

III. Rezoning Project Update

**Mark Alvarez
Project Director
Corradino Group**

Where We Are: Consensus Zoning Map



0 250 500 1,000 Feet

	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)		

CCRAB 03.03.2021

Regular Meeting - Virtual



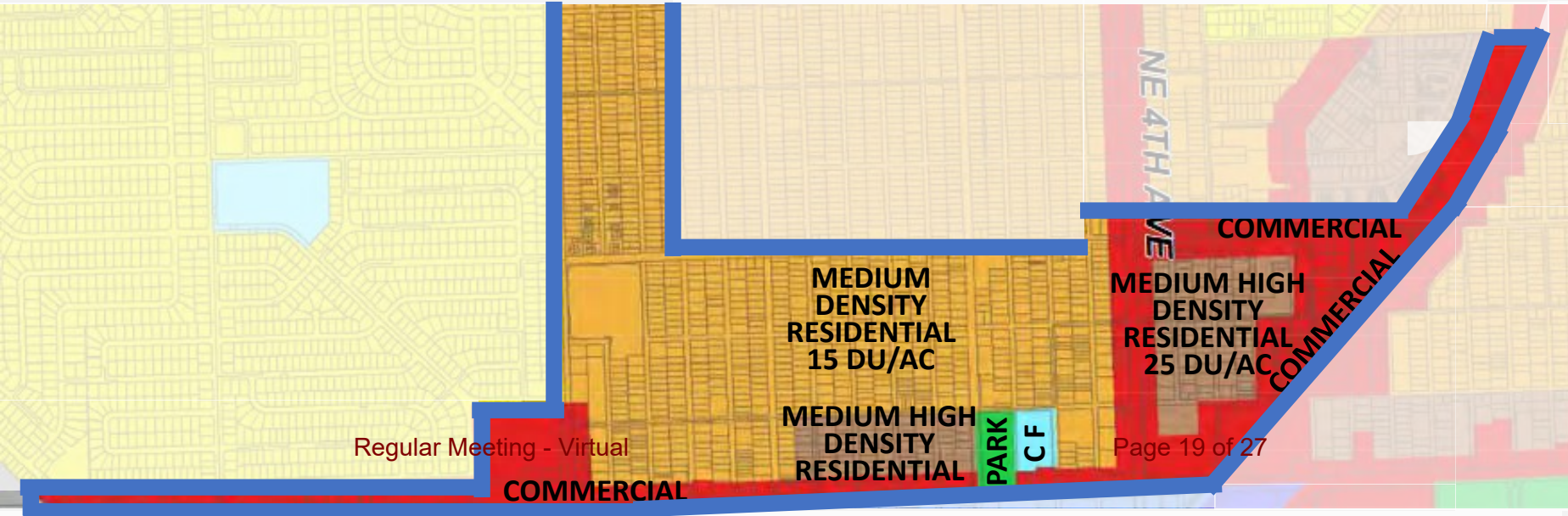
0 250 500 1,000 Feet

Comprehensive Plan Issues : Uses & Intensities

Consensus Zoning Map



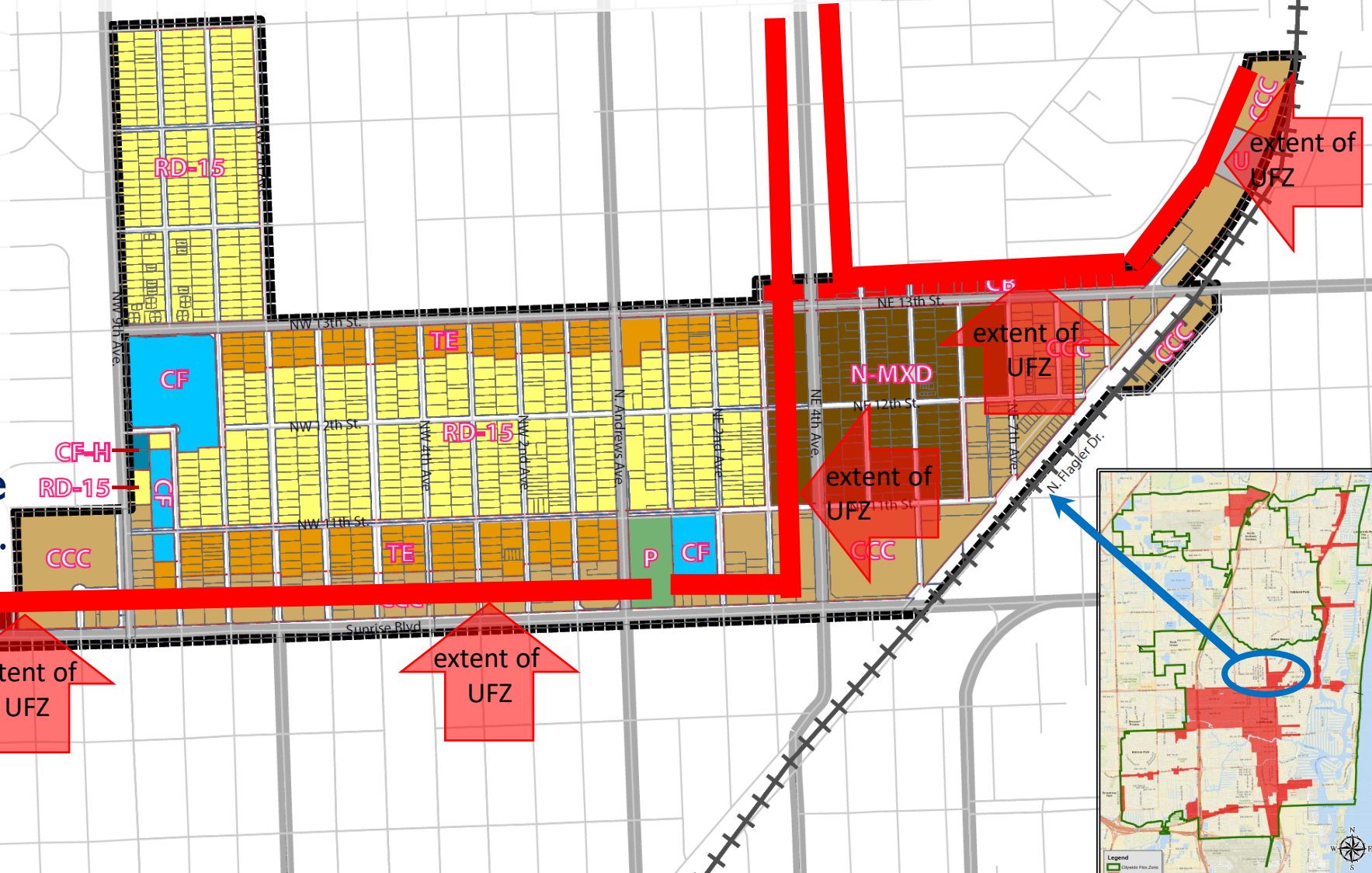
Comprehensive Plan Future Land Use Map



Comprehensive Plan Issues : Flex Zone

Prior:
Entire Central City CRA
in Flex Zone #50

New:
Unified Flex Zone (UFZ)
part of Central City CRA
east of the rear lot line of
the west side of 4th Ave
and the rear lot line of the
north side of Sunrise Blvd.



0 250 500 1,000 Feet

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CCRAB 03.03.2021

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0 250 500 1,000 Feet

March 3, 2021

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Subject: Central City CRA Meeting with Planning Staff, February 25, 2021

As a follow-up to the CRA Board meeting on Wednesday, February 3 we had a meeting on February 25, 2021 with City of Fort Lauderdale Planning and Fort Lauderdale CRA staff to review some of the issues that were brought up with the CRA Board. The agenda issues and discussions are summarized below:

Issue 1) How the final zoning map came to have RD-15 along Powerline Road north of 13th Street, whereas prior public meetings showed TE along this edge:

When discussed with staff, the process when the change occurred was not clear; however, there was a common understanding that displacement of existing residents was a major reason; however, it was also agreed that competing market demands on redevelopment were also important to consider, and that more effective redevelopment typically comes from the staging of more compacted areas of redevelopment concentration. In other words, a more effective strategy is to start at the core of an area where there is greater market interest, and work outwards as the market becomes more proven and there is greater possibility in the neighborhood areas from investor confidence and resident acceptance. For now, the Central City neighborhoods are generally stable and not the most immediate need.

Issue 2) Comprehensive plan uses and the boundaries for the Unified Flex Zone particularly as they apply to the blocks between NE 4th Avenue and NE 5th Avenue between 11th and 13th Streets, are not consistent with the existing consensus zoning map:

In concert with an approach to stage a sequence of redevelopment in Central City, we should work with the existing comprehensive plan uses and the existing boundary of the Unified Flex Zone (UFZ). As redevelopment in the areas that are within the UFZ occurs with market demand, timing will allow for updates of the Comprehensive Plan and/or UFZ when the City performs its Evaluation and Appraisal Report (EAR) based Comprehensive Plan amendments in 2027.

Issue 3) Further discussion about doing a comprehensive plan change as a companion to the zoning amendment:

Noting the discussion regarding #2, we agreed to work with the zoning code under the existing Comprehensive Plan policies and with the existing UFZ borders, and review expanded zoning updates at the time when the Comprehensive Plan and UFZ are also amended.

Issue 4) Background on the 13th Street issues regarding the possibility of a station area versus a tunnel under the tracks in the future, as these may relate to the rezoning, especially for the block of the Central City that is just east of the rail line and south of 13th Street;

This is a long-term unfunded concept. We will address it as such, so that the zoning in this area can facilitate either option.

Issue 5) Scheduling and determining the agenda for a “gap” public and stakeholders meeting to reconfirm our starting point;

This is still to be determined.

6) Other issues as staff may like to discuss.

No other issues.

Thank you for your review. We look forward to discussing this with the CRA Board and answering your questions.

Best regards,
Mark Alvarez



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think and think again before you print