



CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

Memorandum

Memorandum No: 25-002

TO: Honorable Chair and Members of the Fort Lauderdale Community Redevelopment Agency Board of Commissioners

FROM: Rickelle Williams, Executive Director *RW*

DATE: September 23, 2025

SUBJECT: Central City Redevelopment Area Rezoning Project – Progress Report No. 5

The purpose of this memorandum is to provide an update on the Central City Community Redevelopment Area Mixed-Use Zoning District project and outline the next steps in the public engagement and implementation process.

The Central City Community Redevelopment Area Mixed-Use Zoning District amendment to the City's Unified Land Development Regulations (ULDR) is currently being reviewed by the City Attorney's Office. In anticipation of the completion of that review, the proposed amendments are tentatively scheduled to be presented to the Planning and Zoning Board (PZB) on October 15, 2025.

In accordance with the ULDR, Section 47-27, Notice Procedures, the application for the Central City Community Redevelopment Area Mixed-Use Zoning District was presented at a public meeting on Tuesday, September 2, 2025, at the Holiday Park Social Center. The purpose of this meeting was to present the Central City Community Redevelopment Area Mixed-Use Zoning District as recommended by the Central City Redevelopment Advisory Board (CCRAB) in January 2025. Approximately 49 people attended the public meeting and of those in attendance, 17 submitted comment cards to provide feedback or ask questions. Neighbors raised questions regarding the potential impacts of the rezoning, building types, and dimensional requirements. The comment card included a section where the attendee may indicate support, opposition, or neutrality toward the project. Of the 17 comment cards submitted, three (3) were supportive, two (2) opposed, eight (8) were neutral, and four (4) declined to indicate their position.

As background, the CCRAB held several meetings to review and discuss the proposed Mixed-Use Zoning District. Based on community input and CCRAB discussions, revisions were made to the boundaries of the area to be rezoned originally recommended at the

March 6, 2024, CCRAB meeting. The CCRAB's suggested modifications and recommendations from its meetings on January 13 and February 5, 2025, reflect stakeholder feedback and align the Central City Community Redevelopment Area Mixed-Use Zoning District with the area's redevelopment goals and community priorities.

The PZB application was initiated by the City of Fort Lauderdale so City staff will lead outreach efforts to inform residents and stakeholders of the proposed amendments and upcoming meetings which include the public participation meeting, PZB hearing, and City Commission public hearings. These outreach efforts will consist of:

- Email notifications to residents who subscribe to receive Central City Community Redevelopment Area Mixed-Use District project updates;
- Mail notices in accordance with ULDR requirements prior to the public participation meeting;
- Posting of public notice signs within the affected area; and
- Advertising City Commission public hearings through required newspaper notices and agenda publication.

The September 2, 2025, public participation meeting and the upcoming public hearings offer valuable opportunities for continued public engagement, ensuring that community input remains a central part of the process as the proposal advances through review and approval.

City staff will also continue to coordinate with the City Attorney's Office and keep the Community Redevelopment Agency Board of Commissioners informed as the project progresses.

If you have any questions, please contact Clarence Woods, CRA Manager, Community Redevelopment Agency, at cwoods@fortlauderdale.gov or (954) 828-4519.

c: D'Wayne M. Spence, Interim City Attorney
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