



REQUEST: \* Recommend Adoption of the City of Fort Lauderdale Redevelopment Units Policy

Table with 5 rows: CASE NUMBER (UDP-T24004), APPLICANT (City of Fort Lauderdale), GENERAL LOCATION (City-Wide), ACTION REQUIRED (Recommend approval, revisions, or denial to City Commission), PROJECT PLANNER (Nancy Garcia, Urban Planner II)

BACKGROUND:

The City of Fort Lauderdale combined its Flex Zones in 2018 creating a single Unified Flexibility Zone with the intent of guiding future development to Regional Activity Centers and major transportation corridors while protecting and preserving residential neighborhoods.

The City is seeking to utilize a policy established in BrowardNext, Broward County Land Use Plan, which permits the allocation of "Redevelopment Units" as a land use regulatory tool for local governments to allow residential on non-residential land use properties to accommodate projected growth.

As part of the application process, the City has demonstrated sufficient capacity for impacts to public facilities and services, including public schools, as well as addressing affordable housing, land use compatibility, and sea level rise.

The proposed City's Redevelopment Unit Policy will be implemented in a limited manner based on two factors; Transfer of Development Rights (TDRs) and, infill projects not exceeding a total of 50 units.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed strategy policy is consistent with several Goals and Policies that guide future growth while protecting and preserving existing residential neighborhoods including Future Land Use Goal 2, Objective 2.1, which promotes protecting existing and future residential neighborhoods from impacts created by more intense adjacent uses.

In addition, the City has identified the receiving area for the redevelopment units, as properties located within the City's Unified Flex Zone. Current land use policies in the BCLUP and the City's Future Land Use Policy 1.2.2b, pertaining to flex units, limit density on the barrier island to 25 dwelling units per acre, which further supports prohibiting redevelopment units in those areas and focusing on more appropriate planning areas such as activity centers and major corridors.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

In order to proceed, the City must submit the Redevelopment Unit Policy Strategy Document to Broward County Planning Council for review and approval under the administrative provision of the County and City land use plans. As part of the submittal, the City must provide documentation that the Planning and Zoning Board, in its capacity as the Local Planning Agency, has reviewed and approved the proposed item. The Board's action will be forwarded to the City Commission for consideration.

**EXHIBIT:**

1. Redevelopment Unit Policy Strategy Document