

**<u>REQUEST:</u>** \* Recommend Adoption of the City of Fort Lauderdale Redevelopment Units Policy

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	THE SE

## **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 Planning and Zoning Board, acting as the Local Planning Agency, and the City Commission approved the Unified Flex Policy as part of the City's smart growth initiative. Redevelopment units will be another implementation tool as part of the initiative, subject to the allocation limits stated herein.

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. BrowardNext, Policy 2.35.1, allows municipalities, which have fewer than 250 Flexibility Units, to apply for Redevelopment Units in allotments of 500 dwelling units. The City has exhausted its Flexibility Units and therefore, will be seeking approval from Broward County for its first allotment of 500 Redevelopment Units pursuant to Policy 2.35.1.

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. As required by Policy 2.35.1, the City has identified a receiving area, which reflects the same geographic area as the Flexibility Units receiving area, which generally includes major commercial corridors and areas with a Regional Activity Center (RAC) land use designation on the City's Future Land Use Map, with the exception of the Central Beach RAC.

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. Applications seeking redevelopment unit allocations will be 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. Together with considerations for development of appropriate scale, transition and mix of uses, the allocation of redevelopment units will contribute to a more connected and sustainable growth pattern. The Redevelopment Unit Policy Strategy Document is included as **Exhibit 1.** 

## 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.

## <u>EXHIBIT:</u>

1. Redevelopment Unit Policy Strategy Document