



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING

#23-0410

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Greg Chavarria, City Manager

DATE: April 18, 2023

TITLE: Status of Residential Unit Allocation and Flexibility Units – Staff
Presentation – **(Commission Districts 1, 2, 3 and 4)**

Staff will provide a presentation regarding residential unit allocation options and the status of the availability of residential units, including flex units.

Background

In 2015, the City Commission conducted a series of workshops to discuss development patterns throughout the City. The objective of the workshops was to discuss development trends, review existing regulations that guide development, gather input from the public, and to set direction for future growth within the City. As part of the workshops there was focus on the City's Regional Activity Centers (RACs) and the City Commission's desire to promote a more compact and sustainable growth pattern with supporting services and access to multi-modal transportation options while protecting established residential neighborhoods and limiting additional growth on the Barrier Island. Additionally, the City Commission discussed the use of Residential Flexibility (Flex) Units as part of a smart growth policy for the future.

Since 2015, several planning initiatives have been implemented to support the City Commission's smart growth directive. These initiatives include the unification of flex units into a single city-wide zone that promotes allocation of units to areas that can accommodate future growth, such as specified regional activity centers and applicable corridors, the adoption of the Uptown Urban Village master plan, the adoption of a city-wide affordable housing policy with incentives, and associated amendments to the City's RACs.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options.

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

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

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 1, Objective 2.4, Policy 2.4.1, Create a vibrant mixed-use downtown through the Downtown Master Plan.

- The Urban Design Element
- Goal 3.2, to promote strong, healthy, and beautiful neighborhoods that enhance the physical character and distinctive qualities of individual neighborhoods throughout the City.

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