

UNIFIED FLEX STRATEGY



CITY OF FORT LAUDERDALE

Planning and Zoning Board
December 20, 2017
Department of Sustainable Development



CITY OF FORT LAUDERDALE

UNIFIED FLEX STRATEGY

BACKGROUND:

- City Commission Development Workshops
- Broward County Land Use Plan update – BrowardNext
- City's Comp Plan – Evaluation and Appraisal Report (EAR)
- Council of Civic Associations Consensus Report



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INTENT:

- Focus development in the City's Activity Centers
- Identify major transit corridors for future development
- Protect and preserve residential neighborhoods
- Maintain availability of nonresidential flexibility throughout the City, availability of affordable housing





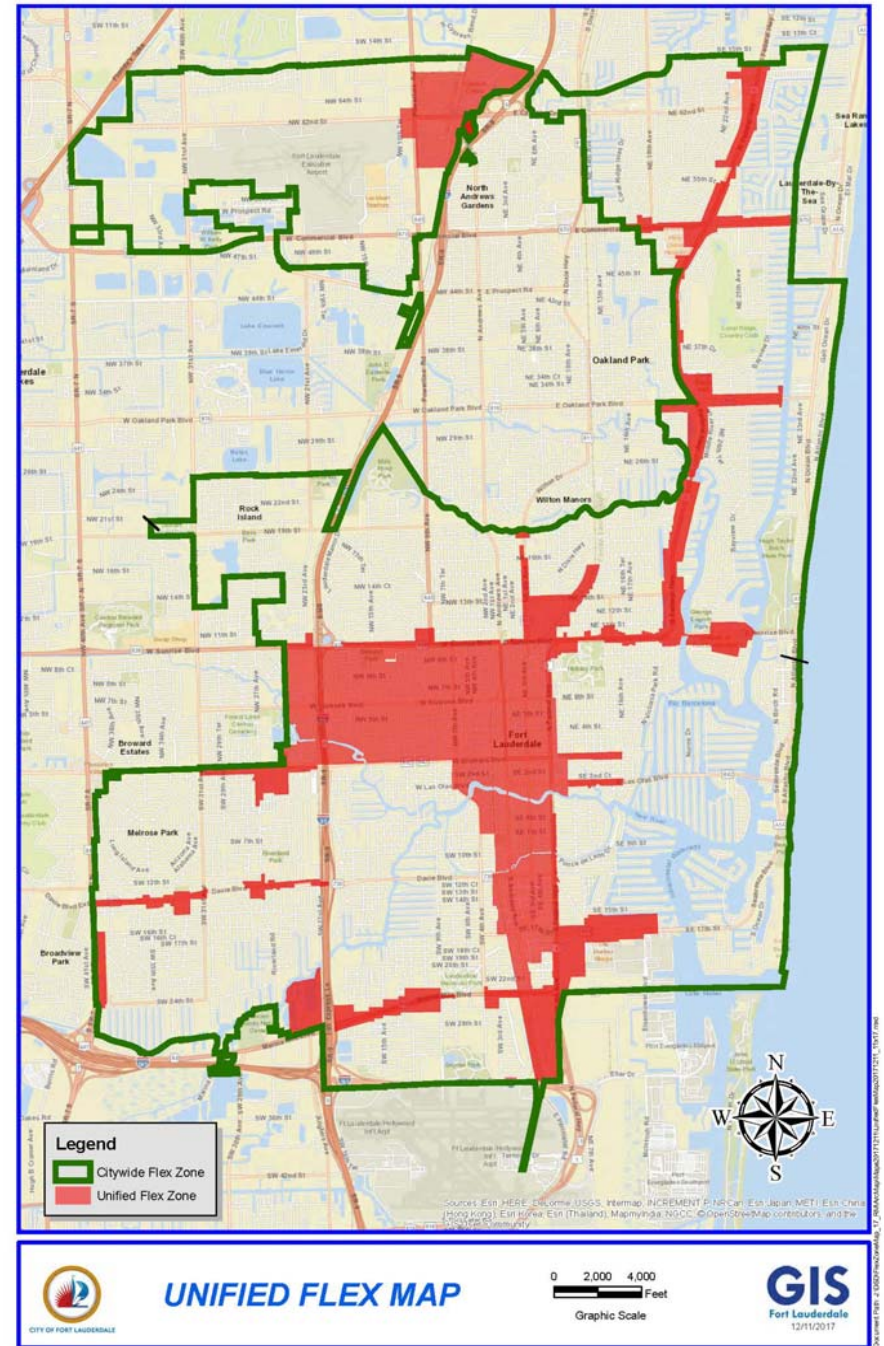
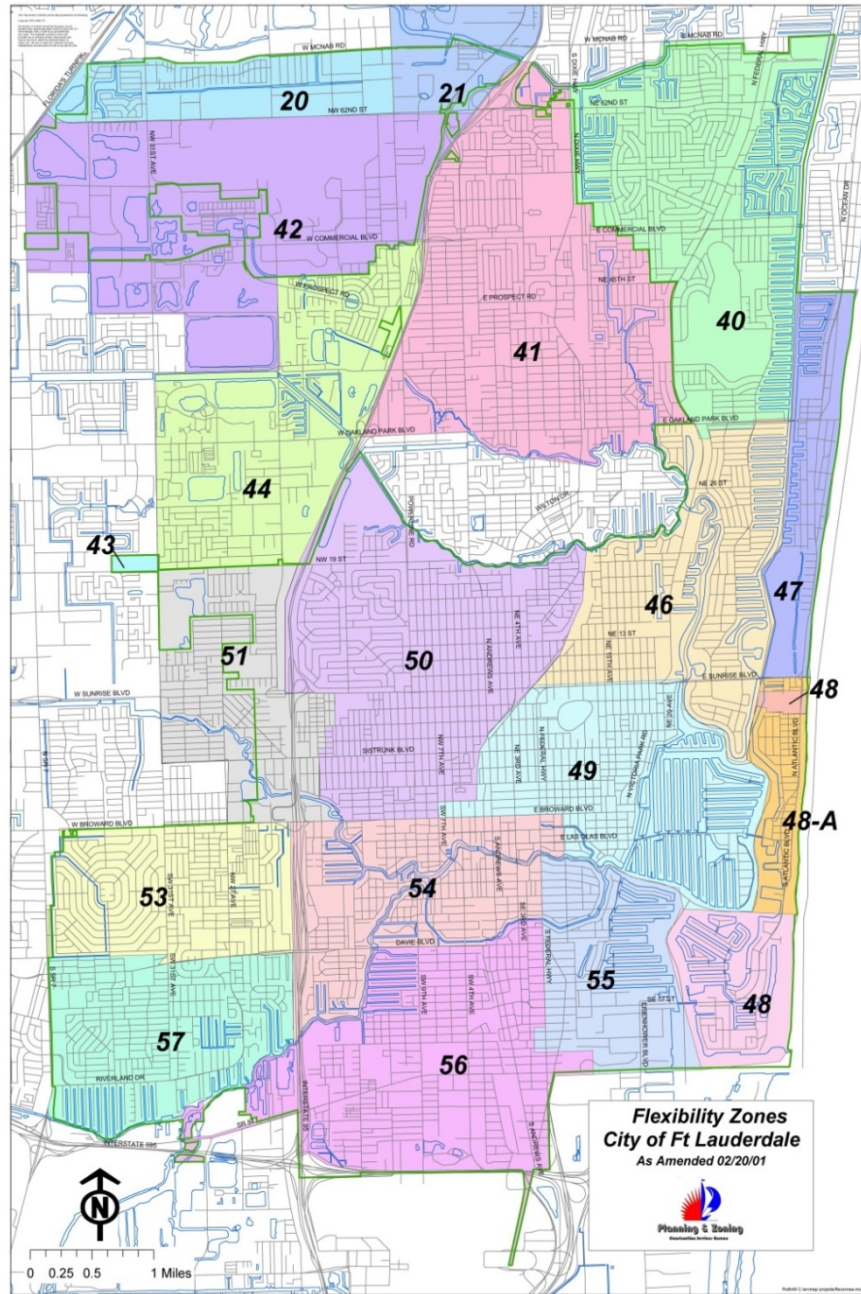
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INTENT:

- Guide future growth, sustainable approach
- Development pattern that promotes multi-modal transportation, more livable community
- Tool for infrastructure planning







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FLEX AVAILABILITY AS OF OCTOBER 2017

	TOTAL	ASSIGNED TO DATE	PENDING	AVAILABLE FOR UNIFICATION
RESIDENTIAL FLEX UNITS (Base -10% AFU deduction)	21,749	6,904	48.0	14,797
RESIDENTIAL RESERVE UNITS (Base -10% AFU deduction)	2,120	369	0.0	1,751
AFFORDABLE HOUSING UNITS (10% of Flex Units)	2,320	105	0.0	2,215
CITYWIDE ALLOCATION OF SLEEPING ROOMS	100	0	0.0	100

PROPOSED UNIFIED FLEX UNITS

	TOTAL	ASSIGNED TO DATE	PENDING	AVAILABLE
RESIDENTIAL FLEX UNITS (AVAILABLE FLEX AND RESERVE)	16,548	0	0.0	16,548

PROPOSED CITYWIDE ALLOCATION

	TOTAL	ASSIGNED TO DATE	PENDING	AVAILABLE
AFFORDABLE HOUSING UNITS (10% of Flex Units)	2,215	0	0.0	2,215
CITYWIDE ALLOCATION OF SLEEPING ROOMS	100	0	0.0	100
5% RESIDENTIAL TO OFFICE/COMMERCIAL/RETAIL (acres)	594.2	51.3	3.5	539.4
20% INDUSTRIAL TO COMMERCIAL/RETAIL (acres)	178.5	53.6	0.6	124.3
20% EMPLOYMENT CENTER TO COMMERCIAL(acres)	309.2	36.0	2.6	270.6



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UNIFIED FLEX STRATEGY

NEXT STEPS:

- Establish Unified Flex Policy – PZB , City Commission, BCPC
- ULDR Amendment to Flexibility Rules /
Draft Mixed-Use Zoning for Corridors
 - Define stronger compatibility requirements
 - Protect character of neighborhoods
 - Align with transit-oriented development study