



REQUEST FOR REDEVELOPMENT UNITS

CITY OF FORT LAUDERDALE

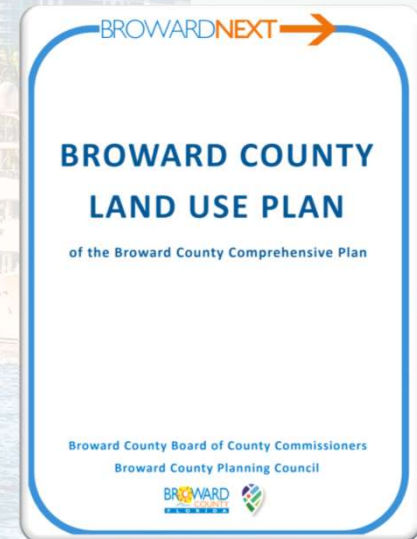
PREPARED BY:

**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN & PLANNING DIVISION
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311**



Background

- Broward County Land Use Policy 2.35.1 introduced in 2017
 - Allows allocation of redevelopment units
- City adopted Unified Flex Policy and Map in 2018
 - To date, there are no more Flex Units available for allocation
- City will request first allotment of 500 redevelopment units





Application Criteria

- Available to municipalities that have fewer than 250 flexibility units
- Establish Receiving Area
- Establish an implementation policy
- Demonstrate sufficient capacity for impacts to:
 - Public Facilities and Services
 - School Concurrency
 - Affordable Housing
 - Land Use Compatibility
 - Sea Level Rise (Priority Planning Areas)



Intent

Development applications that meet specific criteria for:

Transfer of Development Rights

- Currently no development entitlements to transfer such development rights to another property through transfer or sale in order to preserve historic buildings.
- Redevelopment units would allow the implementation of this policy.

Infill Redevelopment

- Smaller infill projects
- Not to exceed a total of 50 units.
- Do not qualify under BCLU Policy 2.16.4 (Affordable Housing)

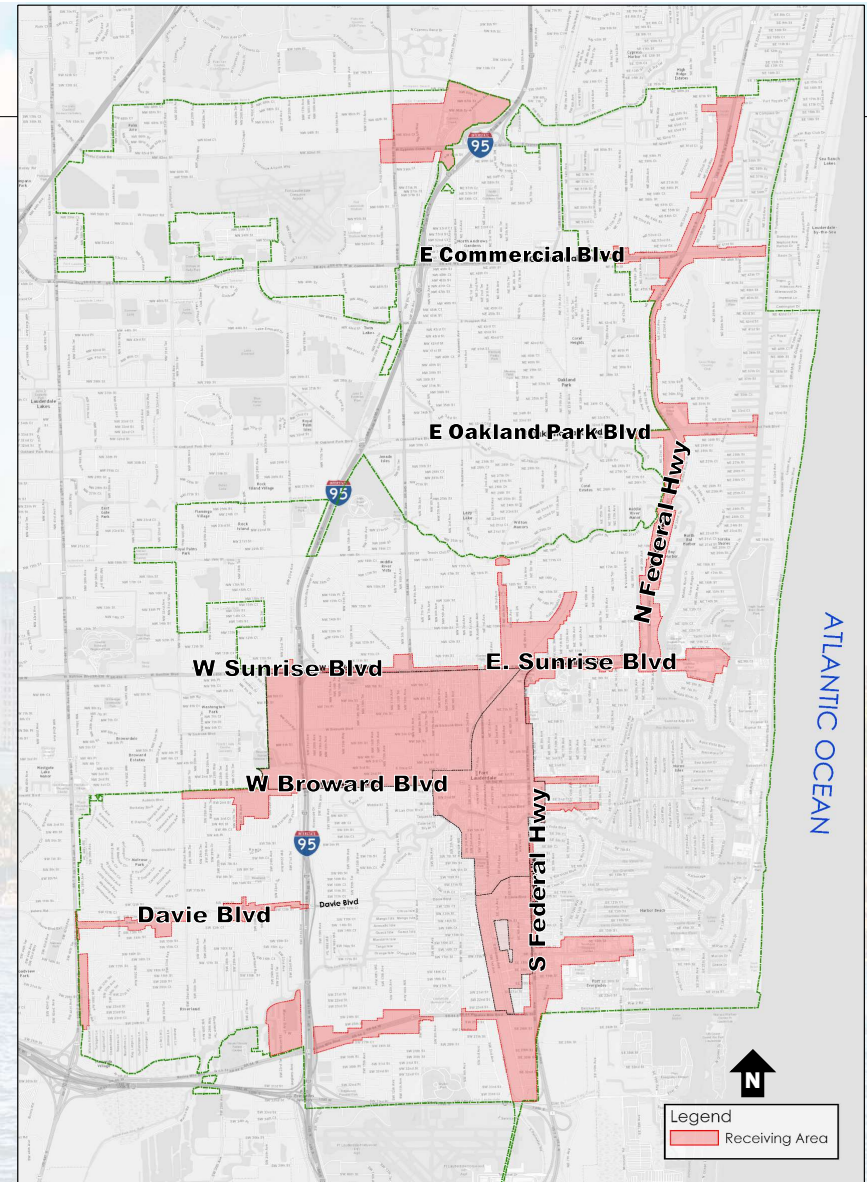


Receiving Area

- Same as the City's Unified Flex Map
- Includes the City's RACs
 - *With exception Central Beach RAC*

Includes the following major transit corridors:

- Federal Highway
- Sunrise Boulevard
- SE 17th Street
- Andrews Avenue
- State Road 84
- Davie Boulevard
- NE 4th Avenue and NE 13th Street
- Commercial Boulevard
- Oakland Park Boulevard





Next Steps:

Meeting	Date
Planning and Zoning Board	April 17, 2024
City Commission	June 4, 2024
Broward County Planning Council	TBD
Broward County Commission	TBD

A scenic view of a city skyline across a body of water. In the foreground, there are palm trees and a wooden pier. The water is blue with some ripples. In the background, there are several tall buildings, some with glass facades, and a construction crane. The sky is blue with some white clouds.

QUESTIONS?

THANK YOU!

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