

# CITY OF FORT LAUDERDALE

## UNIFIED FLEX POLICY AND STRATEGY DOCUMENT

**DRAFT**



PREPARED BY:  
CITY OF FORT LAUDERDALE  
**DEVELOPMENT SERVICES** DEPARTMENT **of Sustainable Development**  
URBAN DESIGN & PLANNING DIVISION  
710 NW 12TH AVENUE  
FORT LAUDERDALE, FL 33311

SEPTEMBER 2019  
**REVISED JANUARY 6, 2026**

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I. LOCAL GOVERNMENT INFORMATION

## A. Letter from City Manager.

See Exhibit A (Letter from 2018)

## B. Name, title, address, telephone, facsimile number and email of the local government contact.

City of Fort Lauderdale

Development Services Department ~~of Sustainable Development~~

700 NW 19th Avenue

Fort Lauderdale, FL 33311

Contact: Anthony Fajardo, Director, Development Services Department ~~of Sustainable Development~~

Phone: 954-828-~~5984~~5758

Email: [afajardo@fortlauderdale.gov](mailto:afajardo@fortlauderdale.gov)

## C. Local government approval, minutes, public hearings.

The City's Planning and Zoning Board (PZB), acting as the Local Planning Agency, held a hearing on December 20, 2017 recommending adoption of the Unified Flex Zone and Map. -See Exhibit B for Planning and Zoning Board meeting minutes. -The City Commission approved Resolution 18-45 on March 6, 2018, authorizing staff to submit the Unified Flex Strategy the Broward County Planning Council (BCPC). See Exhibit C for City Commission meeting minutes from March 6, 2018.

A revision to the policy was presented to the PZB, acting as the Local Planning Agency, on October 15, 2025, and subsequently to the City Commission. ~~on...~~ The PZB meeting minutes from October 15, 2025, is attached as Exhibit D.

II. FLEX STRATEGY

In 2018, the~~The~~ City of Fort Lauderdale ~~is unifying~~unified the City's Flexibility Zones into a single citywide flex zone to establish a framework for future growth with the following objectives; (1) focus development in the City's activity centers, (2) identify major transit corridors for future development, (3) protect and preserve residential neighborhoods, (4) maintain availability of nonresidential flexibility throughout the City, and (5) provide for citywide availability of affordable housing units and special residential facilities.

The City ~~is proposing to unify~~unified the flex zones with the following implementation structure:

- Identify receiving and non-receiving zones;
- Maintain a citywide pool for allocation of affordable housing units;

- Maintain a citywide nonresidential flex acreage for allocation;
- Maintain citywide bonus sleeping room allocation; and
- Utilize flex units for allocation of special residential facilities, as permitted under the City's Comprehensive Plan

Since the adoption of the Unified Flex Policy, several State, County, and City affordable housing policies have been adopted which applicants are opting to utilize. Subsequently, there have been no requests for affordable housing flex units from the Unified Flex Policy, resulting in a pool of unused units.

The current revision to the Unified Flex Policy removes the separate pool of affordable housing flex units and reallocates the remaining available affordable units to a unified flex pool.

### III. EXISTINGPRE-2018 FLEX DATA

Prior to 2018, The the City's flex data is currently was divided into eighteen geographically defined flex zones, see Exhibit D. Each flex zone contains-contained a breakdown of data, which is was submitted to the Broward County Planning Council on an annual basis. The data information is was divided into the following categories:

- Inventory of land use designations permitted under the County and City's land use Plans;
- Inventory of flex and reserve unit allocation;
- Inventory of non-residential flex allocation; and
- Inventory of affordable units under flex provisions and bonus sleeping rooms.

See Exhibit E D for the City's 2018 Current Flex Map and associated Flex Tables.

### IV. PROPOSEDUNIFIED FLEX ZONE

The City is proposing to collapse d the eighteen flex zones into one, Unified Receiving Zone containing the City's activity centers and major transit corridors. In addition, the City will collapse d the nonresidential commercial flex acreage into a single citywide zone. Affordable housing units and special Special residential facilities will also be applied citywide.

#### Unified Receiving Zone

Currently, the The City has four areas with a Regional Activity Center land use designation and one under study Transit Oriented Development designation:

- Central Beach Regional Activity Center (Beach RAC)
- Downtown Regional Activity Center (Downtown RAC)
- South Regional Activity Center (South RAC)
- Northwest Regional Activity Center (NW RAC)



- Uptown Urban Village (~~Proposed~~Uptown TOD)

~~See Exhibit E for a map of the City's Regional Activity Centers.~~

The intent of this planning strategy is to allocate flex units to existing activity centers based on the overall intent of the regional activity center land use designation as a mixed-use, transit supportive built environment. ~~The Beach RAC~~ will-is not ~~be~~ included as a receiving area based on its sensitive location on the barrier island, policy direction to limit additional significant growth beyond existing development limitations, and a land use restriction that limits density to 25 dwelling units per acre. The restriction does not apply to existing and permitted-by-right residential development on the barrier island. Table 1 ~~contains~~ provides a breakdown of ~~existing~~ land use data for each activity center when the policy was adopted in 2017. Table 2 contains current data from 2025.

Table 1 – 2017 Activity Center Land Use Data\*

	Acreage	Permitted Residential by Land Use	Existing Residential	Allocated Flex
Downtown RAC	749	16,060	13,310	3,403
South RAC	267	936	430	0
Northwest RAC	792	10,900	6,073	0
Uptown*	367	0	239	175

\*2017 GIS Data, UDP Division

Table 2 – 2025 Activity Center Land Use Data\*

	<u>Acreage</u>	<u>Permitted Residential by Land Use</u>	<u>Existing Residential**</u>	<u>Allocated Flex</u>
<u>Downtown RAC</u>	<u>749</u>	<u>16,060</u>	<u>16,257</u>	<u>10,845</u>
<u>South RAC</u>	<u>267</u>	<u>936</u>	<u>674</u>	<u>113</u>
<u>Northwest RAC</u>	<u>792</u>	<u>10,900</u>	<u>8,376</u>	<u>0</u>
<u>Uptown</u>	<u>367</u>	<u>4,239</u>	<u>295</u>	<u>512</u>

\*2025 GIS Data, UDP Division \*\*Includes Allocated Flex

The Unified Flex Zone ~~will~~ also include ~~s~~ major transit corridors. The ~~identified~~ corridors total approximately 1,769 acres and include:

- Federal Highway
- Sunrise Boulevard
- SE 17<sup>th</sup> Street
- Andrews Avenue (South of the South RAC)
- State Road 84
- Davie Boulevard (West of I-95)
- NE 4<sup>th</sup> Avenue and NE 13<sup>th</sup> Street (in Central City CRA)
- Commercial Boulevard
- Oakland Park Boulevard

~~This approach is based on the~~The intent is to guide future growth along transit

supportive corridors. More specifically, parcels along the corridors with a land use designation of Commercial would be permitted to request flex units based upon a maximum density of 50 dwelling units per acre. ~~In addition, the City is will be~~ developing a new mixed-use zoning category for allocation of flex along the corridors. ~~The mixed-use zoning new category~~ will be a form-based code that incorporates neighborhood compatibility and transit-oriented elements to ensure projects maintain the intent for flex allocation along corridors, and protect adjacent residential neighborhoods through specific design standards. The commercial land uses located on the barrier island, more specifically, the commercial land use located northwest and southwest of the Oakland Park Boulevard and A1A intersection, and the commercial land use located northeast and southeast of SE 17<sup>th</sup> Street and the intercoastal ~~shall be is~~ included and limited to 25 dwelling units per acre. Other areas of the barrier island are not included. ~~In addition, The City is currently exploring affordable housing options as a potential element of such zoning.~~

~~See Exhibit F for Unified Flex Zone Map which incorporates the City's Regional Activity Centers and major corridors.~~

#### Other Flex Categories

The City ~~is also proposing to~~ collapse ~~d~~ the nonresidential commercial flex acreage into a single citywide zone. ~~This would include ds~~ the current commercial flex categories of:

- Residential to Commercial
- Industrial to Commercial
- ~~Employment Center to Commercial~~
- **Commercial to Residential**

In addition, ~~the City will maintain a citywide affordable housing unit pool for allocation throughout the City. The City is proposing a total that reflects the current availability of affordable housing units under flex. Special special~~ residential facilities and the bonus sleeping rooms ~~will is be~~ permitted citywide and deducted on a case-by-case request ~~for from~~ the total pool of flex units.

**See Exhibit F for Unified Flex Zone Map and See** Exhibit G for **the current** Unified Flex Zone Table.

## V. IMPLEMENTATION

**As part of a comprehensive unified flex planning strategy, focusing housing and employment near transportation networks is one of the most effective ways to reduce road congestion, improve air quality, tie affordability to transportation options, and promote walking and biking. Furthering a more compact urban environment and using land more efficiently, will help to preserve surrounding neighborhoods and prioritize infrastructure improvements. It also helps protect established neighborhoods and can spur the revitalization of underserved neighborhoods, stimulating the creation of more vibrant and socially connected communities.**



The City's major corridors reflect a suburban pattern of commercial development but with redevelopment potential increasing, there is an opportunity for a more sustainable pattern consisting of mixed-use development with allocation of residential flexibility units as well as affordable housing options spurred by State and County policies. As new development occurs along major corridors, the City will have the opportunity to promote the right mix of uses within a pedestrian-friendly, visually-interesting, safe, and well-connected built environment.

The Central Beach RAC and the barrier island are not included, except as indicated on the Unified Flex Map, as this area has a unique context and relationship to the ocean and the Intracoastal Waterway, and is generally more vulnerable to storm events and future climate impacts. In addition, current land use policies in the Broward County and the City's Land Use Plans limit density on the barrier island to 25 dwelling units per acre, which further supports having less flex units in that area and focusing on more appropriate planning areas such as activity centers and major corridors.

#### Implementation Process

The City ~~is requesting~~requested increments of 5,000 unified flex units to allocate for proposed projects within the Unified Flex Zone. Once the first 5,000 units ~~have been~~were allocated, the City ~~would request~~ed the next increment of 5,000 units, and so forth. -Any area outside of the designated Unified Flex Zone ~~was is~~is not eligible for flex unit allocation as described herein. -As previously stated, ~~affordable housing projects,~~ bonus sleeping room allocation, and special residential facilities will be deducted from the flex pool of units as separate items and not subject to the Unified Flex Zone boundary. Nonresidential commercial flex acreage ~~will be~~is allocated citywide and was updated to reflect current acreage based on land use amendments since adoption of the policy is proposed to maintain the current land limitations of acreage as permitted under the City's flex rules.

~~The Central Beach RAC and the barrier island are not included, except as indicated herein, as this area has a unique context and relationship to the ocean and the Intracoastal Waterway, and is generally more vulnerable to future climate impacts. In addition, current land use policies in the Broward County and the City's Land Use Plans limit density on the barrier island to 25 dwelling units per acre, which further supports having less flex units in that area and focusing on more appropriate planning areas such as activity centers and major corridors.~~

~~Today, the City's major corridors include a suburban pattern of commercial development. Redevelopment potential that includes options for mixed-use development with allocation of residential flexibility units can provide a more sustainable growth pattern. As new development along major corridors occurs, the City will have the opportunity to promote the right mix of uses within a pedestrian-friendly, visually-interesting, safe, and well-connected built environment.~~

~~As part of a comprehensive unified flex planning strategy, focusing housing and~~



~~employment near transportation networks is one of the most effective ways to reduce road congestion, improve air quality, tie affordability to transportation options, and promote walking and biking. Furthering a more compact urban environment and using land more efficiently, will help to preserve surrounding neighborhoods and prioritize infrastructure improvements. It also helps protect established neighborhoods and can spur the revitalization of underserved neighborhoods, stimulating the creation of more vibrant and socially connected communities.~~

In addition, the available unified flex units will be used for Transfer of Development (TDR) Rights in cases where there are no development entitlements to transfer units to preserve and protect historic buildings. Furthermore, reallocating affordable flex units to the unified flex units availability increases the options for using TDR policy in the City.

Applications seeking flex allocations ~~will be~~are subject to demonstrate compliance with the applicable sections of the City's Unified Land Development Regulations, including an analysis of infrastructure and any associated impacts which will be conducted during the Development Review Process to ensure adequate services are available to meet the demands of proposed projects.

Once the unified flex units are exhausted, the City will submit and request redevelopment units as provided in the Broward County Land Use Plan. The Redevelopment Unit Policy was approved by the Planning and Zoning Board on April 17, 2024, then subsequently approved by the City Commission on June 4, 2024. Similar to the unified flex, redevelopment units will be permitted in the unified flex zone receiving area, which includes the City's major transportation corridors and RACs; however, the focus for redevelopment units is for smaller infill projects that do not qualify under affordable housing policies based on location restrictions and do not exceed a total of 50 units in the project. In addition, redevelopment units will be used for transfer of development rights (TDRs) when a property is historic and no entitlements are available to transfer. See the City's Redevelopment Unit Policy document on file with the Development Services Department for more detailed information.

## VI. SUMMARY

In summary, allocating flex units into existing activity centers and transit supportive corridors will help the City better guide future growth while protecting established neighborhoods. Together with considerations for development of appropriate scale, transition and mix of uses, the unified flex ~~strategy~~policy will contribute to a more connected and sustainable growth pattern.



## EXHIBIT A

MARCH 8, 2018 LETTER FROM CITY MANAGER



March 8, 2018

Ms. Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

**RE: City of Fort Lauderdale Unified Flex Policy and Strategy Document –  
Submittal to Broward County Planning Council**

Ms. Boy:

The City of Fort Lauderdale is pleased to submit to the Broward County Planning Council (BCPC) a new Unified Flex Policy and Strategy that leads the region forward in urban planning. The proposed policy contains a strategy that focuses on the City's Regional Activity Centers (RACs) and the intent to promote a more compact, sustainable development pattern with access to multi-modal transportation options, while protecting established residential neighborhoods, as well as limiting growth on the Barrier Island.

The City's proposed Unified Flex Policy and Strategy is consistent with the recently approved updates to the Broward County Land Use Plan, BrowardNext, which focuses on new policies that enable sustainable and effective planning for the future while addressing climate change, redevelopment, multi-modal transportation, affordable housing, protecting natural resources, and intergovernmental coordination.

In addition, the City's Evaluation and Appraisal Report (EAR), completed in 2016, identified the need to evolve the City's land use plan to reflect development trends and to identify planning tools that balance uses, housing, multimodal transportation, and existing fabric of neighborhoods. The City is preparing an update to the City's Comprehensive Plan based on the EAR and will include the unified flex policy as part of that update.

If there are any questions, please contact Anthony Fajardo, Director, Department of Sustainable Development at [afajardo@fortlauderdale.gov](mailto:afajardo@fortlauderdale.gov) or (954) 828-5984. Thank you for your time and cooperation.

Sincerely,

Lee R. Feldman, ICMA-CM  
City Manager

C: Christopher J. Lagerbloom, Assistant City Manager  
Anthony G. Fajardo, Department of Sustainable Development Director

**Office of the City Manager**

100 North Andrews Avenue, Fort Lauderdale, Florida 33301  
Telephone (954) 828-5013, Fax (954) 828-5599  
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EXHIBIT B

DECEMBER 20, 2017 PLANNING AND ZONING BOARD  
MEETING MINUTES



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, DECEMBER 20, 2017 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2017-May 2018</b>	
		<b>Present</b>	<b>Absent</b>
Leo Hansen, Chair	P	7	0
Catherine Maus, Vice Chair	P	6	1
John Barranco	P	7	0
Stephanie Desir-Jean	A	3	4
Howard Elfman	A	6	1
Rochelle Golub	A	6	1
Richard Heidelberger	P	4	3
Alan Tinter	P	7	0

It was noted that a quorum was present at the meeting.

**Staff**

Ella Parker, Urban Design and Planning Manager  
Gustavo Ceballos, Assistant City Attorney  
Karlanne Grant, Urban Design and Planning  
Jim Hetzel, Urban Design and Planning  
Randall Robinson, Urban Design and Planning  
Burt Ford, Zoning Plans Examiner  
Lian Chan, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Hansen called the meeting to order at 6:33 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

Ms. Parker advised that Case R17014, which the Board did not approve at the November 15, 2017 meeting, will come before the Board again after the Applicant has made changes and proper notice has been provided. Assistant City Attorney Gus



Ceballos further clarified that because no action was taken on the Item, it is considered to be pending.

**Motion** made by Mr. Tinter, seconded by Mr. Barranco, to approve. In a voice vote, the **motion** passed unanimously.

### III. PUBLIC SIGN-IN / SWEARING-IN

Chair Hansen stated that the Applicants of Items 1, 2, and 3 have requested the deferral of these three Items.

**Motion** made by Mr. Tinter, seconded by Mr. Heidelberger, to defer Item 1. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. Tinter, seconded by Mr. Barranco, to defer Item 2. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. Tinter, seconded by Mr. Barranco, to defer Item 3. The **motion** passed by unanimous consensus.

### IV. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. R16045**	15 Isle of Venice, LLC
2. R17013**	Gummakonda Properties, Inc.
3. PL16008**	Gummakonda Properties, Inc.
4. V17012**	Charles Humphries, Related Development LLC
5. T17006*	City of Fort Lauderdale
6. T17011*	City of Fort Lauderdale Unified Flex Strategy

#### **Special Notes:**

**Local Planning Agency (LPA) items (\*)** – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

**Quasi-Judicial items (\*\*)** – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

The following Item was taken out of order on the Agenda.

5. CASE:  
REQUEST: \*

T17006  
Amend City of Fort Lauderdale Unified Land Development  
Regulations (ULDR)

Amending, Section 47-6.30.E, Design and Performance Standards for Permitted Uses, Section 47-14.30.d, Sign Regulations, Section 47-16.21, Sign Regulations, Section 47-18.6.C, Bed and Breakfast Dwelling, Section 47-22, Sign Requirements, Section 47-39.A.15, Signs to address content neutrality; Defining and adding criteria for outparcel signs; Clarifying on premise signs; Clarifying Real Estate Signs; Clarifying Awning, Canopy, Roller or Umbrella sign criteria; Removing Banner sign language and relocating said language to Section 25-23, Event Banner Signs of the Code of Ordinances; Removing Temporary Builder signs, Temporary Real Estate signs and Political Campaign signs language and relocating said languages to Section 25-24, Temporary Signs of the Code of Ordinances; clarifying Point of Purchase Sign criteria; Modifying criteria for Shopping Center or Strip Store Signs to permit signs to vary in size when located on a single free-standing sign; modifying criteria for Residential Office District (RO), Limited Residential Office District (ROA), and Planned Residential Office District (ROC) zoning districts for Temporary Builders Signs; Adding language to permit Temporary Builders Signs in Commercial and General Aviation Districts; Clarifying location and allowable display of Temporary Real Estate Signs and Associated Directional Signs; adding General Aviation Zoning Districts to Section 47-22.4, Maximum Number of Signs at One Location and Special Requirements in Zoning Districts; Removing the one (1) percent size limitation on Signage in the Airport Industrial Park (AIP) zoning district; Establishing criteria for Temporary signs during municipal, state, or federal elections; Removing credit card sign criteria; Clarifying exempt sign criteria and removing language related to occupant signs, symbols or insignia, and government pennants.

<b>APPLICANT:</b>	City of Fort Lauderdale
<b>PROJECT NAME:</b>	Sign Code Changes to Remove Content –Based Sign Regulations
<b>GENERAL LOCATION:</b>	City-Wide
<b>CASE PLANNER:</b>	Karlanne Grant

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Karlanne Grant, representing Urban Design and Planning, recalled that in September 2017, Staff presented Sign Code Amendments addressing content neutrality to the Board. These Amendments were offered in response to a Supreme Court case in which the Court ruled that all municipalities' sign code requirements meet content neutrality requirements.

After the September 2017 meeting, Staff realized that they had not addressed all sections of Sign Code that deal with content. Tonight's presentation includes these sections within the proposed Amendment as well as sections first presented at the September meeting. The current Item also responds to concerns noted by the Board in September with regard to temporary signs.



Mr. Tinter asked how signs approved under current Sign Code regulations will be managed. Ms. Grant confirmed that these signs would be grandfathered.

There being no further questions from the Board at this time, Chair Hansen opened the public hearing. As there were no individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Tinter, seconded by Vice Chair Maus, to go to the City Commission with this Item. In a roll call vote, the **motion** passed 5-0.

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<b>6. CASE:</b>	<b>T17011</b>
<b>REQUEST: *</b>	Recommend the City Commission approve a Resolution adopting a Citywide Unified Flex Strategy; establishing a Unified Flex Zone for Flex Unit Allocation and a Citywide Zone for Nonresidential Flex Allocation.
<b>PROJECT NAME:</b>	City of Fort Lauderdale Unified Flex Strategy
<b>GENERAL LOCATION:</b>	City-Wide
<b>CASE PLANNER:</b>	Jim Hetzel

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Jim Hetzel, representing Urban Design and Planning, stated that this Item proposes a unified flex strategy for Fort Lauderdale. The document is the result of a series of City Commission workshops in 2015-16, as well as previous presentations by Staff and a joint workshop between the Planning and Zoning Board (PZB) and Affordable Housing Advisory Committee (AHAC).

Mr. Hetzel explained that during the City Commission workshops, there was discussion of future growth and development, stemming from recent innovative development requests as well as previous discussion of the City's quantity and allocation of flex units. Staff provided an estimate of approximately 16,000 available flex units, and discussions addressed where these units might be located.

In addition to these discussions, Broward County has updated its Comprehensive Plan, known as Broward Next, which considers sustainable growth patterns, activity centers, consolidation, and efficiency for the land use process. The City of Fort Lauderdale also undertook an evaluation and appraisal report for its own Comprehensive Plan, working with a consultant to examine some of the themes presented at both City Commission workshops and the Broward Next process. The Council of Fort Lauderdale Civic Associations also provided a consensus report to the City, identifying the need for a plan for flex units.

The intent of this Item focuses on several elements:

- To concentrate flex units within the City's activity centers, including the Downtown, South Andrews, Northwest, and proposed Uptown Regional Activity Centers (RACs) but not including the Central Beach RAC



- To identify major corridors for flex units
- To protect and preserve the character of residential neighborhoods by removing them from flex zones and concentrating them within RACs and along specific corridors
- To address commercial/non-residential flex units
- To maintain a pool of affordable housing units in addition to flex units
- To promote sustainable future growth, focusing on multimodal connections and transit-oriented development (TOD)

Mr. Hetzel pointed out the City's flex zones, which were originally created in 1989 based on land use. The City now proposes a unified flex map, which would identify a receiving area in which flex units may be allocated. This area includes RACs as well as major corridors. The City-wide allocation would apply to non-residential commercial flex units, as well as to the affordable housing pool.

Mr. Hetzel continued that the proposed strategy combines flex and reserve units into a single unified number for allocation. The report also refers to affordable housing units and commercial acreage, which are broken down into various non-residential land uses. He showed a presentation providing graphic representations of these breakdowns, noting that while RACs have Master Plans in place to guide and inform their design principles, corridors do not have these plans.

Mr. Hetzel advised that tonight's presentation is the first of many steps, as the Board will act in its capacity as the Local Planning Agency (LPA) by adopting or not adopting the policy. The Board may provide a recommendation to the City Commission, asking them to proceed by accepting this policy. The information is then submitted to the Broward County Planning Council, which must approve the plan to unify flex as part of the land use regulatory process.

While the land use regulatory process is underway, Staff will begin initiating and drafting ULDR Amendments that must be amended in order to permit and foster the unified flex strategy. This would include changes to the flex rules section, as well as creation of a new section dealing with mixed-use zoning districts. These mixed-use districts will be form-based and context-driven, and will have more stringent compatibility requirements than at present.

There being no questions from the Board at this time, Chair Hansen opened the public hearing. As there were no individuals wishing to speak on this item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

Mr. Hetzel explained that the action requested of the Board is a recommendation for the City Commission to adopt a Resolution establishing to the proposed flex policy.



Mr. Heidelberger requested clarification of the graphic provided during the presentation, asking if a residential project of any size would be able to obtain a number of flex units within the designated area. Mr. Hetzel replied that projects located in the designated area are identified as a property that may request flex units; however, the ULDR will define limitations on the number of units for which a project may apply.

Mr. Hetzel continued that the maximum number of units is 50 per acre for a mixed-use development, which means a single-use residential project would not qualify for flex allocation. Qualifying projects must meet the intent of a mixed-use zoning district, and the project must be designed in a context-driven form that is compatible with the neighborhood. These requirements may prevent an applicant from being allocated the maximum of 50 units per acre, depending upon the size of the lot and context of the area.

**Motion** made by Vice Chair Maus, seconded by Mr. Tinter, to recommend the City Commission approve a Resolution adopting a City-wide unified flex strategy, establishing a unified flex zone for flex unit allocation, and a City-wide zone for non-residential flex allocation. In a roll call vote, the **motion** passed 5-0.

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<b>4. CASE:</b>	<b>V17012</b>
<b>REQUEST:**</b>	Right-of-Way Vacation
<b>APPLICANT:</b>	Charles Humphries, Related Development LLC
<b>PROJECT NAME:</b>	RD Las Olas
<b>GENERAL LOCATION:</b>	201 South Federal Highway – North-South Alley between S. Federal Highway and SE 5 <sup>th</sup> Ave, and between Las Olas Boulevard and SE 2 <sup>nd</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	A portion of the 14-ft. alley adjacent to Lots 5,6,7,8 & 9, Subdivision of Block "H" of Stranahan's Revised and Additional Subdivision in the Town of Fort Lauderdale, FL
<b>ZONING DISTRICT:</b>	Regional Activity Center-City Center (RAC-CC)
<b>CURRENT LAND USE:</b>	Downtown Regional Activity Center (DRAC)
<b>COMMISSION DISTRICT:</b>	4 – Romney Rogers
<b>CASE PLANNER:</b>	Randall Robinson

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Vice Chair Maus recused herself from hearing this Item. Chair Hansen pointed out that this meant a quorum was not present to hear the Item, which meant it would be deferred to a later meeting.

## **V. COMMUNICATION TO THE CITY COMMISSION**

None.

**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

Ms. Parker advised that the November 21, 2018 Planning and Zoning Board meeting date was changed to November 14, 2018 due to the Thanksgiving holiday; however, there is also a conflict with this date. The Board determined by consensus that the November 2018 meeting date will be changed to Tuesday, November 13.

There being no further business to come before the Board at this time, the meeting was adjourned at 6:54 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Chair

Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]



EXHIBIT C

MARCH 6, 2018 CITY COMMISSION

MEETING MINUTES

RESOLUTION NO. 18-45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ADOPTING AND APPROVING A UNIFIED FLEX ZONE POLICY AND STRATEGY; AUTHORIZING THE CITY MANAGER TO TRANSMIT A COPY OF THE UNIFIED FLEX POLICY AND STRATEGY TO THE BROWARD COUNTY PLANNING COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 47-28 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR") sets forth flexibility rules which permit the City of Fort Lauderdale (hereinafter "City") to allocate residential dwelling and commercial acreage without requiring an amendment to the Broward County Land Use Plan (hereinafter "BCLUP"); and

WHEREAS, the City has eighteen (18) fixed geographic areas designated as flexibility zones which provides limits on the number of additional dwelling units and additional commercial acreage which may be permitted by the City's Comprehensive Plan; and

WHEREAS, the City desires to unify the City's 18 flexibility zones into a single citywide flexibility zone to establish a framework for future growth; and

WHEREAS, on November 7, 2017, City staff presented to the City Commission an overview of a Unified Flex Policy and Strategy and was directed to proceed forward with transmitting the policy to the Broward County Planning Council (BCPC) for review and approval; and

WHEREAS, at its meeting on December 20, 2017, the Planning and Zoning Board, acting as the Local Planning Agency, recommended that the City Commission adopt the Unified Flex Policy and Strategy Document (Exhibit 1 to Commission Agenda Memorandum No. 18-0161); and

WHEREAS, on January 23, 2018, the City Commission recommended that City staff present its proposed Citywide Unified Flex Policy and Strategy to the Council of Fort Lauderdale Civic Associations (CFLCA); and

WHEREAS, on February 13, 2018, City staff completed its presentation to the CFLCA, and the CFLCA passed a motion to support the City's Unified Flex Policy and Strategy noting some concerns that new flex density may exacerbate traffic conditions along the major transit corridor; and



WHEREAS, the Broward County Land Use Plan (BCLUP), and the City's Comprehensive Plan, establishes flexibility rules which allow municipalizes to adjust a predetermined amount of residential units or nonresidential land use acreage within designated flexibility zones, commonly referred to as flex zones, and to propose new flex zones or unify flex zones under the BCLUP requiring the adoption of a new flex policy as part of the process; and

WHEREAS, the unified flex policy will also be included as part of an update to the City's Evaluation and Appraisal Report (EAR), completed in 2016;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:


SECTION 1. That the recitals set forth above are incorporated in this Resolution.

SECTION 2. That the City Commission hereby adopts and approves the Unified Flex Policy and Strategy attached as exhibit 2 to Commission Agenda Memorandum No. 18-0161 and authorizes the City Manager to transmit a copy of the Unified Flex Policy and Strategy to the Broward County Planning Council.

SECTION 3. That the Policy shall take effect upon approval by the Broward County Planning Council.

SECTION 4. That this Resolution shall be in full force and effect immediately upon adoption.

ADOPTED this the 6th day of March, 2018.

  
\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI

City Commission Minutes  
March 6, 2018

Type: RESOLUTION  
Title: Quasi-Judicial - Resolution Authorizing Staff to Transmit to Broward County Planning Council a Citywide Unified Flex Strategy; establishing a Unified Flex Zone for Residential Flex Unit Allocation and a Citywide Flex Zone for Nonresidential Flex Allocation - City of Fort Lauderdale - Case T17011 Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Mover: [Dean J. Trantalis](#) Secondar:

Result: Pass

Agenda note:

Minutes note: Each City Commission member disclosed their verbal and written communications, site visits and expert opinions received.

Mayor Seiler opened the public hearing.

Mayor Seiler recognized Count Rosenthal, 1237 NW 4<sup>th</sup> Avenue. Mr. Rosenthal recommended the Commission give adequate consideration to the citizens of the City on Planning and Zoning issues in neighborhoods.

Commissioner Trantalis commented on a previous deferment to allow further research into this item. He explained the strategy involved allows Staff to redistribute allocated flex units to more appropriate locations based on Commission policy. Commissioner Trantalis and Commissioner Roberts acknowledged their support of this Unified Flex strategy going forward. Mayor Seiler concurred, commenting on additional reviews by stakeholders.

Commissioner Trantalis read the amendment and confirming that if this Resolution is approved by the Commission, it shall take effect upon approval by the Broward County Planning Council.

There being no one else wishing to speak on this item, Commissioner Trantalis made a motion to close the public hearing, which was seconded by Vice Mayor Roberts. Roll call showed: AYES: Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler. NAYS: None.

Commissioner Trantalis introduced this Resolution as amended that this policy shall take effect upon approval by the Broward County Planning Council. The Resolution was read by title only.

Action: ADOPTED AS AMENDED

Action text: ADOPTED AS AMENDED - Policy shall take effect upon approval by the Broward County Planning Council

[Votes \(5:0\)](#)

**Person Name**

[Romney Rogers](#)  
[Bruce G. Roberts](#)  
[Dean J. Trantalis](#)  
[Robert L. McKinzie](#)  
[John P. "Jack" Seiler](#)

**Vote**

Aye  
Aye  
Aye  
Aye  
Aye



EXHIBIT D

OCTOBER 15, 2025 PLANNING AND ZONING BOARD  
MEETING MINUTES



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311  
WEDNESDAY, OCTOBER 15, 2025 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	5	0
Shari McCartney, Vice Chair	P	5	0
Kevin Buckley	P	4	1
Hector DelaTorres	P	1	1
Brian Donaldson	P	5	0
Whitney Dutton	P	4	1
Steve Ganon	P	5	0
Jacquelyn Scott	P	4	1
Alexander Spence	P	2	0

**Staff**

Ella Parker, Development Services Deputy Director  
Anthony Fajardo, Development Services Director  
D'Wayne Spence, Interim City Attorney  
Karlanne Devonish, Principal Urban Planner  
Jim Hetzel, Principal Urban Planner  
Lorraine Tappen, Principal Urban Planner  
Jonathan D'Angelo, Urban Planner I  
Michael Ferrera, Urban Planner II  
Adam Schnell, Urban Planner III  
Tyler LaForme, Urban Planner III  
Clarence Woods, CRA Manager  
Cija Omengebar, CRA Planner  
N. Day, Recording Clerk, Prototype, Inc.

**Communication to City Commission**

~~**Motion** made by Ms. Scott, seconded by Mr. Donaldson, that the Planning and Zoning Board requests the City Commission to consider directing Planning and Zoning Staff to evaluate large-scale townhome projects, specifically projects consisting of more than 10 units, to determine whether such projects should be subject to review and approval by the Planning and Zoning Board. The intent of this request is to establish a formal threshold in which townhome projects should receive additional oversight and provide an opportunity for public input through the Board's review process. In a roll call vote, the **motion** passed unanimously (9-0).~~

~~**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**~~

~~The meeting was called to order at 6:02 p.m. and the Pledge of Allegiance was recited.~~

~~**II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES**~~



Olga Zamora, private citizen, stated that she resides in the South Middle River neighborhood, which is located across Sunrise Boulevard from the subject property. She advised that the proposed facility can provide meaningful services to the surrounding community and adheres to the Northwest Progresso area's design plan. She was supportive of the project.

As there were no other individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Ms. Scott asked if the facility will include beds for acute emergencies. Mr. Tilbrook replied that an offsite emergency room limits patients' stay to no more than 24 hours. The facility will not serve the most acute cases, such as severe injuries; these will be directed to acute care hospitals. If a patient needs care for more than 24 hours, they would be transported to another facility.

Ms. Scott also asked what would happen to a patient experiencing an emergency who does not have health insurance. Mr. Tilbrook stated that all patients will be served at the hospital.

**Motion** made by Mr. Dutton, seconded by Mr. Donaldson, to adopt the Resolution approving a Site Plan Level III, Case Number UDP-S25014, based on the following findings of fact, the facts in the City Staff Report, and/or the testimony heard by the Applicant, and the Board hereby finds that the Application meets the standards and requirements in the ULDR and criteria for the proposed use as cited in the Resolution; if conditions, state the approval of the Application is subject to all conditions included in the City Staff Report and state any other applicable conditions on the record.

Attorney Spence read the following Resolution into the record:

Planning and Zoning Board Resolution 25-10: A Resolution of the Planning and Zoning Board of the City of Fort Lauderdale, Florida, approving a Site Plan Level III Conditional Use development permit for an 11,721 sq. ft. development, an outpatient emergency department, and 30,071 sq. ft. of medical clinic space for the property located at 200 E. Sunrise Boulevard, Fort Lauderdale Florida, in the Northwest Regional Activity Center Mixed-use Northeast District, Case Number UDP-S25014; providing for conflicts, providing for severability, providing for an effective date.

In a roll call vote, the **motion** passed unanimously (9-0).

**6. CASE: UDP-T25010**

**REQUEST:** \* Amend City of Fort Lauderdale Unified Flex Policy

**APPLICANT:** City of Fort Lauderdale

**PROJECT NAME:** Unified Flex Policy Amendment

**COMMISSION DISTRICT:** 1, 2, 3 and 4

**CASE PLANNER:** Jim Hetzel, AICP

Jim Hetzel, Principal Urban Planner, stated that this Item is a proposed Amendment to the City's Unified Flex Policy which would reallocate affordable flex units to the Unified Flex Plan. In 2018, the City adopted a unified flex strategy and policy which collapsed 18 different geographic zones throughout the City into a single unified zone for the allocation of flex units along the City's major corridors and in its RACs. This initiative was undertaken at the direction of the City Commission.

Mr. Hetzel continued that in 2020, the City formally adopted affordable housing regulations which focused on an incentive-based program to encourage the construction of affordable housing units. In 2022, Broward County's Land Use Plan adopted what is known as the Geller Amendment, which also provided incentives for affordable housing and offered a payment in lieu option. The state of Florida also passed the Live Local Act, which allows affordable housing construction throughout a municipality in different zoning categories, including commercial, industrial, and mixed use.

The Unified Flex Policy and the other County and state policies cited above provide incentives for developers to construct affordable housing. The result is a pool of units which have a separate line item for affordable housing within the flex policy. Since that time, however, developers have not requested the allocation of these units.

The City proposes to reallocate unused affordable units to the Unified Flex Units, which covers a limited area throughout the City along its corridors and RACs. This will open up units for use by other City programs. The end result would be a total reallocation of 1,736 affordable units to the pool of flex units, which would be available as soon as they are reallocated.

Benefits of the reallocation include:

- Helps the Transfer of Development Rights (TDR) program
- Helps properties that are ineligible for other policies
- Can still be allocated to affordable housing projects
- Will permit allocation of redevelopment units once all flex units have been exhausted

The Board is asked to provide a recommendation in its capacity as Local Planning Agency (LPA) to move this policy forward to the City Commission for approval. The proposed Amendment does not require Broward County approval.

Mr. Ganon requested further clarification of the City's allocation of flex units. Mr. Hetzel explained that the City has used all its flex units with the exception of affordable units, which are restricted to a separate line item. Broward County views this as the City having more available flex units.

At this time Chair McTigue opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.



**Motion** made by Mr. Donaldson, seconded by Mr. Dutton, to approve Case Number UDP-T25010. In a roll call vote, the **motion** passed unanimously.

**7. CASE: UDP-L25003**

**REQUEST:** \* Amend City of Fort Lauderdale's Comprehensive Plan, Future Land Use Element, Uptown Transit Oriented Development Designation, Amending Restriction on Residential Use East of Powerline Road, South of Cypress Creek Road, west of the Florida CSX Railroad

**APPLICANT:** Pinnacle Corporate Park, LLC.

**LAND USE:** Transit Oriented Development (TOD)

**COMMISSION DISTRICT:** 1 John Herbst

**CASE PLANNER:** Tyler Laforme, AICP

Disclosures were made at this time.

Nectaria Chakas, representing the Applicant, explained that the subject property is part of the newly enacted Uptown Urban Village Transit-Oriented Development area. There were restrictions on where residential units may be located within this area; for example, residential units were not permitted in a portion of the Applicant's property due to its proximity to the Fort Lauderdale Executive Airport (FXE).

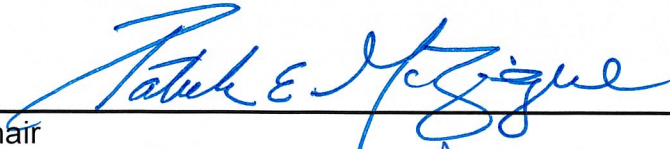
Since that time, the Applicant has met with representatives of FXE and Broward County as well as City Staff. It has now been determined that the subject area is appropriate for residential uses, and the scope of residential development has been expanded within the Transit-Oriented Development (TOD) area. The Applicant will return before the Planning and Zoning Board with a proposed Code Amendment that will further refine some of the requirements for residential development in the subject area.

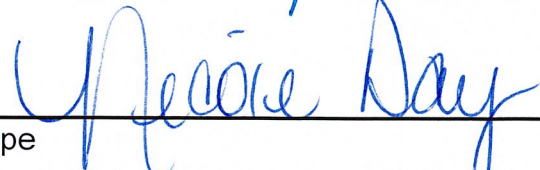
Ms. Chakas recalled that when the City adopted the Uptown Urban Village TOD area, it adopted over 4,000 units proposed for that area. Comments adopted as part of this approval process pointed out that this area can include residential development; however, a portion of the TOD area was excluded from permitting residential development. The proposed Amendment would make the area eligible for residential development.

At this time Chair McTigue opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Attorney Spence explained that this Item proposes a Land Use Plan Amendment and requires the Board to act in its capacity as LPA. They are asked to make a recommendation on the deletion of specific language from the City's Comprehensive Plan.

It was asked why the area was originally excluded from permitting residential development. Ms. Chakas advised that at the time, the City was using a Master Plan map which included the future extension of a runway at FXE. The map reflected decibel levels at certain parts of

  
Chair

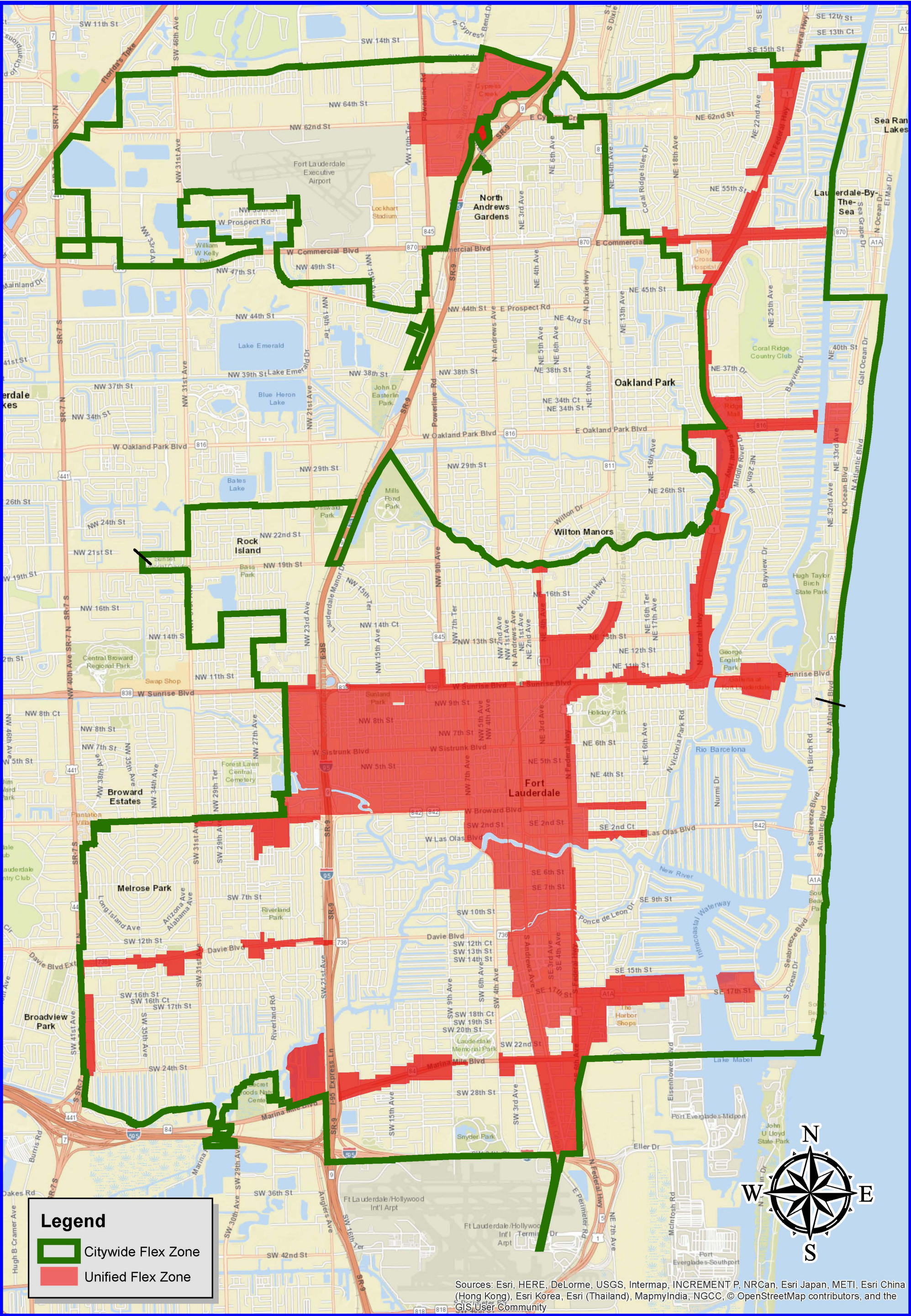
  
Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]

EXHIBIT E

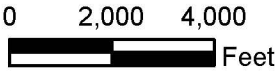
2018 UNIFIED FLEX MAP AND TABLE





CITY OF FORT LAUDERDALE

# UNIFIED FLEX MAP



Graphic Scale



2/26/2018

CAM #25-1071

Exhibit 3

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# CITY UNIFIED FLEX

## LAND USE INVENTORY DATA

	COUNTY LAND USE PLAN		CITY LAND USE PLAN*		
	GROSS ACRES	DWELLING UNITS PERMITTED	GROSS ACRES	NET ACRES	DWELLING UNITS PERMITTED
<b>RESIDENTIAL LAND USE</b>					
COUNTY (DU/GROSS AC)			CITY (DU/NET ACRE)		
L 3, L 4.4	955.0	2,865	L (0 to 4.4)	987.0	4,343
L 5, LM 8	4,772.0	26,292	LM (4.4 to 8)	3,529.0	28,234
LM 10	17.0	169	M (8 to 15)	0.0	0
M 15, M 16	2,340.0	37,476	M (8 to 15)	1,375.0	20,660
MH 25	1,025.0	25,630	MH (15 to 25)	944.0	23,608
H 50, H 60	475.0	23,750	H (25 to 60)	228.0	13,680
**L 3	167.5	503	IRREGULAR 3.53	**142.7	90,525
**L 5	1,474.8	7,371	IRREGULAR 6.85	**362.2	
**LM 10	40.1	432	IRREGULAR 12.22	**21	
<b>TOTAL</b>	<b>11,266.4</b>	<b>124,488</b>	<b>11,910</b>	<b>7,063.0</b>	<b>181,050</b>
<b>NONRESIDENTIAL LAND USE</b>					
COMMERCIAL	2,315.3		COMMERCIAL	2,196.0	
INDUSTRIAL	903.8		INDUSTRIAL	886.5	
OFFICE PARK	25.0		OFFICE PARK	25.0	
PARK & OPEN SPACE	743(**.15)		PARK & OPEN SPACE	907.7	
COMMERCIAL RECREATION	208.8		COMMERCIAL RECREATION	6.0	
CONSERVATION	179.2		CONSERVATION	179.2	
COMMUNITY FACILITIES	630.5		COMMUNITY FACILITIES	658.2	
UTILITIES	41.0		UTILITIES	52.0	
TRANSPORTATION	1,193.0		TRANSPORTATION	1,186.0	
EMPLOYMENT CENTER	1,545.0		EMPLOYMENT CENTER	1,545.0	
CENTRAL BEACH RAC			CENTRAL BEACH RAC		
DOWNTOWN RAC	278.0		DOWNTOWN RAC		278
NORTHWEST RAC			NORTHWEST RAC		
SOUTH RAC			SOUTH RAC		
<b>TOTAL</b>	<b>7,319.6</b>		<b>7,641.6</b>		
PRIMARY DRAINAGE	792		808		
<b>LAND USE TOTAL</b>	<b>18,585.9</b>		<b>19,551.87</b>	<b>7,341.00</b>	<b>181,050.00</b>

## FLEX AVAILABILITY AS OF OCTOBER 2017

	TOTAL	ASSIGNED TO DATE	PENDING
RESIDENTIAL FLEX UNITS (Base -10% AFU deduction)	21,749	6,904	48.0
RESIDENTIAL RESERVE UNITS (Base -10% AFU deduction)	2,120	369	~
AFFORDABLE HOUSING UNITS (10% of Flex Units)	2,320	105	~
CITYWIDE ALLOCATION OF SLEEPING ROOMS	100	~	~

\*Includes flex

Note (1): Residential Uses are in Net Acres; Nonresidential Uses are in Gross Acres

## UNIFIED FLEX UNITS

	TOTAL	ASSIGNED TO DATE	PENDING
RESIDENTIAL FLEX UNITS (AVAILABLE FLEX AND RESERVE)	16,548	0	0.0

## CITYWIDE ALLOCATION

	TOTAL	ASSIGNED TO DATE	PENDING
AFFORDABLE HOUSING UNITS (10% of Flex Units)	2,215	0	0.0
CITYWIDE ALLOCATION OF SLEEPING ROOMS	100	~	~
5% RESIDENTIAL TO OFFICE/COMMERCIAL/RETAIL (acres)	594.2	51.3	3.5
20% INDUSTRIAL TO COMMERCIAL/RETAIL (acres)	177.3	53.6	0.6
20% EMPLOYMENT CENTER TO COMMERCIAL/RETAIL (acres)	309.2	36.0	2.6

Note (2): Citywide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100.

Note 3: Land Use Totals and Allocation Availability reflect changes based upon land use amendment approval: Bridge Logistics PCT 17-15

## AVAILABLE FOR UNIFICATION

14,197.0

1,751.0

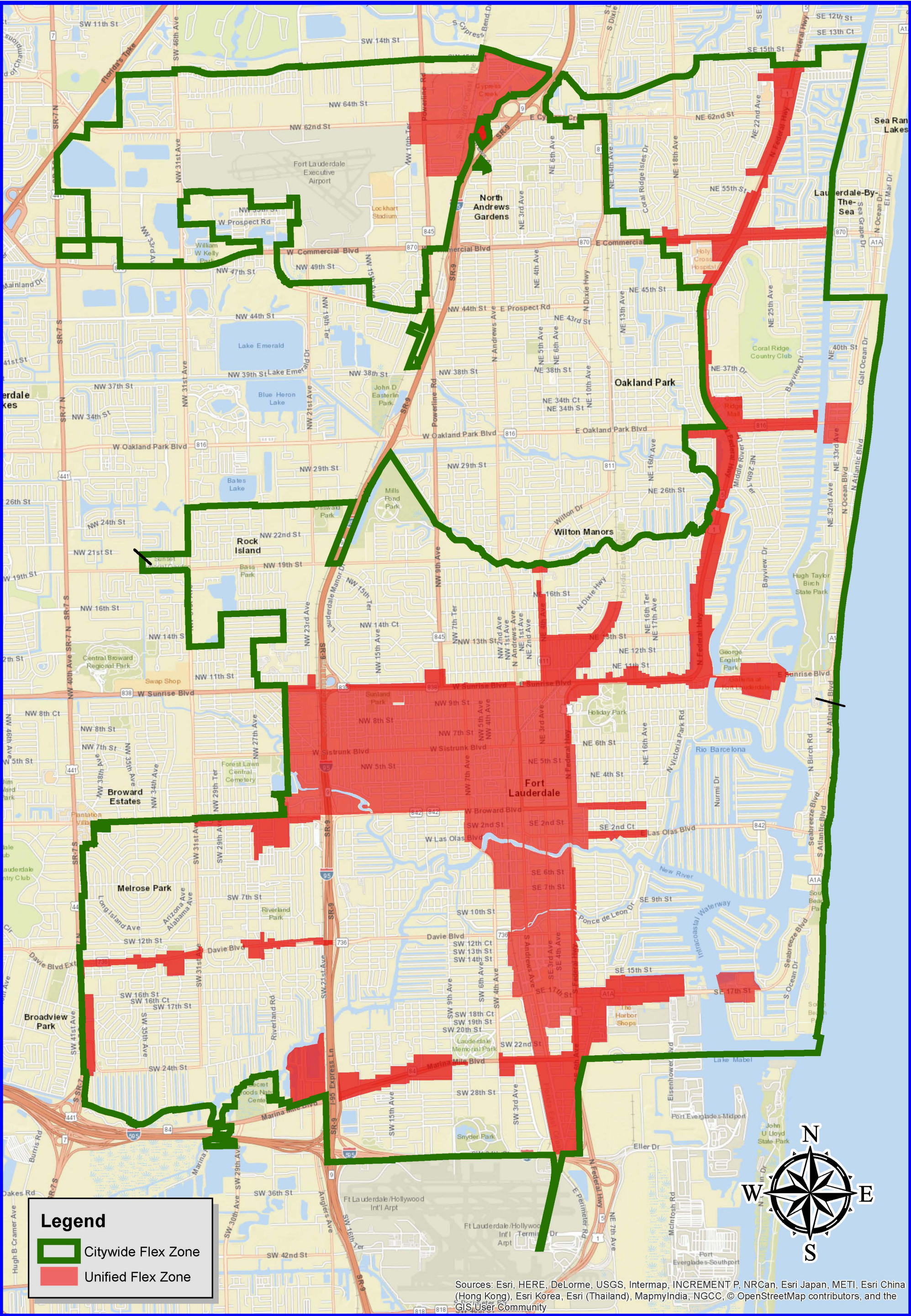
2,215.0

100.0

EXHIBIT F

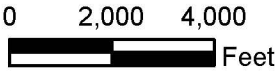
UNIFIED FLEX MAP





CITY OF FORT LAUDERDALE

# UNIFIED FLEX MAP



Graphic Scale



2/26/2018

CAM #25-1071

Exhibit 3

Page 33 of 35



EXHIBIT G

UNIFIED FLEX TABLE

**Updated 7/15/2024**

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 / P2B / CC DATES
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- (1) Unified Flex Policy approved on 7/9/18
- (2) BCPC incremental release of 5,000 units at a time. City received a release of the of 5,000 units by BCPC 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 BCPC.
- (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.
- (4) Allocated on a first come, first serve basis.