



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#24-0470**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** June 4, 2024

**TITLE:** Resolution Approving the City’s Redevelopment Units Policy and Strategy Document and Transmittal of a Request for Redevelopment Units –  
**(Commission Districts 1, 2, 3 and 4)**

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**Recommendation**

Staff recommends the City Commission consider a resolution approving the City of Fort Lauderdale Redevelopment Units Policy and Strategy Document and authorizing staff to transmit a request for Redevelopment Units to the Broward County Planning Council.

**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 are another implementation tool as part of the initiative, subject to allocation limits provided herein.

The City is seeking to utilize a policy established in *BrowardNext*, the Broward County Land Use Plan, which permits the allocation of “redevelopment units” as a land use regulatory tool for local governments to allow residential use on non-residential land use properties to accommodate projected growth. *BrowardNext*, Policy 2.35.1, allows municipalities, which have fewer than 250 Flexibility Units available, to apply for redevelopment units in allotments of 500 dwelling units. The City has exhausted its flexibility units and therefore, is seeking approval from Broward County for its first allotment of 500 redevelopment units.

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, and 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 Redevelopment Unit Policy will be implemented in a limited manner based on two factors; Transfer of Development Rights (TDRs) in order to preserve historic properties and infill projects not exceeding a total of 50 units that do not otherwise qualify under Broward County Land Use Plan Policy 2-16.4. Applicants seeking redevelopment unit allocation will be required to demonstrate compliance with applicable sections of the City's Unified Land Development Regulations (ULDR), 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 proposed strategy policy is consistent with current land use policies in the Broward County Land Use Plan and the City's Future Land Use Policy 1.2.2b, pertaining to flex units, which limits density on the barrier island to 25 dwelling units per acre, which further supports prohibiting redevelopment units in that area and focusing on more appropriate planning areas such as activity centers and major corridors.

Staff presented to the Council of Fort Lauderdale Civic Associations and the Harbordale Civic Association for feedback. City staff completed the presentations on March 6, 2024 and March 12, 2024. Both Associations noted concerns regarding receiving areas along major transit corridors where new redevelopment units may create traffic impacts. It is important to note that applicants seeking redevelopment unit allocation will be required to demonstrate compliance with applicable sections of the City's ULDR, including an analysis of traffic and any associated impacts, which will be conducted during the development review process.

On April 17, 2024, the Planning and Zoning Board (PZB), acting as the Local Planning Agency, approved this item by a vote of 8-0, subject to conditions that none of the receiving sites shall be located east of the Intracoastal Waterway, and none of the projects that are eligible to receive the redevelopment units can exceed a total of fifty units. These conditions are consistent with the proposed policy criteria.

The Redevelopment Unit Policy Strategy Document is included as Exhibit 1. The presentation of the redevelopment unit policy presented by staff at the PZB meeting is attached as Exhibit 2. The PZB meeting minutes and staff report are attached as Exhibit 3 and Exhibit 4, respectively.

Should this resolution be approved by the City Commission, city staff will transmit the resolution and the application requesting 500 redevelopment units to the Broward County Planning Council for review and approval.

**Resource Impact**

There is no fiscal impact with this action.

### **Strategic Connections**

This item is a FY 2024 Commission Priority, advancing the Housing Accessibility initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Guiding Principle: Innovation
- The City continuously looks for opportunities to improve its services, pioneer new solutions to obstacles, and challenge the status quo.

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 3: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

### **Attachments**

Exhibit 1 – Redevelopment Unit Policy Strategy Document

Exhibit 2 – Redevelopment Unit Policy Staff PowerPoint Presentation

Exhibit 3 – April 17, 2024, PZB Meeting Minutes

Exhibit 4 – April 17, 2024, PZB Staff Report

Exhibit 5 – Resolution

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