



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

**#18-0010**

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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** January 23, 2018

**TITLE:** Quasi-Judicial – Resolution Adopting a Citywide Unified Flex Strategy;  
establishing a Unified Flex Zone for Residential Flex Unit Allocation and a  
Citywide Flex Zone for Nonresidential Flex Allocation – City of Fort  
Lauderdale – Case T17011

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**Recommendation**

It is recommended that the City Commission approve a resolution adopting a Citywide Unified Flex Strategy; establishing a Unified Flex Zone for Residential Flex Unit Allocation, and a Citywide Flex Zone for Nonresidential Flex Allocation.

**Background**

In 2015, the City Commission conducted a series of workshops to discuss development patterns throughout the City. The objective of the workshops was to discuss development trends, review existing regulations that guide development, gather input from the public, and to set direction for future growth within the City. Over the course of four workshops, the Commission discussed numerous topics that affect development trends including but not limited to market trends, city-wide zoning patterns, and the City's flexibility units policy. The discussions also focused on the City's Regional Activity Centers (RACs) and their intent to promote more compact and sustainable growth with supporting services and access to multi-modal transportation options, while protecting established residential neighborhoods, as well as limiting additional growth on the Barrier Island.

Concurrent to the City Commission workshops, Broward County Planning Council (BCPC) staff began the process of updating the Broward County Land Use Plan, commonly known as BrowardNext. As part of the update, BCPC staff focused on policies that enable sustainable and effective planning for the future while addressing climate change, multi-modal transportation, affordable housing, redevelopment, protecting natural resources, and intergovernmental coordination. Included in the update is the continuation of flexibility rules.

Flexibility rules were established in the Broward County Land Use Plan (BCLUP), and in the City's Comprehensive Plan, to allow municipalities the ability to adjust a

predetermined amount of residential units or nonresidential land use acreage within designated flexibility zones, commonly referred to as flex zones. The total number of flex and reserve units in each zone was established at the time the City's Comprehensive Plan was adopted in 1989. Cities may propose new flex zones or unify flex zones under the BCLUP and must adopt a new flex policy as part of the process.

On November 7, 2017, staff presented to the City Commission an overview of a unified flex strategy and was directed to proceed forward with the strategy document to the BCPC for review and approval. In general, the proposed Unified Flex Strategy is intended to guide future growth with the following objectives; (1) focus development in the City's activity centers, (2) identify major transit corridors for future development, (3) protect and preserve residential neighborhoods, (4) maintain availability of nonresidential flexibility throughout the City, and (5) provide for citywide availability of affordable housing units and special residential facilities. The intent is to collapse the existing eighteen flex zones into one unified receiving area containing the City's activity centers and major transit corridors, with the exception of the Central Beach Regional Activity Center. Areas not included in the receiving area will no longer be eligible for residential flex units. In addition, the City will collapse the nonresidential commercial flex acreage into a single citywide zone. Affordable housing units and special residential facilities will also be applied citywide. Exhibit 1 is the proposed Unified Flex Policy and Strategy Document.

### **Comprehensive Plan Consistency**

The proposed strategy policy is consistent the City's Comprehensive Plan, Goal 1, Objective 1.36:

Utilize the flexibility rules and irregular densities established by the Broward County Land Use Plan in order to facilitate the arrangement of residential densities and commercial acreage to allow the City to respond to changing conditions.

The City has allocated over 7,000 flex and reserve units since 1989 and currently has 16,458 flex and reserve units available. In addition, the City has nonresidential flex acreage available to allocate for commercial projects and 2,320 affordable housing units. The table below provides a summary of the available flex as of October 2017 and proposed totals for unification.

**Table 1 – Flex Data Summary**

<b>FLEX AVAILABILITY AS OF OCTOBER 2017</b>				
	<b>TOTAL</b>	<b>ASSIGNED TO DATE</b>	<b>PENDING</b>	<b>AVAILABLE FOR UNIFICATION</b>
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	0.0	100
<b>PROPOSED UNIFIED FLEX UNITS</b>				
	<b>TOTAL</b>	<b>ASSIGNED TO DATE</b>	<b>PENDING</b>	<b>AVAILABLE</b>
RESIDENTIAL FLEX UNITS (AVAILABLE FLEX AND RESERVE)	16,548	0.0	0.0	16,548
<b>PROPOSED CITYWIDE ALLOCATION</b>				
	<b>TOTAL</b>	<b>ASSIGNED TO DATE</b>	<b>PENDING</b>	<b>AVAILABLE</b>
AFFORDABLE HOUSING UNITS (10% of Flex Units)	2,215	0.0	0.0	2,215
CITYWIDE ALLOCATION OF SLEEPING ROOMS	100	0.0	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

In addition, the proposed strategy policy is consistent with several Goals and Policies that guide future growth while protecting and preserving existing residential neighborhoods including Goal 1, Objective 1.20, which promotes protecting residential neighborhoods from impacts created by adjacent non-residential uses; and Goal 1, Objective 1.21, which encourages mixed-use developments to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities. By providing a new unified flex strategy that promotes mixed-use development along corridors, the City will begin to provide the necessary planning tools to advance these policies.

The City's Evaluation and Appraisal Report (EAR), completed in 2016, also identified the need to evolve the City's land use plan to reflect a more sustainable growth pattern and to identify planning tools that balance uses, housing, multimodal transportation, and preservation of the existing neighborhood fabric. Currently, City staff, in conjunction with the City's consultant, the Corradino Group, is preparing an update to the Comprehensive Plan based on the EAR. The unified flex policy will be included as part of that update reflecting the direction established in BrowardNext, the City's EAR, and this strategy document.

The Planning and Zoning Board (PZB), acting as the Local Planning Agency, approved this item by a 5-0 vote at its December 20, 2017 meeting, recommending the City Commission adopt the Unified Flex Policy and Strategy Document. City Staff provided a presentation at the PZB meeting, which is attached as Exhibit 2, Unified Flex Strategy PowerPoint Presentation.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

### **Attachments**

Exhibit 1 – Unified Flex Policy and Strategy Document

Exhibit 2 – Unified Flex Strategy PowerPoint Presentation

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