



Updated 7/15/2024

ALLOCATION TABLE - UNIFIED FLEX UNITS AND CITYWIDE COMMERCIAL FLEX

CASE NUMBER	PROJECT NAME	ADDRESS	STATUS/ EXPIRATION DATE	UNIFIED FLEX UNITS		AFFORDABLE HOUSING UNITS		SLEEPING ROOMS		5% RES TO COM (acres)		20% IND TO COM (acres)		20% EMP TO COMM (acres)		20% COMM TO RES (acres)		NOTES: DRC / PZB / CC DATES
				Approved	Pending	Approved	Pending	Approved	Pending	Approved	Pending	Approved	Pending	Approved	Pending	Approved	Pending	
DOWNTOWN RAC																		
R15017	URBN @ Flagler Village	401 NE 3rd AVE	6/18/2025	512	-	-	-	-	-	-	-	-	-	-	-	-	-	CC Approved 1/19/2020
R17042	Alta Flagler Village Phase II	444 NE 7 Street	Built	270	-	-	-	-	-	-	-	-	-	-	-	-	-	PZB Approved May 2018
R18037	637 Art Lofts	637 NE 4th Ave	Built	9	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 6/12/18
R18060	Modera 555	555 NE 8th Street	Built	350	-	-	-	-	-	-	-	-	-	-	-	-	-	CC 5/15/19 Approved
R18071	333 Victoria	319 NE 7th Avenue	9/10/2025	52	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 11/13/18, CCRR sent 5/1/2020
R19002	629 Residence	629 SE 5th Avenue	Construction	249	-	-	-	-	-	-	-	-	-	-	-	-	-	CC 4/12/19 Approved
R19022	One Financial Plaza Phase III	100 SE 3rd Ave	Construction	242	-	-	-	-	-	-	-	-	-	-	-	-	-	CC 12/21/19 Approved
R19034	Targen Lofts	400 SE 9th Court	8/25/2024	9	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 4/9/19, Extension Granted
R19066	River Lofts	307 SE 5th Street	Construction	352	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 10/8/19
PLN-SITE-19100020	Flagler Creative	818 NE 4th Avenue	7/26/2024	379	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 11/26/19
PLN-SITE-19120001	RK Center Parcel 1 Mixed Use Searstown	901 N Federal Highway	Construction	797	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 1/14/20
PLN-SITE-19120002	RK Center Parcel 2 Mixed Use Searstown	550 NE 9th Street	11/17/2024	22	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 1/14/20, AMENDED UDP-A22052 ADD 192 UNITS TAKEN FROM DRAC TABLE
PLN-SITE-19120003	RK Center Parcel 3 Mixed Use Searstown	450 NE 9th Street	11/17/2024	135	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 1/14/20
UDP-S21018	ECI Flagler Village	417 NE 1st Avenue	12/4/2025	270	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 4/14/2020
UDP-S21003	317 N. Federal	317 N. Federal Highway	Construction	751	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 4/13/2021
UDP-S21015	FAT Village East	21 NW 5th Street	Construction	355	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/25/2021
UDP-S21016	FAT Village West	501 NW 1st Avenue	Construction	594	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/25/2021
UDP-S21034	Adventis Station at Flagler Village	618 NE 3rd Avenue	Construction	240	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/24/2021, APPROVED 1/19/2022
UDP-S21048	200 Third	200 NE 3rd Street	8/7/2024	388	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/24/2021
UDP-S21052	300 W Broward	300 W Broward Blvd	7/2/2025	956	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/24/2021, APPROVED 7/5/2022
UDP-S21059	Flagler Residence	513 NE 6th Street	2/16/2024	320	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 1/25/2022, APPROVED 8/16/2022
UDP-S22002	Station Village	199 NW 5th Avenue	6/18/2024	400	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 2/8/2023, City Commission 10/18/2022, APPROVED 10/18/2022
UDP-S22014	520 W Broward	520 W Broward Blvd	Need Final DRC	-	362	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/10/2022, CCRR EXPIRED 1/15/2023
UDP-S22016	Ombelle	300 NE 3rd Avenue	7/8/2024	959	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/24/2022
UDP-S22020	Flagler SV	501 NE 4th Street	12/6/2024	270	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 6/14/2022
UDP-S22023	11 Andrews	11 N. Andrews Ave	Need Final DRC	-	316	-	-	-	-	-	-	-	-	-	-	-	-	DRC 6/28/2022, CCRR EXPIRES 4/8/2023
UDP-S22029	ArtPark Lofts	421 N Andrews Ave	5/24/2024	289	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 7/26/2022, CCRR 11/24/2022, APPROVAL 10/30/2022
UDP-S22033	Flagler Residence North	689 N. Federal Highway	6/16/2024	241	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 7/26/2022, CCRR 12/16/2022
UDP-S22035	The Benjamin	777 SE 3rd Avenue	9/23/2024	542	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 9/13/2022
UDP-S22042	633 SE 3rd Residences	633 SE 3rd Avenue	9/30/2026	479	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 9/13/2022, UNITS TAKEN FROM DRAC TABLE 330 UNITS TOTALING 830
SUBTOTAL				10,342	678	0	0	0	0	0	0	0	0	0	0	0	0	0
NW RAC																		
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SRAC																		
R19061	Poinciana Crossing	1801 SW 1st Ave	Built	-	-	113	-	-	-	-	-	-	-	-	-	-	-	DRC 9/10/19, CCRR sent 5/1/2020 Approved
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL				0	0	113	0	0	0	0	0	0	0	0	0	0	0	0
UPTOWN																		
PLN-SITE-20050005	Fairfield Cypress Creek	6500 N. Andrews Ave	Built	287	-	8	-	-	-	-	-	-	-	-	-	-	-	DRC 6/23/2020, PZB Approved 12/16/2020
UDP-S21045	Mayla Cypress Creek	6261 NW 6th Way	9/16/24	312	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 10/26/2021, PZB Approved
UDP-S22017	Avery	6210 N. Andrews Ave	8/15/24	176	-	24	-	-	-	-	-	-	-	-	-	-	-	DRC 6/14/2022
SUBTOTAL				775	0	32	0	0	0	0	0	0	0	0	0	0	0	0
CITYWIDE FLEX																		
R18045	Bimini Cove	2275 W State Road 84	Built	140	-	-	-	-	-	-	-	-	-	-	-	-	-	PZB 1/16/19 Approved
R17066	Cumberland Farms	333 E Sunrise Blvd	Built	-	-	-	-	-	-	0.41	-	-	-	-	-	-	-	PZB 1/16/19 Approved
ZR17007	Pier 17 Marina	1500 SW 17th Street	Construction	-	-	-	-	-	-	0.25	-	-	-	-	-	-	-	PZB 9/17/18 Approved
R18033	Public Storage Facility	5080 N State Road 7	Construction	-	-	-	-	-	-	-	-	-	-	-	6.50	-	-	PZB 10/17/18 Approved
R18073	Pier 66	2301 SE 17th Street	Construction	105	-	-	-	-	-	-	-	-	-	-	-	-	-	PZB 6/15/19 Approved, Program amended reduction to 105 flex units
R19046	Davie 1	3801 Davie Blvd	Construction	60	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 7/9/19
ZR19003	Sherwin Williams on NE 4 th Ave	1051 NE 4th Avenue	Built	-	-	-	-	-	-	0.58	-	-	-	-	-	-	-	DRC 8/17/19, CC Approved 3/3/2020
ZR19004	Extreme Action	5300 N. Powerline Road	Exist Bldg/Rezone	-	-	-	-	-	-	-	-	16	-	-	-	-	-	DRC 3/10/2020, PZB 11/18/2020, CC Approved 3/16/2021
PLN-SITE-19100020	Publix	2985 N Ocean Blvd	Construction	-	-	-	-	-	-	0.52	-	-	-	-	-	-	-	DRC 12/10/19, CC Approved 11/5/2020
PLN-SITE-20020003	Holden (SSRF @ .5 unit)	1290 N Federal Highway	Built	106	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 3/24/2020, PZB Approved 11/18/2020 (236 sleeping rooms of which 25 memory care)
PLN-REZ-20010001	Las Olas East Parking - Rezoning	1016 SE 2nd Street	Approved	-	-	-	-	-	-	0.25	-	-	-	-	-	-	-	DRC 4/14/2020, PZB 7/15/2020, CC Approved 9/15/2020
PLN-SITE-20060001	Seven Seas	1490 and 1500 W. Broward Blvd	Approved	-	-	-	-	-	-	0.5	-	-	-	-	-	-	-	DRC 7/14/2020, CC Approved 6/1/2021
PLN-SITE-20070002	Claridge Oakland Park	2900-3000 E. Oakland Park Blvd	Approved	103	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 8/11/2020, PZB 4/21/2021
PLN-SITE-20080001	1007 East Las Olas	1007 E. Las Olas Blvd	Approved	-	-	-	-	-	-	0.18	-	-	-	-	-	-	-	DRC 9/8/2020, CC Approved 9/15/2020
PLN-SITE-20090013	Church Property Rezoning 1st Presbyterian	1404 SE 4th Street	Approved	-	-	-	-	-	-	0.27	-	-	-	-	-	-	-	DRC 10/27/2020, CC Approved 5/4/2021
PLN-SITE-20100002	South Middle River Lofts	1123 NE 4th Avenue	Expired-See Notes	-	-	-	-	-	-	0.62	-	-	-	-	-	-	-	PROJECT EXPIRED SO UNITS RETURN TO POOL, COMMERCIAL ACREAGE REMAINS IN PLACE
UDP-SR21002	U-Haul Facility	1800 W State Road 84	Approved	-	-	-	-	-	-	0.10	-	-	-	-	-	-	-	DRC 3/9/2021, CITY ORD. C-22-28
UDP-PRE20002	3600 Mixed Use Development	3600 N Federal Highway	Preliminary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PRE-DRC - NOTED ON TABLE FOR REFERENCE ONLY - PROPOSED 53 UNITS
UDP-S22015	17th Street Quay	1555 SE 17th Street	10/14/24	361	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/24/2022
PLN-SITE-20100002	South Middle River Lofts	1123 NE 4th Avenue	Built	60	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 10/25/2022
UDP-S22045	Bayview Mixed Use	1040 Bayview Dr	11/19/24	180	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UDP-S22080	Habitat for Humanity	1040 NW 20 Street	Approved	-	-	20	-	-	-	-	-	-	-	-	-	-	-	-
UDP-SR23001	Las Olas Heron Garage	216 SE 8th Avenue	Review	-	-	-	-	-	-	0.62	-	-	-	-	-	-	-	PZB 9/18/24, CC 11/19/24
SUBTOTAL				1,115	0	20	0	0	0	4.30	0	16	0	6.50	0	0	0	0
EXPIRED (E) / AMENDED (A) / WITHDRAWN (W) PROJECTS																		
R15058	Las Olas Townhomes	620 NE 2nd ST	E	7	-	-	-	-	-	-	-	-	-	-	-	-	-	Expired
R14001	Lofts on 8th	501 & 509 SE 8th ST	E	75	-	-	-	-	-	-	-	-	-	-	-	-	-	Expired
R14018	Pineapple House	NE 3 Ave and NE 5th St	E	136	-	-	-	-	-	-	-	-	-	-	-	-	-	Expired
R19016	SkyLofts on 3rd	224 SE 9th Street	E	54	-	-	-	-	-	-	-	-	-	-	-	-	-	Project withdrawn
R19059	FAT Village East	21 NW 5th Street	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 9/10/19, Final DRC 7/31/2020 - NEW SITE PLAN APPROVED SEE CASE UDP-S21015
R19060	FAT Village West	501 NW 1st Avenue	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 9/10/19, PZB Approved 5/20/2020 - NEW SITE PLAN APPROVED SEE CASE UDP-S21015
R18039	iTown	208 SE 9th Street	E	41	-	-	-	-	-	-	-	-	-	-	-	-	-	Expired
R16023	The Residences of Las Olas	215 N New River Drive East	A	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UDP-S22018	Coral Tower	2881 E Oakland Park Blvd	W	-	-	-	-	-	-	-	-	-	-	-	-	-	-	DRC 5/24/2022, WITHDRAWN
SUBTOTAL				290	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UNIFIED FLEX TOTALS																		
PERMITTED UNITS / ACRES ⁽¹⁾				11,718	1,901	0	589.02	143.60	252.90	433.94	(1) Unified Flex Policy approved on 7/9/18							
EXPIRED PROJECTS ⁽²⁾				344	0.00	0	0.00	0.00	0.00	0.00	(2) BCPIC incremental release of 5,000 units at a time. City received a release of the of 5,000 units by BCPIC on 4/22/2021 and 3,588 (1,687 market and 1,901 affordable) units on 9/22/2022. No units are remaining to be released from BCPIC.							
TOTAL				12,062	1,901	0	589.02	143.60	252.90	433.94	(3) Expired or amended projects were allocated flex units prior to unified flex approval are listed with a unit total. Where no unit total is indicated means the flex summary was adjusted to reflect the change in availability. See expired/amended projects.							
TOTAL ALLOCATED				12,062	165	0	4.30	16.00	6.50	0.00	(4) Allocated on a first come, first serve basis.							
AVAILABLE				0	1,736	0	584.90	127.60	251.46	433.94								
PENDING ⁽³⁾				0	0	0	0.00	0.00	0.00	0.00								