



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#26-0737

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Christopher Cooper, Acting CRA Executive Director

DATE: August 18, 2026

TITLE: Resolution Appropriating and Authorizing Funding in an Amount not to exceed \$189,952 for Professional Planning Services by MHCP COLAB, LLC to Prepare the Future Land Use Plan Amendment for the Central City Community Redevelopment Area - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners adopt a resolution appropriating and authorizing funding in an amount not to exceed \$189,952 for professional planning services by MHCP COLAB, LLC to prepare the Future Land Use Plan Amendment (LUPA) for the Central City Community Redevelopment Area.

Background

The LUPA is the third and final phase of the Central City Rezoning Project, a multi-phase initiative to implement land use and zoning changes identified in Section V of the Central City Community Redevelopment Plan as a key redevelopment strategy for the area. Initiated in 2018, the project included extensive public engagement, planning, and the evaluation of zoning regulations to support redevelopment while responding to community input and evolving project needs (Exhibit 1).

The CRA and the City are now advancing the LUPA project. The scope of services includes, but is not limited to, recommending a modification of an existing future land use designation or the creation of a new future land use designation for the designated Central City mixed use area (Exhibit 2).

Through the City's procurement process, MHCP COLAB, LLC was identified as the highest-ranking firm to provide professional planning services for the LUPA project. Subject to the approval of the associated consultant agreement, the firm will build upon the previous planning efforts, engage the community, and prepare the proposed Comprehensive Plan amendments.

The consultant scope of services will consist of the following major tasks (Exhibit 3):

Tasks	Fee
• Data Analysis and Stakeholder Engagement	\$ 49,520
• Drafting the LUPA Report	\$ 80,400
• Public Hearing and Approval Process	\$ 60,032
	\$ 189,952

The proposed amendments to the Future Land Use Element and Future Land Use Map will require preparation of a LUPA report and approval by the Fort Lauderdale City Commission, the Broward County Planning Council, and the Broward County Commission. The process will include opportunities for public input including presentations and discussion of the amendments with the Central City Community Redevelopment Advisory Board, neighborhood and civic associations, and key stakeholders.

CRA staff recommend the appropriation of an amount not to exceed \$189,952 to retain the services of MHCP COLAB, LLC, to prepare applications for a Future Land Use Element and a Future Land Use Map amendment. The associated City Commission agenda item is Commission Agenda Memo (CAM) No. 26-0562.

Consistency with the Central City Redevelopment Plan

This project supports the implementation of the Central City Redevelopment Plan as it is consistent with Section V. Redevelopment Strategies, which identifies *Planning and Land Use Regulation*. The Plan recognizes that the CRA may undertake a variety of studies to address redevelopment issues, encourage investment, promote quality development standards and pursue appropriate amendments to the Comprehensive Plan or to the zoning and land use regulations to support the long-term redevelopment vision for the Central City CRA.

Resource Impact

There is a fiscal impact to the CRA in the amount of \$189,952 in Fiscal Year 2026 in the account listed below. Of this amount, \$180,000 is committed through a Request for Proposal (RFP) requisition no. 20684 which is pending release. Once released, the full funds will become available.

Future appropriations are contingent upon approval and appropriation of the annual budget.

Funds available as of July 14, 2026					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-102-1520-552-30-3199	Central City Redevelopment Area	Services & Materials/Other Professional Services	\$337,694	\$291,896	\$189,952
TOTAL AMOUNT ►					\$189,952

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Public Spaces and Cultural Initiatives initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Here

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 1: Permitted Use: Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map (Series). The City Unified Land Development Regulations (ULDR) may prohibit or restrict any of the land uses permitted within any land use category of the City's Land Use Plan.
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.
- Goal 3: Implementation of the Plan: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

Related CAMs

#26-0562

#26-0692

#26-0693

Attachments

Exhibit 1 – CRA Board Memo 25-001

Exhibit 2 – Solicitation Event # 492-2

Exhibit 3 – LUPA Scope of Services

Exhibit 4 – Resolution

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