affect the cost and schedule of completing the rezoning project within the original 12 month timeframe; it entails tracking the current rezoning project with a companion LUPA not only for the proposed zoning districts, but also for the Northwest portion of the CRA (See Attachment 2 and 3).

The comparative chart demonstrates the current scope versus additional needs that will impact the project timing and cost.

REZONING II PROJECT		NEED	
NEW PROPOSED ZONING DISTRICTS	CURRENT BUDGET \$49,500	COMPREHENSIVE PLAN AMENDMENT & LAND USE MAP AMENDMENT	ADDITIONAL COST \$74,200
TRANSITIONAL EDGE (TE)	X	X	X
COMMUNITY COMMERCIAL CORRIDOR (CCC)	X	X	X
NEIGHBORHOOD MIXED USE (N-MXD)	X	X	X
AMENDMENT TO THE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)	X	X	X
DOCUMENTATION, MEETINGS, AND RELATED CHARGES	X	X	X
SCHEDULE	12 Months	-	-
ADDED SCOPE			
NORTHWEST AREA IN-DEPT ANALYSIS	-	X	X
COMPREHENSIVE PLAN AMENDMENT	-	X	X
LAND USE MAP AMENDMENT	-	X	X
DOCUMENTATION, MEETINGS, AND RELATED CHARGES	-	X	X
SCHEDULE	-	X	20 months

The additional work to perform the required analysis, documentation, meetings, and intergovernmental review for tracking the rezoning project with a LUPA will cost \$74,200 and increase schedule from 12 months to 20 months.

Staff is seeking direction from the CRA Board of Commissioners on the LUPA to move forward, and concurrently with the ongoing Central City Rezoning and Master Plan effort. As noted in Corradino's memorandum, if the LUPA does not move forward, the limitations of mixed-uses in the area will be highly limited due to the City's Comprehensive Plan for non-residential uses in the Residential Land Uses.

**Current Project Status and Overview**

On October 27, 2020, an agreement was reached with the planning firm, The Corradino Group, to complete the process for the proposed new-mixed use zoning classification for the Central City Area in the amount of \$49,500. The scope includes review and evaluation

of the work that has been completed by a previous consultant, and to identify issues, propose changes/amendments, and develop a plan to complete the project within 12-month timeframe. The work consists of the following tasks:

1. Outline of project understanding of task and schedule
2. Identification of Code Format and Structure
3. Finalization of Code Language
4. Implementation Strategy

<b>REZONING PROJECT II TIMELINE</b>		<b>STATUS</b>
OCTOBER 27, 2020	FULLY EXECUTED AGREEMENT – CORRADINO GROUP	COMPLETE
DECEMBER 17, 2020	REZONING PROJECT II KICK-OFF MEETING	COMPLETE
<b>TASK 1 – OUTLINE OF PROJECT UNDERSTANDING OF TASK AND SCHEDULE</b>		<b>COMPLETE</b>
JANUARY 14, 2021	PROJECT TEAM MEETING – ENGAGEMENT PLAN	COMPLETE
FEBRUARY 3, 2021	CCRAB – REZONING REFRESHER – STATUS AND NEXT STEPS	COMPLETE
FEBRUARY 25, 2021	PROJECT TEAM MEETING – COMPREHENSIVE PLAN, ULDR, FLEX	COMPLETE
* MARCH 3, 2021	CCRAB – REZONING UPDATE	COMPLETE
** APRIL 6, 2021	CC – NORTHWEST AREA COST AND TIME ESTIMATES REQUEST	COMPLETE
APRIL 8, 2021	PROJECT TEAM MEETING – GAP DISCUSSION	COMPLETE
*APRIL 16, 2021	CCRAB – REZONING PRESENTATION – STATUS, TIMELINE, APPROACH	COMPLETE
<b>TASK 2 – IDENTIFICATION OF CODE FORMAT AND STRUCTURE</b>		<b>IN PROGRESS</b>
MAY 18, 2021	PROJECT TEAM MEETING – COMPREHENSIVE PLAN LIMITATIONS	IN PROGRESS
JUNE 2021	PROJECT TEAM DISCUSSIONS – LUPA	IN PROGRESS
*AUGUST 2021	REZONING PRESENTATION	TBD
<b>TASK 3 – FINALIZATION OF CODE LANGUAGE</b>		<b>TBD</b>
<b>TASK 4 – IMPLEMENTATION STRATEGY</b>		<b>TBD</b>
KEY	* (CCRAB) CENTRAL CITY REDEVELOPMENT ADVISORY BOARD MEETING ** (CC) CITY COMMISSION CONFERENCE MEETING	

For more information, please contact Clarence Woods, CRA Manager, Communication Redevelopment Agency, at (954) 828-4519 or cwoods@fortlauderdale.gov.

**Attachments:**

- Attachment 1: Consensus Zoning Map & Current Zoning District Map
- Attachment 2: June 25, 2021 Corradino Letter – Land Use Plan Amendment for Greater Potential for Companion Rezoning
- Attachment 3: June 1, 2021 Corradino Letter – City of Fort Lauderdale Comprehensive Plan Amendment – Reasons supporting and opposing a Central City Land Use Plan Amendment at this time

c: Tarlesha Smith, Esq., Assistant City Manager  
 Greg Chavarria, Assistant City Manager  
 Alain Boileau, City Attorney  
 Jeff Modarelli, City Clerk  
 John Herbst, City Auditor

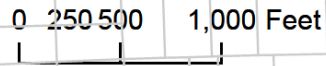
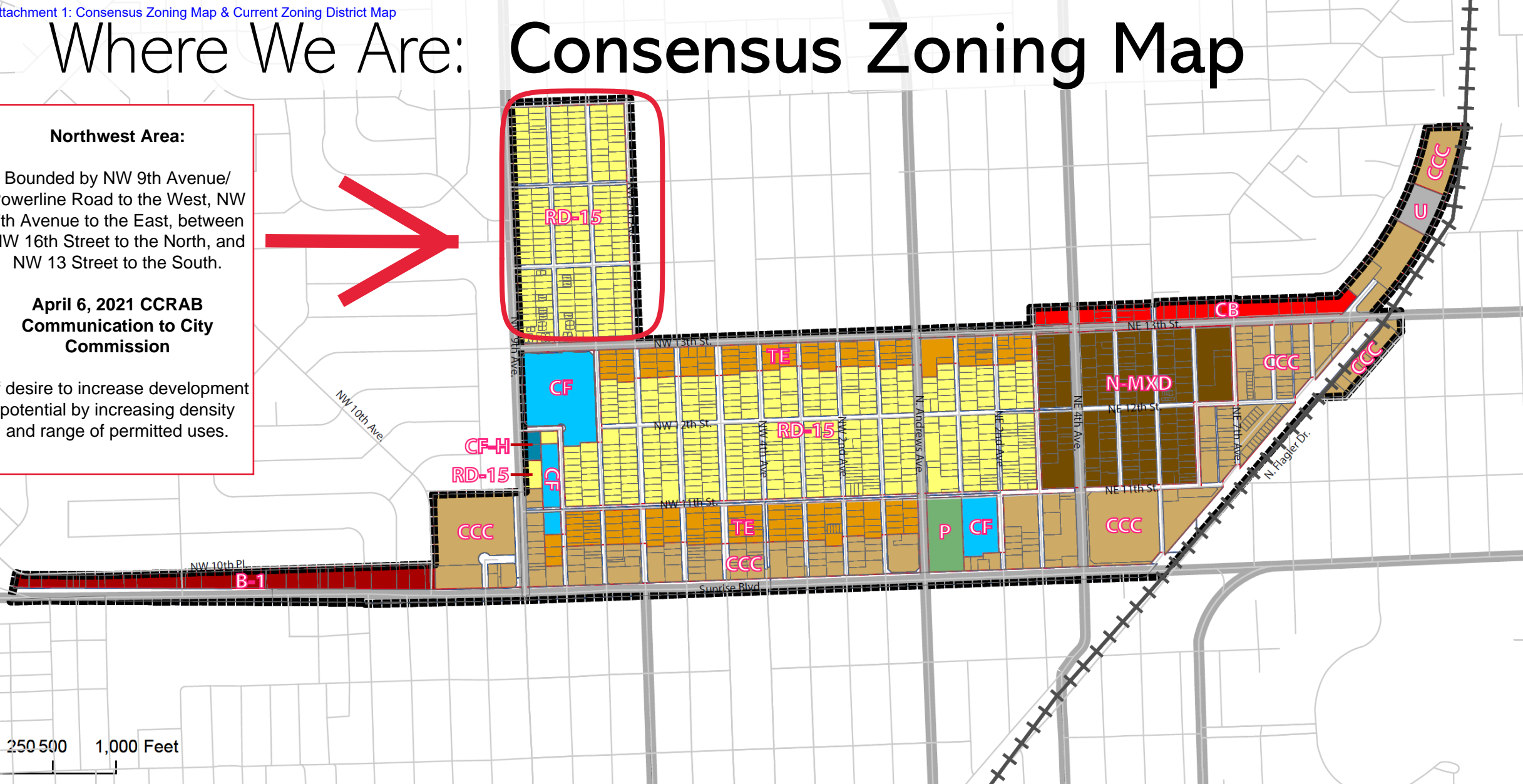
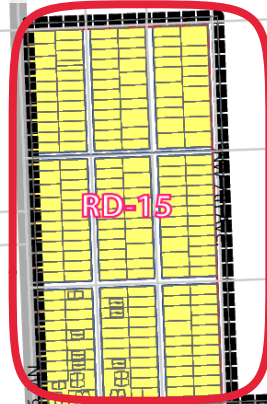
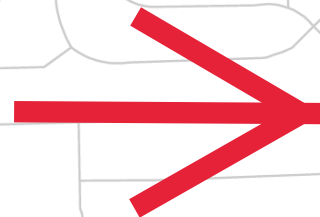
# Where We Are: Consensus Zoning Map

## Northwest Area:

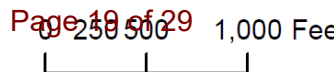
Bounded by NW 9th Avenue/  
Powerline Road to the West, NW  
7th Avenue to the East, between  
NW 16th Street to the North, and  
NW 13 Street to the South.

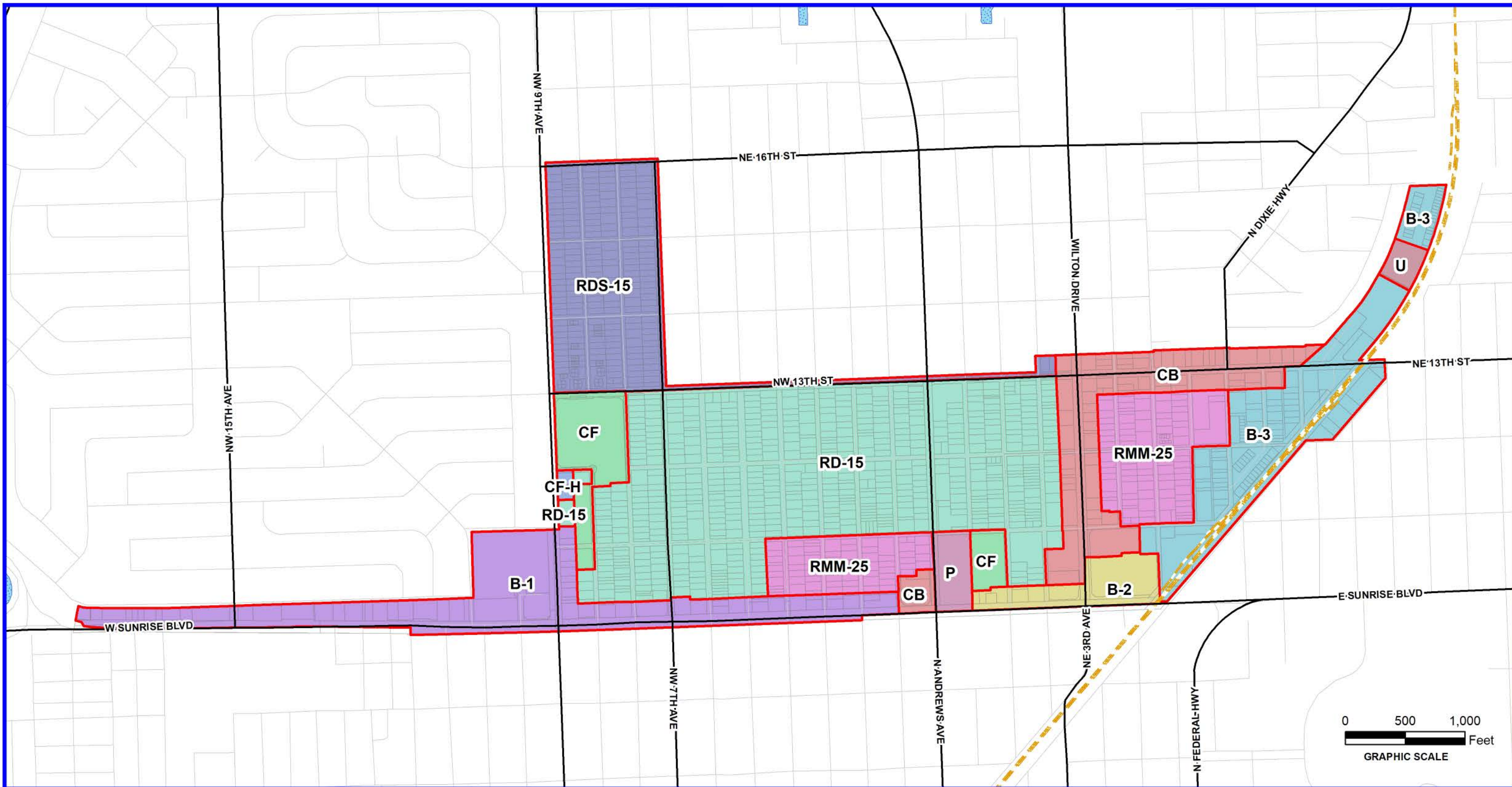
**April 6, 2021 CCRAB  
Communication to City  
Commission**

of desire to increase development  
potential by increasing density  
and range of permitted uses.



	Community Commercial Corridor (CCC)		Neighborhood Mixed Use (N-MXD)		Commercial Facilities (CF)		Utilities (U)
	Transition Edge (TE)		Residential RD-15		Commercial Facilities High (CF-H)		
	Business (B-1)		Commercial Business (C-B)		Park (P)		





**Legend**

- |                                 |  |  |  |             |
|---------------------------------|--|--|--|-------------|
| Central City CRA Current Zoning | B-2 - General Business                           | CF - Community Facility                    | RD-15 - Residential Single Family and Duplex/Medium Density    | U - Utility |
| Zone Class                      | B-3 - Heavy Commercial/Light Industrial Business | CF-H - Community Facility/House of Worship | RDS-15 - Residential Single Family/Medium Density District     |             |
| B-1 - Boulevard Business        | CB - Community Business                          | P - Parks - Recreation and Open Space      | RMM-25 - Residential Multifamily Mid Rise/ Medium High Density |             |



**CITY OF FORT LAUDERDALE  
ZONING DISTRICT MAP**



June 25, 2021

Cija Omengebar, FRA-RP, CRA Planner  
 City of Fort Lauderdale | Community Redevelopment Agency  
 914 Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311  
 P: (954) 828-4776  
 E: [COmengebar@fortlauderdale.gov](mailto:COmengebar@fortlauderdale.gov)

**Subject: Central City Land Use Plan Amendment for Greater Potential for Companion Rezoning**

This memo summarizes information regarding the need, schedule, and cost to complete the rezoning of the Central City CRA district with a companion City of Fort Lauderdale Comprehensive Plan Land Use Plan Amendment (LUPA).

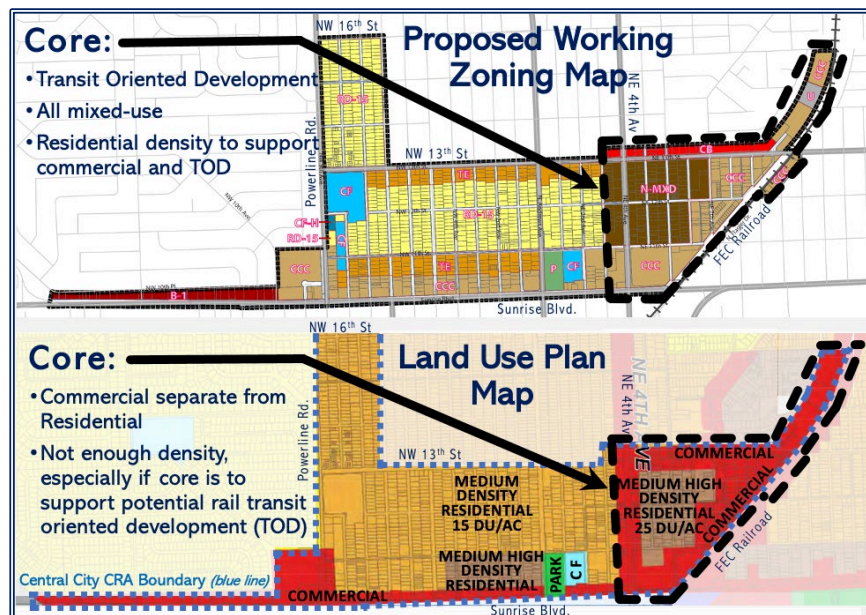
It is important to understand that while the zoning code is the immediate day-to-day control for land development, the zoning code implements and cannot exceed the provisions of the City's Comprehensive Plan to understand the relationship, the Comprehensive Plan can be compared to the Constitution for land development regulations with the zoning code as the body of laws.

There are three sub-areas of concern that motivate a LUPA to facilitate that the Central City CRA rezoning can more effectively stimulate private market investment: the "Core", the "Sunrise Corridor and Transitional Edge", and the "Northwest"

**MIXED USE CORE**

The planned mixed-use core of the Central City CRA, generally east of NE 4<sup>th</sup> Avenue is to be zoned "Neighborhood Mixed-Use" (N-MXD) and "Community Commercial Corridor" (CCC), which are both written to encourage new mixed-use development in a form and scale that attracts further redevelopment and urban activity, while respecting transitions to the residential neighborhood west of NE 4<sup>th</sup> Avenue.

The designation of this area in the City's Comprehensive Plan is "Commercial" and "Medium High Density Residential" (25 DU/acre). These designations separate residential from commercial use and do not permit mixed-use zoning regulation to the extent needed.

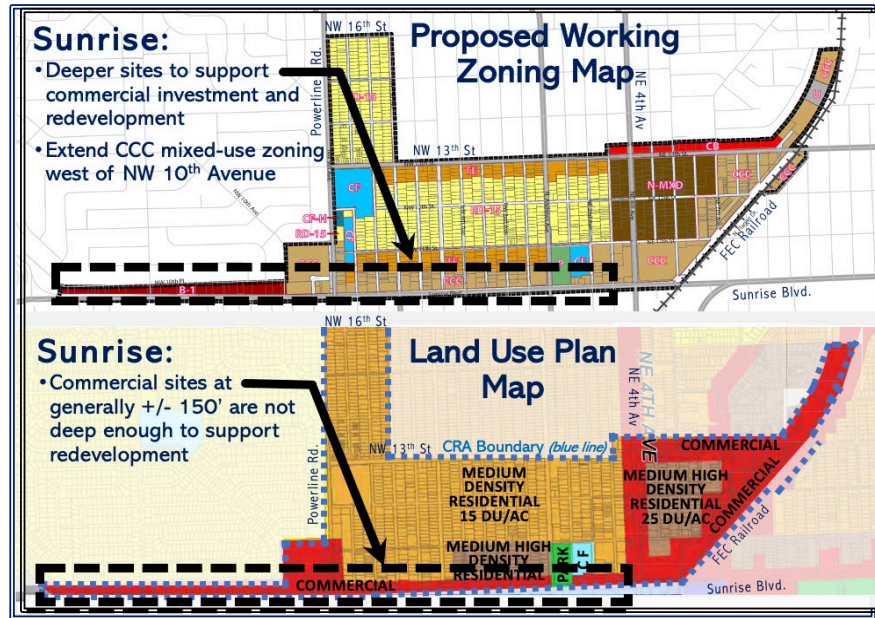


Also, the 25 dwelling-unit-per-acre limit may not be sufficient to attract a level of development necessary to revitalize the Central City core area or serve as a potential rail transit-oriented development (TOD).

## SUNRISE COMMERCIAL CORRIDOR

The commercial corridor along Sunrise Boulevard cannot be rezoned as intended for *Community Commercial Corridor* (CCC)

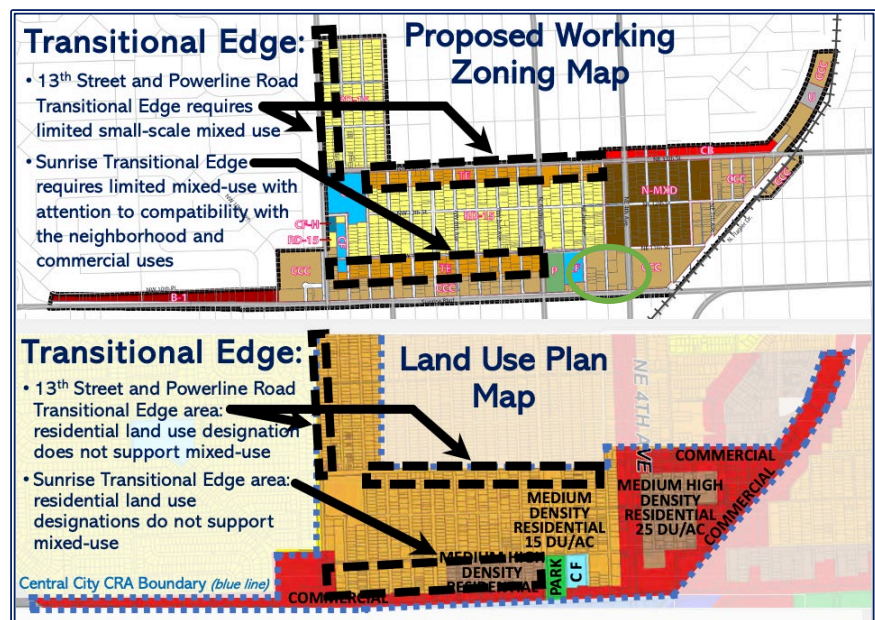
The Comprehensive Plan mapping of the *Commercial* designation is an area that is too shallow in depth from Sunrise Boulevard to create a margin of benefit necessary to attract redevelopment of the corridor. Live-work units and small ground floor incubator businesses that are anticipated for the *Transitional Edge* zone are limited by designation in the Comprehensive Plan of *Medium Density Residential* (15 DU/acre).



## TRANSITIONAL EDGE

The *Transitional Edge* zoning district is proposed for area behind the CCC zoning along Sunrise Boulevard to form a transition buffer to the residential neighborhood with appropriate mixed-use development that is scaled compatibly to the residential neighborhood.

The *Transitional Edge* is also proposed for the south side of NW 13<sup>th</sup> Avenue and possibly along the east side of Powerline Road to redevelop limited mixed-use that is more compatible along higher traffic volume roadways, yet provides a compatible buffer and transition into the neighborhoods behind them. In the location on Powerline Road, the large, higher traffic roadway creates an inhospitable environment for



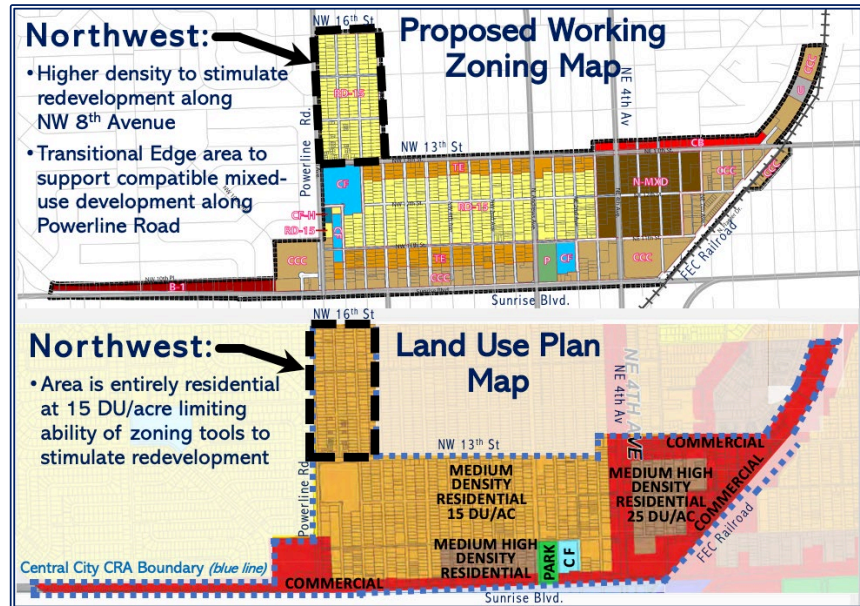
residential only and could be better designated as a limited mixed-use allowed by the *Transitional Edge*. The live-work units and small ground floor incubator businesses that are anticipated for the *Transitional Edge* zone are limited by residential designation in the Comprehensive Plan.

## NORTHWEST

The part of the Central City CRA that is north of NW 13<sup>th</sup> Street up to NW 16<sup>th</sup> Street and between Powerline Road and NW 7<sup>th</sup> Avenue, is the most blighted and strained area in the CRA district. Currently, the area is proposed for a change from RDs-15 zoning to RD-15 zoning in order to remove the detached single-family house restriction; however, the properties along NW 8<sup>th</sup> Avenue will need greater incentive to redevelop.

Along Powerline Road, additional redevelopment incentive is needed with the capacity for mixed-use buildings facing Powerline Road.

Neither of these rezoning possibilities are possible with the Comprehensive Plan designation of *Medium Density Residential* (15 DU/acre).



## THE PROCESS

**NEED:** As part of the state-required process, it is necessary to perform an analysis to identify the need for increased development and housing based on population projections, employment projections and other market factors.

**CONCURRENCY:** The state-required process for a LUPA also requires an analysis to forecast the impact of increased development on water system capacity, wastewater capacity, drainage infrastructure, traffic / roadway system capacity, transit capacity and school system capacity.

**INTERGOVERNMENTAL REVIEW:** After preparing the LUPA analysis and documentation, the state process requires an intergovernmental review with the County, adjacent municipalities, the South Florida Regional Planning Council, the Florida Department of Economic Opportunity (DEO) (lead agency) and other state agencies or departments with jurisdiction relevant to the proposal.

**TIME:** To track the rezoning with a companion LUPA process, the time to complete the rezoning would increase from the current 12 months to approximately 20 months, including the intergovernmental review. The schedule started in January; therefore, completion with the LUPA would be by or before September 2022.

COST: There would be an additional cost to perform the necessary land-use, need, consistency, compatibility, concurrency analysis and traffic impact analysis. In addition to the cost of analysis and intergovernmental review, there could be a need for mitigation of infrastructure or traffic impacts. For example, if land use changes produce more traffic that causes a roadway to exceed its allowable level-of-service standard, then implementing the LUPA could require additional capacity, ranging from signal timing changes to adding lanes. Typically, in the process of the analysis, such needs are identified and the change in the LUPA will maximize potential density and buildout within infrastructure capacity before incurring these costs. The cost of LUPA analyses as described with the intergovernmental review is approximately \$74,200.

## SUMMARY

At this time, we are continuing with the rezoning work as currently scoped without a LUPA; however, as we continue the work through Task 2, we maintain the capability to adapt quickly to the inclusion of a companion LUPA. As the rezoning continues without the LUPA, the existing Comprehensive Plan will limit the zoning amendments in their ability to provide the density and range of permitted uses that accommodate the potential of redeveloping the CRA. On the other hand, if the rezoning is continued as a companion to the LUPA, then the land development controls are only limited by infrastructure capacity and compatibility with the surroundings, which will better enable the potential and vision of redeveloping Central City. We are available to meet and provide additional information as you need.

Best regards,  
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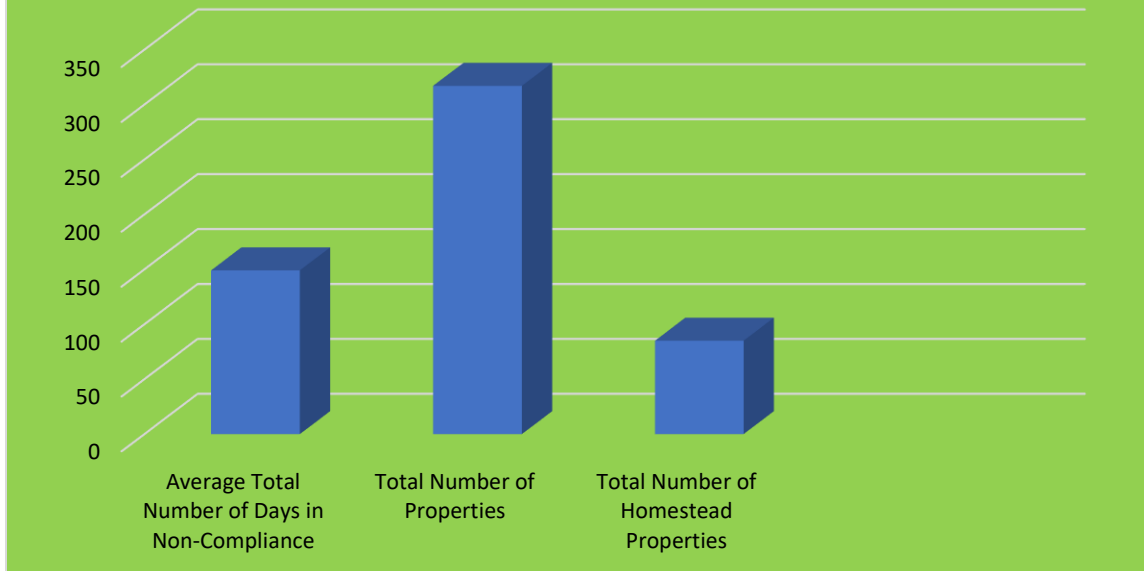
*think and think again before you print*

**v. Communication to City Commission**

**CCRAB Chair**

- vi. **Old/New Business** **Cija Omengebar**
- 1) Code Enforcement Data Chart** **CRA Planner**
- 2) Pledge of Allegiance**
- 3) October Agenda Items Recommendation**
- 1. 13<sup>th</sup> Street Craft Beer Wine and Car Show**

### CCRAB - CODE ISSUES IN CENTRAL CITY 1



Average Total Number of Days in Non-Compliance	149
Total Number of Properties	317
Total Number of Homestead Properties	85

## **THE PLEDGE OF ALLEGIANCE**

"I pledge allegiance to the flag of the United States of America,  
and to the republic for which it stands, one nation under God,  
indivisible,  
with liberty and justice for all."

**vii. Adjournment**

**CCRAB Chair**