



CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

### Memorandum

Memorandum No: 21-004

Date: July 21, 2021

To: Honorable CRA Chairman and Board of Commissioners

From: Christopher J. Lagerbloom, Executive Director

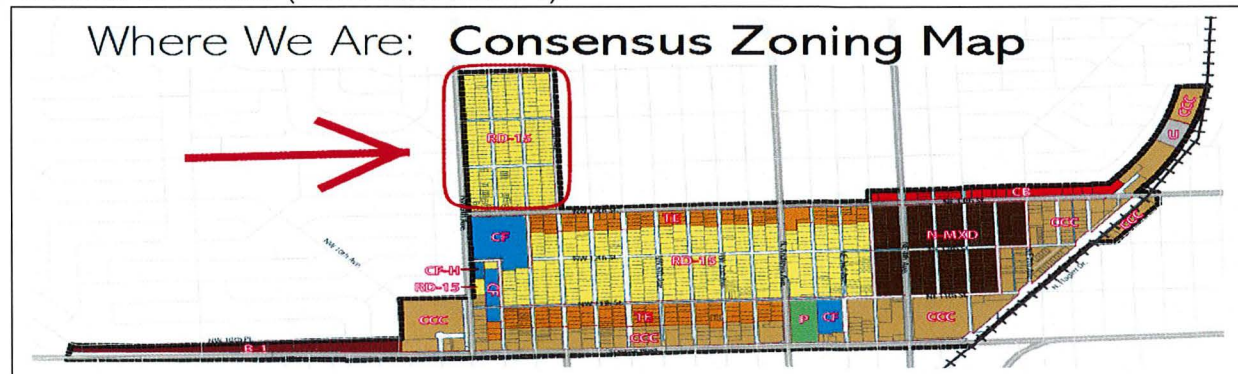
Re: Central City Redevelopment Area Rezoning Project Update No. 2 -  
(Commission Districts 2 and 3)

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

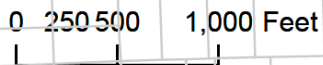
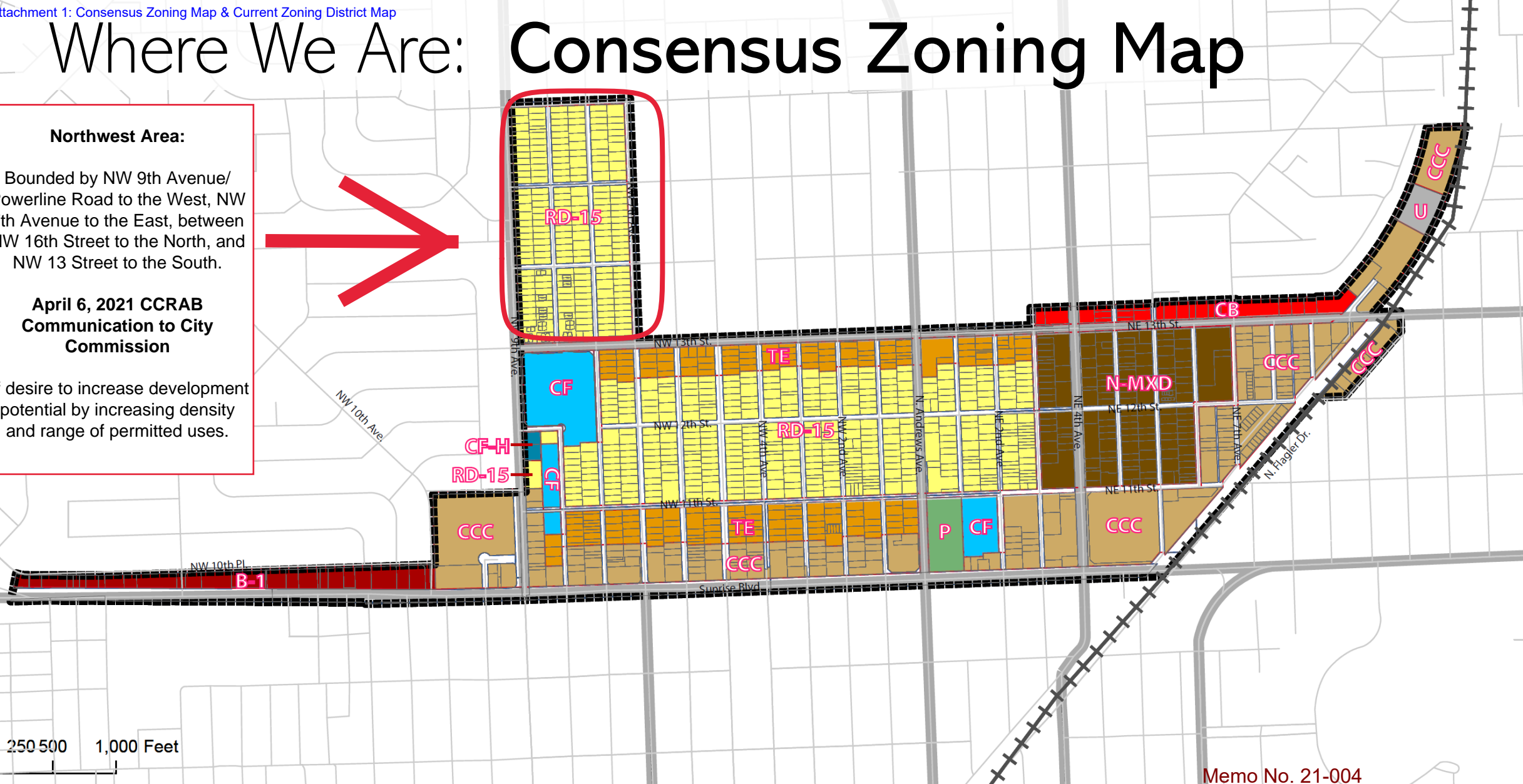
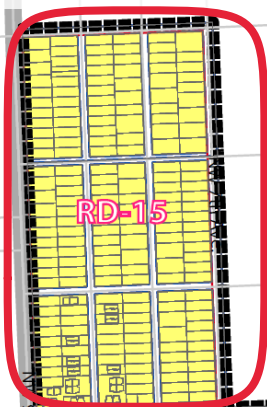
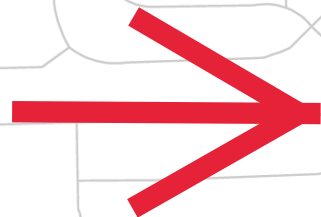
# Where We Are: Consensus Zoning Map

## 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.



Memo No. 21-004

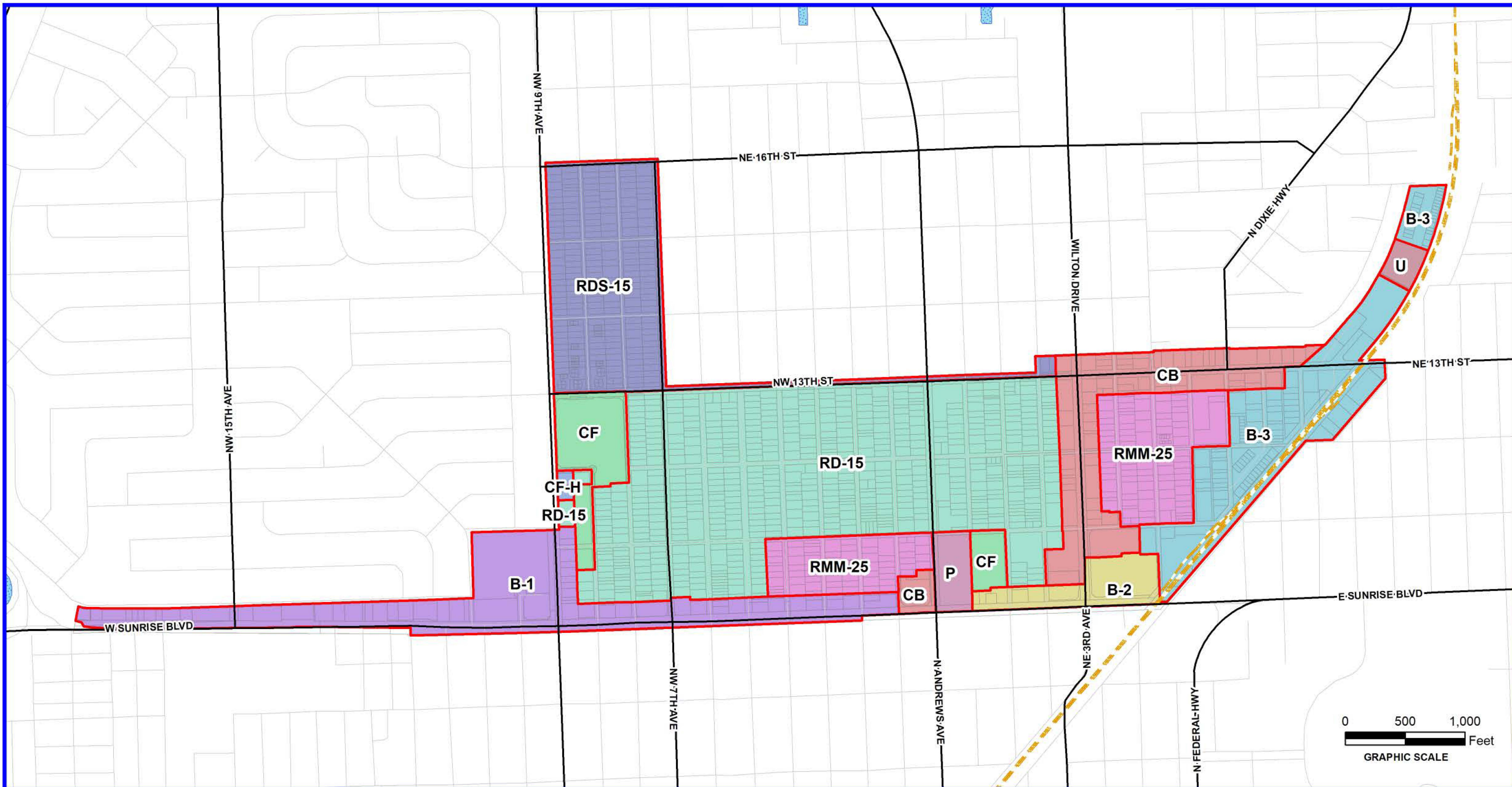
Attachment 1

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	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)		





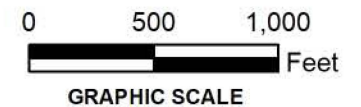
**Legend**

- |                                 |  |  |  |             |
|---------------------------------|--|--|--|-------------|
| 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**

Memo No. 21-004  
Attachment 1  
Page 2 of 2



Document Path: J:\DSD\CentralCityCRA\_14\_DRArcMap\CentralCityCRA\_2020\CentralCityCRA\_Zoning\_2020.mxd

# THE CORRADINO GROUP, INC.

CORRADINO

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

June 25, 2021

Cija Omengebar, FRA-RP, CRA Planner  
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**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).

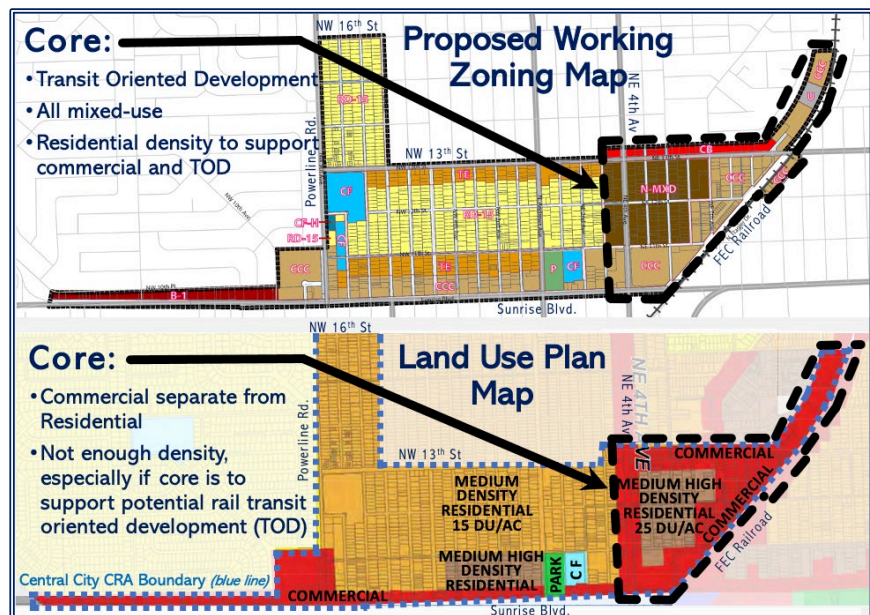
It is important to understand that while the zoning code is the immediate day-to-day control for land development, the zoning code implements and cannot exceed the provisions of the City's Comprehensive Plan to understand the relationship, the Comprehensive Plan can be compared to the Constitution for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



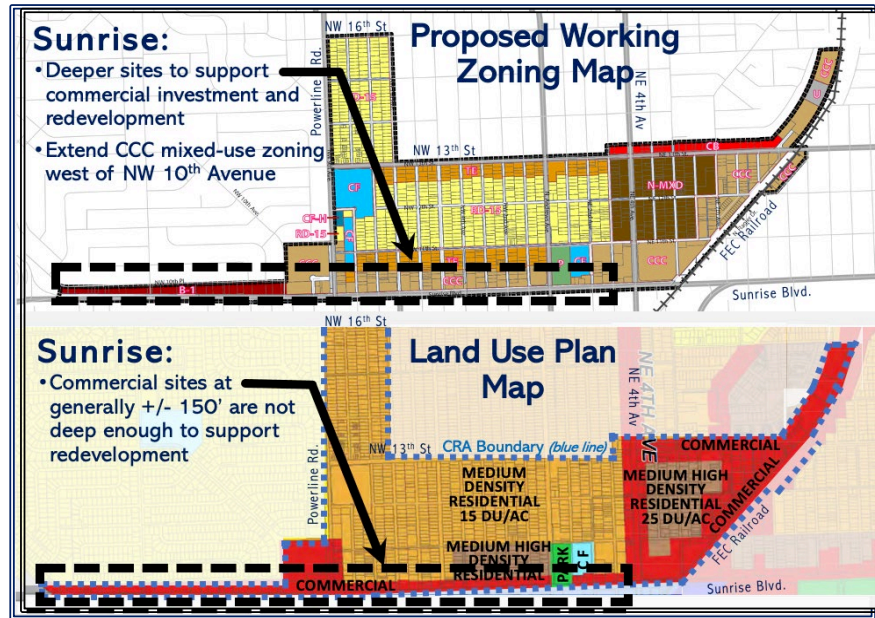


Also, the 25 dwelling-unit-per-acre limit may not be sufficient to attract a level of development necessary to revitalize the Central City core area or serve as a potential rail transit-oriented development (TOD).

## SUNRISE COMMERCIAL CORRIDOR

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

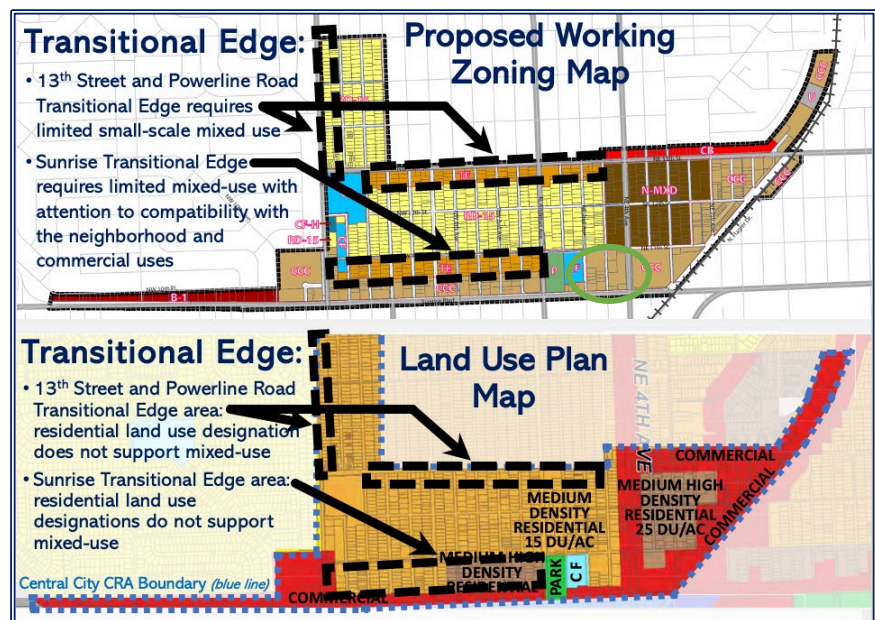
The Comprehensive Plan mapping of the *Commercial* designation is an area that is too shallow in depth from Sunrise Boulevard to create a margin of benefit necessary to attract redevelopment of the corridor. Live-work units and small ground floor incubator businesses that are anticipated for the *Transitional 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



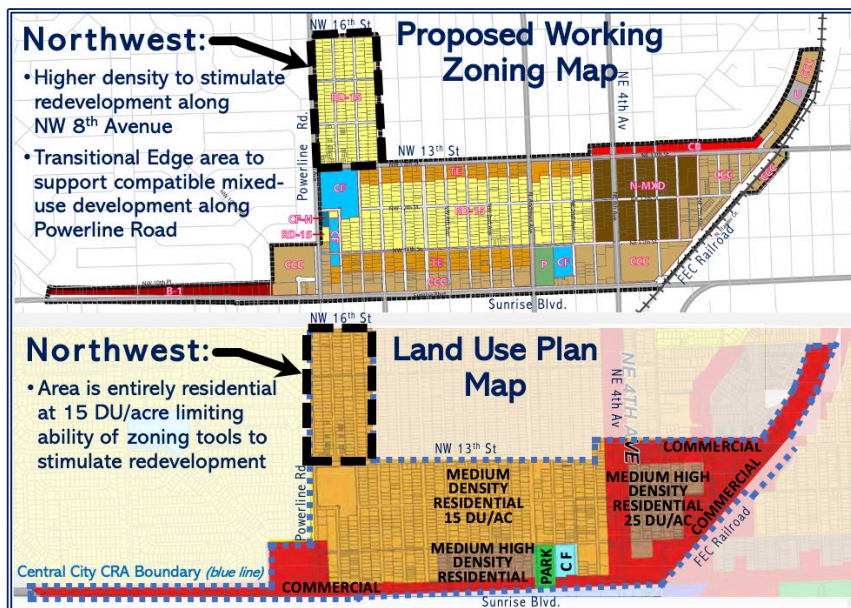
residential only and could be better designated as a limited mixed-use allowed by the *Transitional Edge*. The live-work units and small ground floor incubator businesses that are anticipated for the *Transitional Edge* zone are limited by residential designation in the Comprehensive Plan.

## 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,  
*Mark Alvarez*



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*think and think again before you print*

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June 1, 2021

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**Subject: City of Fort Lauderdale Comprehensive Plan Amendment**

Responding to the Central City CRA and District 2 Commissioner Glassman's request, 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 (pursuant to Florida's Growth Management Act, specifically §163.3194(b) F.S. and §163.3202 F.S.). To understand the relationship, the Comprehensive Plan is often likened to the Constitution for land development regulations with the zoning code as the body of laws. The Comprehensive Plan is updated through an evaluation and appraisal report (EAR) process every 7 years, and the most recent EAR-based update of the City's Comprehensive Plan was adopted in 2020. The next EAR-based amendment would not be until 2027. Private property owners or the City may sponsor amendments prior to this, either under the Small-Scale Amendment Process ( § 163.3187 F.S.) for land areas that are 5 acres or less, or by the Expedited Review Process ( § 163.3184 F.S.) for land areas greater than 5 acres. The Expedited Review Process would be relevant to performing a LUPA for Central City.

**Reasons supporting and opposing a Central City Land Use Plan Amendment at this time**

There are a number of concerns that motivate a LUPA for the Central City and a number of concerns regarding retracking the rezoning work to follow with a companion LUPA.

- a. The planned mixed-use core of Central City, 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 two zoning districts designed to encourage mixed-use redevelopment in a form and scale that attracts further redevelopment and urban activity in the short and medium-term future, while respecting transitions to the 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 are specific to either residential use of commercial use, and do not permit mixed-use zoning regulation to the extent needed. While the Comprehensive Plan does provide for residential components of vertical-mixed use within the *Commercial* designation; within the *Medium High Density Residential* designation, only 5% commercial use is permissible which would not permit a complete ground floor façade of commercial use as foreseen by the Central City vision.
- b. Further, certain stakeholders and members for the Central City CRA Board continue to provide input that the 25 dwelling-unit-per-acre limit is not sufficient to attract a level of development necessary to revitalize the Central City core area. To increase the density, a LUPA is a necessity.

- c. Combined with the changes to the Unified Flex Zone, the commercial corridor along Sunrise Boulevard cannot be rezoned as intended for *Community Commercial Corridor* (CCC) with the *Transitional Edge* zoning district behind it to transition into the neighborhood. 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 also limited by the Comprehensive Plan designation of *Medium Density Residential* (15 DU/acre)
- d. 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 RD-15S zoning to RD-15 to remove the single-family house form restriction; however, the blocks transitioning to NW 8<sup>th</sup> Avenue along Powerline Road need greater incentive for redevelopment and greater capacity for mixed-use buildings facing Powerline Road. Neither of these are possible with the Comprehensive Plan designation of *Medium Density Residential* (15 DU/acre).

There are also concerns that oppose retracking the rezoning work to follow with a companion LUPA. They include:

- a. The time to complete the rezoning would increase from the current 12 months to approximately 20 months.
- b. There would be a higher cost, including the cost to perform concurrency analysis and traffic impact analysis.
- c. Part of the higher cost would be the possible need for mitigation of infrastructure or traffic impacts. The need for and the magnitude of mitigation will not be known until the analysis is performed.
- d. 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. The need, magnitude, and the extent to which redevelopment objectives align with the need will not be known until the analysis is performed.

At this time, we are continuing with the rezoning work as currently scoped without a LUPA; however, we continue the work at this point in a manner that is adaptable to the possibility of including a companion LUPA process if it is before the completion of Task 2.

### Schedule

Responding to the CRA and Commissioner's request, we have estimated that tracking the rezoning for along with a LUPA for Central City would add approximately 8 months to the 12-month schedule. At least 4 months of this time would be for additional analysis and documentation that would need to take place before the rezoning can be adopted and the other 4 months is for required inter-governmental review processes.

In summary, the process requires at least one meeting of the Local Planning Agency (LPA) before the first reading of the Land Use Plan Amendment with the amended zoning code as a companion ordinance. After approval on first reading by the City Commission, the LUPA and all required documentation is transmitted to the Florida Department of Economic Opportunity (DEO) and other local governments and agencies. After transmittal, the proposed comprehensive plan amendment will be reviewed by the DEO and other state and local agencies, governments and other jurisdictions. Within 60 days of transmittal,



the DEO and the other review agencies, will respond with letters of objections, recommendations and comments (ORC). After receiving the ORC report, the City must respond to objections, and recommendations and may incorporate comments contained therein and continue with the process of adoption. If there are no objections from affected parties (resulting in an administrative hearing process), then 31 days after adoption, the amendment becomes effective. At the time of or subsequent to 31 days after adoption, the companion zoning text and map amendments if approved will also become effective.

Whereas currently the zoning ordinance without the LUPA is scheduled to go to second reading for adoption in December 2021, the timeline with the LUPA would go to a second reading for adoption in or before July 2022, and would become effective 31 days after adoption.

### Cost

Responding to the CRA and Commissioner's request, we have estimated that the cost of performing the work to include analysis, documentation and meetings for tracking the rezoning with a Land Use Plan Amendment would be \$74,200.

Population Projections, Housing Needs and Market Analysis	\$15,900
Land Use Analysis for objectives, compatibility and consistency	\$19,700
Traffic and Roadway Impact Analysis (does not include data collection if needed)	\$12,600
Other Infrastructure Analysis (including transit)	\$ 7,500
<u>Meetings, Presentations and Intergovernmental Review</u>	<u>\$18,500</u>
	\$74,200

Please feel free to call me at any time for questions or clarifications. We are available to meet and provide additional information as you need.

All the best regards,

*Mark Alvarez*



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