City of Fort Lauderdale Unified Flex Policy and Strategy Document



Prepared By:

City of Fort Lauderdale Department of Sustainable Development Urban Design & Planning Division 700 NW 19th Avenue Fort Lauderdale, FL 33311

> DECEMBER 2017 Revised FEBRUARY 2018

TABLE OF CONTENTS

Section I	LOCAL GOVERNMENT INFORMATION	.3
Section II	FLEX STRATEGY	.3
Section III	EXISTING FLEX DATA	.4
Section IV	PROPOSED UNIFIED FLEX ZONE	.4
Section V	IMPLEMENTATION	.5

TABLES

Table 1	ACTIVITY CENTER LAND USE DATA

EXHIBITS

LETTER FROM CITY MANAGER
PLANNING AND ZONING BOARD MEETING MINUTES
CITY COMMISSION MEETING MINUTES
EXISTING FLEX MAP AND TABLES
CITY'S REGIONAL ACTIVITY CENTER MAP
PROPOSED UNIFIED FLEX MAP
PROPOSED UNIFIED FLEX TABLE

I. LOCAL GOVERNMENT INFORMATION

A. Letter from City Manager.

See Exhibit A

B. Name, title, address, telephone, facsimile number and email of the local government contact.

City of Fort Lauderdale Department of Sustainable Development 700 NW 19th Avenue Fort Lauderdale, FL 33311 Contact: Anthony Fajardo, Director, Department of Sustainable Development Phone: 954-828-5984 Email: <u>afajardo@fortlauderdale.gov</u>

C. Local government approval, minutes, public hearings.

The City's Planning and Zoning Board, acting as the Local Planning Agency, held a hearing on December 20, 2017. See Exhibit B for Planning and Zoning Board meeting minutes. The City Commission ______ on March 6, 2018. See Exhibit C for City Commission meeting minutes.

II. FLEX STRATEGY

The City of Fort Lauderdale is unifying the City's Flexibility Zones into a single citywide flex zone to establish a framework for 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 City is proposing to unify the flex zones with the following implementation structure:

- Identify receiving and non-receiving zones;
- Maintain a citywide pool for allocation of affordable housing units;
- Maintain a citywide nonresidential flex acreage for allocation;
- Maintain citywide bonus sleeping room allocation; and
- Utilize flex units for allocation of special residential facilities, as permitted under the City's Comprehensive Plan

III. EXISTING FLEX DATA

The City's flex data is currently divided into eighteen geographically defined flex zones, see Exhibit D. Each flex zone contains a breakdown of data, which is submitted to the Broward County Planning Council on an annual basis. The data information is divided into the following categories:

- Inventory of land use designations permitted under the County and City's land use Plans;
- Inventory of flex and reserve unit allocation;
- Inventory of non-residential flex allocation; and
- Inventory of affordable units under flex provisions and bonus sleeping rooms.

See Exhibit D for the City's Current Flex Map and associated Flex Tables.

IV. PROPOSED UNIFIED FLEX ZONE

The City is proposing to collapse the eighteen flex zones into one, Unified Receiving Zone containing the City's activity centers and major transit corridors. 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.

<u>Unified Receiving Zone</u>

Currently, the City has four areas with a Regional Activity Center land use designation and one under study:

- Central Beach Regional Activity Center (Beach RAC)
- Downtown Regional Activity Center (Downtown RAC)
- South Regional Activity Center (South RAC)
- Northwest Regional Activity Center (NW RAC)
- Uptown Urban Village (Proposed)

See Exhibit E for a map of the City's Regional Activity Centers.

The intent of this planning strategy is to allocate flex units to existing activity centers based on the overall intent of the regional activity center land use designation as a mixed-use, transit supportive built environment. The Beach RAC will not be included as a receiving area based on its sensitive location on the barrier island, policy direction to limit additional significant growth beyond existing development limitations and a land use restriction that limits density to 25 dwelling units per acre. The restriction does not apply to existing and permitted-by-right residential development on the barrier island. Table 1 provides a breakdown of existing land use data for each activity center.

	Acreage	Permitted Residential	Existing Residential	Allocated Flex			
		by Land Use					
Downtown RAC	749	16,060	13,310	3,403			
South RAC	267	936	430	0			
Northwest RAC	792	10,900	6,073	0			
Uptown*	367	0	239	175			

Table 1 - Activity Center Land Use Data

The Unified Flex Zone will also include major transit corridors. The identified corridors total approximately 1,857 acres and include:

- Federal Highway
- Sunrise Boulevard
- SE 17th Street
- Andrews Avenue (South of the South RAC)
- State Road 84
- Davie Boulevard (West of I-95)
- NE 4th Avenue and NE 13th Street (in Central City CRA)
- Commercial Boulevard
- Oakland Park Boulevard

This approach is based on the intent to guide future growth along transit supportive corridors. More specifically, parcels along the corridors with a land use designation of Commercial would be permitted to request flex units based upon a maximum density of 50 dwelling units per acre. In addition, the City will be developing a new mixed-use zoning category for allocation of flex along the corridors. The new category will be a form-based code that incorporates neighborhood compatibility and transit-oriented elements to ensure projects maintain the intent for flex allocation along corridors, and protect adjacent residential neighborhoods through specific design standards. The commercial land uses located on the barrier island, more specifically, the commercial land use located northwest and southwest of the Oakland Park Boulevard and A1A intersection, and the intercoastal shall be included and limited to 25 dwelling units per acre. Other areas of the barrier island are not included. In addition, The City is currently exploring affordable housing options as a potential element of such zoning.

See Exhibit F for Unified Flex Zone Map which incorporates the City's Regional Activity Centers and major corridors.

Other Flex Categories

The City is also proposing to collapse the nonresidential commercial flex acreage into a single citywide zone. This would include the current commercial flex categories of:

- Residential to Commercial
- Industrial to Commercial

• Employment Center to Commercial

In addition, the City will maintain a citywide affordable housing unit pool for allocation throughout the City. The City is proposing a total that reflects the current availability of affordable housing units under flex. Special residential facilities and the bonus sleeping rooms will be permitted citywide and deducted on a case-by-case request for the total pool of flex units.

See Exhibit G for Unified Flex Zone Table

V. IMPLEMENTATION

The City is requesting increments of 5,000 unified flex units to allocate for proposed projects within the Unified Flex Zone. Once the first 5,000 units have been allocated, the City would request the next increment of 5,000 units, and so forth. Any area outside of the designated Unified Flex Zone is not eligible for flex unit allocation as described herein. As previously stated, affordable housing projects, bonus sleeping room allocation, and special residential facilities will be deducted from the flex pool of units as separate items and not subject to the Unified Flex Zone boundary. Nonresidential commercial flex acreage will be allocated citywide and is proposed to maintain the current land limitations of acreage as permitted under the City's flex rules.

The Central Beach RAC and the barrier island are not included, except as indicated herein, as this area has a unique context and relationship to the ocean and the Intracoastal Waterway, and is generally more vulnerable to future climate impacts. In addition, current land use policies in the Broward County and the City's Land Use Plans limit density on the barrier island to 25 dwelling units per acre, which further supports having less flex units in that area and focusing on more appropriate planning areas such as activity centers and major corridors.

Today, the City's major corridors include a suburban pattern of commercial development. Redevelopment potential that includes options for mixed-use development with allocation of residential flexibility units can provide a more sustainable growth pattern. As new development along major corridors occurs, the City will have the opportunity to promote the right mix of uses within a pedestrian-friendly, visually-interesting, safe, and well-connected built environment.

As part of a comprehensive unified flex planning strategy, focusing housing and employment near transportation networks is one of the most effective ways to reduce road congestion, improve air quality, tie affordability to transportation options, and promote walking and biking. Furthering a more compact urban environment and using land more efficiently, will help to preserve surrounding neighborhoods and prioritize infrastructure improvements. It also helps protect established neighborhoods and can spur the revitalization of underserved neighborhoods, stimulating the creation of more vibrant and socially connected communities. Applications seeking flex 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.

In summary, allocating flex units into existing activity centers and transit supportive corridors will help the City better guide future growth while protecting established neighborhoods. Together with considerations for development of appropriate scale, transition and mix of uses, the unified flex strategy will contribute to a more connected and sustainable growth pattern.

Exhibit A

LETTER FROM CITY MANAGER

CAM #18-0161 Exhibit 2 Page 8 of 45

Exhibit B

PLANNING AND ZONING BOARD MEETING MINUTES



PLANNING AND ZONING BOARD CITY OF FORT LAUDERDALE CITY HALL – CITY COMMISSION CHAMBERS 100 NORTH ANDREWS AVENUE FORT LAUDERDALE, FLORIDA WEDNESDAY, DECEMBER 20, 2017 – 6:30 P.M.

Cumulative

	June 2017-May 2018						
Board Members	Attendance	Absent					
Leo Hansen, Chair	Р	7	0				
Catherine Maus, Vice Chai	r P	6	1				
John Barranco	Р	7	0				
Stephanie Desir-Jean	A	3	4				
Howard Elfman	А	6	1				
Rochelle Golub	A	6	1				
Richard Heidelberger	Р	4	3				
Alan Tinter	Р	7	0				

It was noted that a quorum was present at the meeting.

Staff

Ella Parker, Urban Design and Planning Manager Gustavo Ceballos, Assistant City Attorney Karlanne Grant, Urban Design and Planning Jim Hetzel, Urban Design and Planning Randall Robinson, Urban Design and Planning Burt Ford, Zoning Plans Examiner Lian Chan, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Hansen called the meeting to order at 6:33 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Ms. Parker advised that Case R17014, which the Board did not approve at the November 15, 2017 meeting, will come before the Board again after the Applicant has made changes and proper notice has been provided. Assistant City Attorney Gus

Ceballos further clarified that because no action was taken on the Item, it is considered to be pending.

Motion made by Mr. Tinter, seconded by Mr. Barranco, to approve. In a voice vote, the motion passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

Chair Hansen stated that the Applicants of Items 1, 2, and 3 have requested the deferral of these three Items.

Motion made by Mr. Tinter, seconded by Mr. Heidelberger, to defer Item 1. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Tinter, seconded by Mr. Barranco, to defer Item 2. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Tinter, seconded by Mr. Barranco, to defer Item 3. The motion passed by unanimous consensus.

IV. AGENDA ITEMS

Index

	Case Number	Applicant
1.	R16045**	15 Isle of Venice, LLC
2.	R17013**	Gummakonda Properties, Inc.
3.	PL16008**	Gummakonda Properties, Inc.
4.	V17012**	Charles Humphries, Related Development LLC
5.	T17006*	City of Fort Lauderdale
6.	T17011*	City of Fort Lauderdale Unified Flex Strategy
3. 4. 5.	PL16008** V17012** T17006*	Gummakonda Properties, Inc. Charles Humphries, Related Development L City of Fort Lauderdale

Special Notes:

Local Planning Agency (LPA) items (*) – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items (**) – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

The following Item was taken out of order on the Agenda.

5. CASE:	T17006
REQUEST: *	Amend City of Fort Lauderdale Unified Land Development
	Regulations (ULDR)

Amending, Section 47-6.30.E, Design and Performance Standards for

Permitted Uses, Section 47-14.30.d, Sign Regulations, Section 47-16.21, Sign Regulations, Section 47-18.6.C, Bed and Breakfast Dwelling, Section 47-22, Sign Requirements, Section 47-39, A.15. Signs to address content neutrality; Defining and adding criteria for outparcel signs; Clarifying on premise signs; Clarifying Real Estate Signs; Clarifying Awning, Canopy, Roller or Umbrella sign criteria; Removing Banner sign language and relocating said language to Section 25-23, Event Banner Signs of the Code of Ordinances; Removing Temporary Builder signs, Temporary Real Estate signs and Political Campaign signs language and relocating said languages to Section 25-24, Temporary Signs of the Code of Ordinances; clarifying Point of Purchase Sign criteria; Modifying criteria for Shopping Center or Strip Store Signs to permit signs to vary in size when located on a single free-standing sign; modifying criteria for Residential Office District (RO), Limited Residential Office District (ROA), and Planned Residential Office District (ROC) zoning districts for Temporary Builders Signs; Adding language to permit Temporary Builders Signs in Commercial and General Aviation Districts; Clarifying location and allowable display of Temporary Real Estate Signs and Associated Directional Signs; adding General Aviation Zoning Districts to Section 47-22.4, Maximum Number of Signs at One Location and Special Requirements in Zoning Districts; Removing the one (1) percent size limitation on Signage in the Airport Industrial Park (AIP) zoning district; Establishing criteria for Temporary signs during municipal, state, or federal elections; Removing credit card sign criteria; Clarifying exempt sign criteria and removing language related to occupant signs, symbols or insignia, and government pennants.

CASE PLANNER:	Karlanne Grant
GENERAL LOCATION:	City-Wide
PROJECT NAME:	Sign Code Changes to Remove Content –Based Sign Regulations
APPLICANI:	City of Fort Lauderdale

Karlanne Grant, representing Urban Design and Planning, recalled that in September 2017, Staff presented Sign Code Amendments addressing content neutrality to the Board. These Amendments were offered in response to a Supreme Court case in which the Court ruled that all municipalities' sign code requirements meet content neutrality requirements.

After the September 2017 meeting, Staff realized that they had not addressed all sections of Sign Code that deal with content. Tonight's presentation includes these sections within the proposed Amendment as well as sections first presented at the September meeting. The current Item also responds to concerns noted by the Board in September with regard to temporary signs.

Mr. Tinter asked how signs approved under current Sign Code regulations will be managed. Ms. Grant confirmed that these signs would be grandfathered.

There being no further questions from the Board at this time, Chair Hansen opened the public hearing. As there were no individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Tinter, seconded by Vice Chair Maus, to go to the City Commission with this Item. In a roll call vote, the **motion** passed 5-0.

6. CASE: REQUEST: *	T17011 Recommend the City Commission approve a Resolution adopting a Citywide Unified Flex Strategy; establishing a Unified Flex Zone for Flex Unit Allocation and a Citywide Zone for Nonresidential Flex Allocation.				
PROJECT NAME:	City of Fort Lauderdale Unified Flex Strategy				
GENERAL LOCATION:	City-Wide				
CASE PLANNER:	Jim Hetzel				

Jim Hetzel, representing Urban Design and Planning, stated that this Item proposes a unified flex strategy for Fort Lauderdale. The document is the result of a series of City Commission workshops in 2015-16, as well as previous presentations by Staff and a joint workshop between the Planning and Zoning Board (PZB) and Affordable Housing Advisory Committee (AHAC).

Mr. Hetzel explained that during the City Commission workshops, there was discussion of future growth and development, stemming from recent innovative development requests as well as previous discussion of the City's quantity and allocation of flex units. Staff provided an estimate of approximately 16,000 available flex units, and discussions addressed where these units might be located.

In addition to these discussions, Broward County has updated its Comprehensive Plan, known as Broward Next, which considers sustainable growth patterns, activity centers, consolidation, and efficiency for the land use process. The City of Fort Lauderdale also undertook an evaluation and appraisal report for its own Comprehensive Plan, working with a consultant to examine some of the themes presented at both City Commission workshops and the Broward Next process. The Council of Fort Lauderdale Civic Associations also provided a consensus report to the City, identifying the need for a plan for flex units.

The intent of this Item focuses on several elements:

 To concentrate flex units within the City's activity centers, including the Downtown, South Andrews, Northwest, and proposed Uptown Regional Activity Centers (RACs) but not including the Central Beach RAC

- To identify major corridors for flex units
- To protect and preserve the character of residential neighborhoods by removing them from flex zones and concentrating them within RACs and along specific corridors
- To address commercial/non-residential flex units
- To maintain a pool of affordable housing units in addition to flex units
- To promote sustainable future growth, focusing on multimodal connections and transit-oriented development (TOD)

Mr. Hetzel pointed out the City's flex zones, which were originally created in 1989 based on land use. The City now proposes a unified flex map, which would identify a receiving area in which flex units may be allocated. This area includes RACs as well as major corridors. The City-wide allocation would apply to non-residential commercial flex units, as well as to the affordable housing pool.

Mr. Hetzel continued that the proposed strategy combines flex and reserve units into a single unified number for allocation. The report also refers to affordable housing units and commercial acreage, which are broken down into various non-residential land uses. He showed a presentation providing graphic representations of these breakdowns, noting that while RACs have Master Plans in place to guide and inform their design principles, corridors do not have these plans.

Mr. Hetzel advised that tonight's presentation is the first of many steps, as the Board will act in its capacity as the Local Planning Agency (LPA) by adopting or not adopting the policy. The Board may provide a recommendation to the City Commission, asking them to proceed by accepting this policy. The information is then submitted to the Broward County Planning Council, which must approve the plan to unify flex as part of the land use regulatory process.

While the land use regulatory process is underway, Staff will begin initiating and drafting ULDR Amendments that must be amended in order to permit and foster the unified flex strategy. This would include changes to the flex rules section, as well as creation of a new section dealing with mixed-use zoning districts. These mixed-use districts will be form-based and context-driven, and will have more stringent compatibility requirements than at present.

There being no questions from the Board at this time, Chair Hansen opened the public hearing. As there were no individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

Mr. Hetzel explained that the action requested of the Board is a recommendation for the City Commission to adopt a Resolution establishing to the proposed flex policy.

Mr. Heidelberger requested clarification of the graphic provided during the presentation, asking if a residential project of any size would be able to obtain a number of flex units within the designated area. Mr. Hetzel replied that projects located in the designated area are identified as a property that may request flex units; however, the ULDR will define limitations on the number of units for which a project may apply.

Mr. Hetzel continued that the maximum number of units is 50 per acre for a mixed-use development, which means a single-use residential project would not qualify for flex allocation. Qualifying projects must meet the intent of a mixed-use zoning district, and the project must be designed in a context-driven form that is compatible with the neighborhood. These requirements may prevent an applicant from being allocated the maximum of 50 units per acre, depending upon the size of the lot and context of the area.

Motion made by Vice Chair Maus, seconded by Mr. Tinter, to recommend the City Commission approve a Resolution adopting a City-wide unified flex strategy, establishing a unified flex zone for flex unit allocation, and a City-wide zone for non-residential flex allocation. In a roll call vote, the **motion** passed 5-0.

4. CASE:	V17012
REQUEST:**	Right-of-Way Vacation
APPLICANT:	Charles Humphries, Related Development LLC
PROJECT NAME:	RD Las Olas
GENERAL LOCATION:	201 South Federal Highway – North-South Alley between S. Federa Highway and SE 5 th Ave, and between Las Olas Boulevard and SE 2 nd Street
ABBREVIATED LEGAL DESCRIPTION:	A portion of the 14-ft. alley adjacent to Lots 5,6,7,8 & 9, Subdivisior of Block "H" of Stranahan's Revised and Additional Subdivision in the Town of Fort Lauderdale, FL
ZONING DISTRICT:	Regional Activity Center-City Center (RAC-CC)
CURRENT LAND USE:	Downtown Regional Activity Center (DRAC)
COMMISSION DISTRICT:	4 – Romney Rogers
CASE PLANNER:	Randall Robinson

Vice Chair Maus recused herself from hearing this Item. Chair Hansen pointed out that this meant a quorum was not present to hear the Item, which meant it would be deferred to a later meeting.

V. COMMUNICATION TO THE CITY COMMISSION

None.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Ms. Parker advised that the November 21, 2018 Planning and Zoning Board meeting date was changed to November 14, 2018 due to the Thanksgiving holiday; however, there is also a conflict with this date. The Board determined by consensus that the November 2018 meeting date will be changed to Tuesday, November 13.

There being no further business to come before the Board at this time, the meeting was adjourned at 6:54 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Chair

Prototyp

[Minutes prepared by K. McGuire, Prototype, Inc.]

Exhibit C

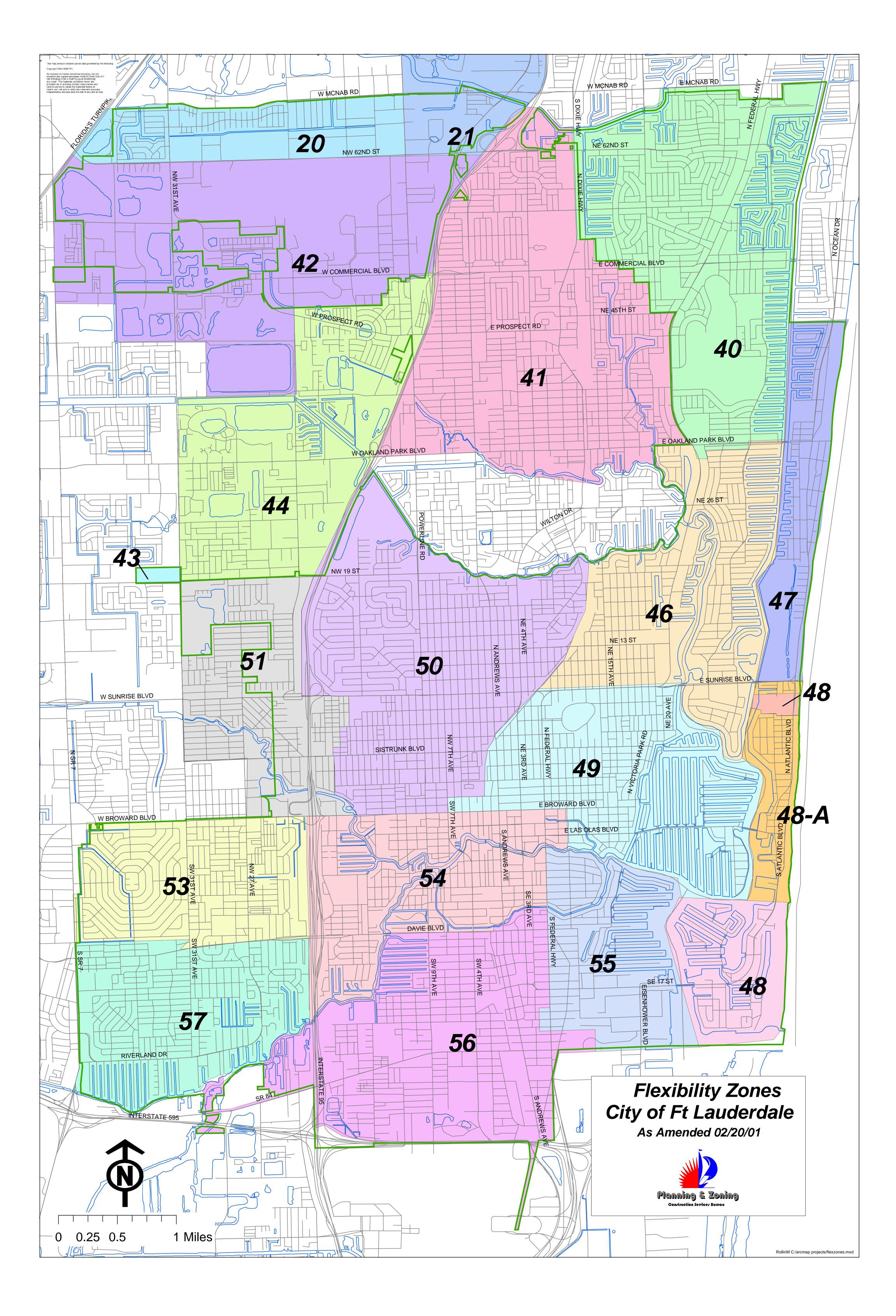
CITY COMMISSION MEETING MINUTES

CAM #18-0161 Exhibit 2 Page 17 of 45

Exhibit D

EXISTING FLEX MAP and TABLES

CAM #18-0161 Exhibit 2 Page 18 of 45







INVENTORY DATA AND TRACKING

	COUNTY LA	ND USE PLAN	CITY L	AND USE PL	_AN*	
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	DWELLING UNITS PERMITTED	
RESIDENTIAL LAND USE						
County (du/G acre) City (du/N acre)						
L 3, L 4.4 L (0 to 4.4)	0.0	0.0		0.0	0.0	
L 5, LM 8 LM (4.4 to 8)	107.0	535.0		84.0	672.0	
LM 10 M (8 to 15)	0.0	0.0		0.0	0.0	
M 15, M 16 M (8 to 15)	14.0	224.0		5.0 15.0	75.0 375.0	
MH 25 MH (15 to 25) H 50, H 60 H (25 to 60)	22.0	550.0		15.0	375.0	
**L 5 IRREGULAR 7.65	142.00	708.00		92.00	708.00	
**LM 10 IRREGULAR 12.98	8.76	88.00		6.75	88.00	
TOTAL		2105.00	143.00	202.75	1918.00	
**Palm Aire Village Annexation Area						
		·				
NONRESIDENTIAL LAND USE						
COMMERCIAL	0.00		0.00			
INDUSTRIAL	0.00		0.00			
OFFICE PARK	0.00		0.00			
PARK & OPEN SPACE	5.00		5.00			
COMMERCIAL RECREATION	0.00		0.00			
CONSERVATION	8.27		8.27			
COMMUNITY FACILITIES	10.00		10.00			
UTILITIES	0.00		0.00			
TRANSPORTATION	0.00		0.00			
EMPLOYMENT CENTER	444.00		444.00			
RAC	0.00		0.00			
TOTAL	467.27		467.27			
PRIMARY DRAINAGE LAND USE TOTAL		0105.00	0.00	000 75	1010.00	
LAND USE TOTAL	761.03	2105.00	610.27 ASSIGNED TO	202.75	1918.00	
FLEXIBILITY AND RESERVE		TOTAL	DATE	PE	NDING	CURRENTLY AVAILABLE
Base RESIDENTIAL FLEX UNITS		187	-		-	~
Base RESIDENTIAL RESERVE UNITS		42	-		-	~
RESIDENTIAL FLEX UNITS (Base -10% AFU deduction)		168	0		0.0	168
RESIDENTIAL RESERVE UNITS (Base -10% AFU deduction)		38	0		0.0	38
AFFORDABLE HOUSING UNITS (10% of Flex Units)		23	0		0.0	23
20% COMMERCIAL TO RESIDENTIAL (acres)		0.00	0.00	0.00		0.00
5% RESIDENTIAL TO OFFICE/COMMERCIAL/R	ETAIL (acres)	14.69	0.00		0.00	14.69
20% INDUSTRIAL TO COMMERCIAL/RETAIL (a	cres)	0.00	0.00		0.00	0.00
20% EMPLOYMENT CENTER TO COMMERCIAL	L/RETAIL (acres)	88.80	3.64		0.00	85.16
CITYWIDE BONUS SLEEPING ROOMS (2)		TOTAL	DATE	PE	NDING	
CITYWIDE ALLOCATION OF SLEEPING ROOM	S BY ZONE	100	0		0	100

TRACKING TABLE - FOR CITY USE AND MONITORING

CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	20% COM TO RES	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED FL	EX									
2-Z-88									3.64	C-88-22
		1	1							
		1	1							
		1	1							
		1	1							
TOTALS			0	0	0	0.00	0.00	0.00	3.64	

Prepared By:

Department of Sustainable Development Urban Design and Planning Division Contact: Jim Hetzel, Principal Planner Phone: 954-828-5019 Email: jhetzel@fortlauderdale.gov Updated: 9/28/17

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DITY OF FORT LADREDA	LA						
INVENTORY DATA	A AND TRACKING	;					
	COUN	TY LAND USE		CITY	LAND USE PI		
		GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	PERMITTED	
RESIDENTIAL LAND	USE						
	ity (du/N acre)						
	L (0 to 4.4)	0.00	0.00		0.00	0.00	
	LM (4.4 to 8) M (8 to 15)	0.00	0.00		0.00	0.00	
	M (8 to 15) M (8 to 15)	0.00	0.00		0.00	0.00	
	M (6 10 15) MH (15 to 25)	0.00	0.00		0.00	0.00	
	H (25 to 60)	0.00	0.00		0.00	0.00	
	TOTAL	0.00	0.00	0.00	0.00	0.00	
NONRESIDENTIAL LA	ND USE						
COMMERCIAL		0.00		0.00			
NDUSTRIAL		0.00		0.00			
OFFICE PARK		7.00		7.00			
PARK & OPEN SPACE		0.00		0.00			
COMMERCIAL RECREA	TION	0.00		0.00			
CONSERVATION		0.00		0.00			
COMMUNITY FACILITIE	8	0.00		0.00			
TRANSPORTATION		0.00		0.00			
EMPLOYMENT CENTER		259.00		259.00			
RAC		0.00		0.00			
	TOTAL	266.00		266.00			
F	RIMARY DRAINAGE	4	0	4	0		
	LAND USE TOTAL	266.0	0.0	266.0	0.0	0.0	
FLEXIBILITY AND RE	SERVE		TOTAL	ASSIGNED TO DATE	PE	NDING	CURRENTLY AVAILA
Base RESIDENTIAL FLE	X UNITS		0	~		-	-
Base RESIDENTIAL RES	ERVE UNITS		0	~			
RESIDENTIAL FLEX UN		function)	0	0		0.0	0
RESIDENTIAL RESERVE			0	0		0.0	0
AFFORDABLE HOUSING			0	0		0.0	0
APFORDABLE HOUSING		nay	0	0		0.0	0.00
5% RESIDENTIAL TO O			0.0	0.0		0.0	0.00
20% INDUSTRIAL TO CO			0.0	0.0	1	0.0	0.00
20% EMPLOYMENT CEI	VTER TO COMMERCIA	/RETAIL (acres)	51.9	26.3		0.0	25.60
CITYWIDE BONUS SL	EEPING ROOMS (2)		TOTAL	DATE	PE	NDING	
CONTRACT ALL CONTROL	OF SLEEPING BOOM	S BY ZONE	100	0		0	100

TRACKIN	G TABLE	- FOR CITY	USE AND MONITORII	NG

CASE	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	20% COM TO RES	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED FLE	x									
102-8-85									23.80	
106-8-00									2.50	
-			-							
-			-							

esign and Planning Phone: 954-828-501 al@fortlauderdale.go

e in Gross Acres hart to indicate which flax zone rooms have been allocated. Citywide total is 100

CAM #18-0161 Exhibit 2 Page 21 of 45

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DITY OF FORT LADORADAL					
INVENTORY DATA AND TRACKING					
		ND USE PLAN		LAND USE PL	
	COUNTYLA		CITTI	LAND USE PL	DIELLINGUNES
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	PERMITTED
RESIDENTIAL LAND USE					_
County (du/G acre) City (du/N acre)					-
L 3, L 4.4 L (0 to 4.4)	225	675		309	1,360
. 5, LM 8 LM (4.4 to 8)	1,200	6,000		712	5,504
M 10 M (8 to 15) M 15, M 16 M (8 to 15)	0	2.512		0	18
# 15, M 16 M (6 10 15) #H 25 MH (15 to 25)	168	4.200		200	5.00
150, H 60 H (15 to 60)	145	9,200		200	5,64
RREGULAR 1.7 IRREGULAR 1.7	22	37		22	37
TOTAL	1,916.8	20,674.1	1,908	1,348.8	17,912.1
INNRESIDENTIAL LAND USE				1 1	
COMMERCIAL	353		395		
NDUSTRIAL	38		34		
OFFICE PARK	0		0		
PARK & OPEN SPACE	-15		189		
COMMERCIAL RECREATION	203		0		
CONSERVATION	0		0		
COMMUNITY FACILITIES	118		123		
TLITES	7		10		
TRANSPORTATION	0		0		
EMPLOYMENT CENTER	0		0		
RAC	0		0		
TOTAL	704.2		691.2		
PRIMARY DRAINAGE LAND USE TOTAL1	76	20.674.1	76 2.599.2	0	17.912.3
5. Includes 2050 Federal (Coral Ridge Golf Course) LUPA		en Space to Insquiter Ressi TOTAL		dinance No. C-13-10 ()	
Base RESIDENTIAL FLEX UNITS		2,761	-	1	-
Issue RESIDENTIAL RESERVE UNITS		413	-		
ESIDENTIAL FLEX UNITS (Base -10% AFU ded		2,485	318		0.0
RESIDENTIAL RESERVE UNITS (Base -10% AFL		372	0		0.0
VFORDABLE HOUSING UNITS (10% of Flex Unit	a)	317	0		0.0
0% COMMERCIAL TO RESIDENTIAL (acres)		70.6	0.0		0.0
% RESIDENTIAL TO OFFICE/COMMERCIAL/RE	FAL (scres)	95.8	2.0		0.0
20% INDUSTRIAL TO COMMERCIAL/RETAIL (scr	ea)	7.6	0.0		0.0
0% EMPLOYMENT CENTER TO COMMERCIAL		0.0	0.0		0.0
		CITIMDE	ADDIGINED TO		
CITYWIDE BONUS SLEEPING ROOMS		TOTAL	DATE	DE	NDING

.

TRACKING TABLE - FOR CITY USE AND MONITORING

2										
CASE	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE	AFFORDABLE UNITS	OFF/COM/RES	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
ASSIGNED FE	.EX									
6.23.49		1701 E Sunrise Blvd				1.50				6/17/2009 PZB; 9/1/2009 City Commission - Ordinence: C-09-22
22-月-51	Atlantech Plaza	6451 N Federal Hwy	286							11/16/2011 PZB; 4/17/2012 City Commission - Resolution: 12-72
ZR15007	Bendett Medical Office	3031 Commercial Blvd					0.28			3/16/2016 PZB; 5/17/2016 City Commission - Ordinence: C-16-09
67R12	Symphony at Watenesy ALF	3001 E. Oakland Park Blvd	52							12/19/12 PZB - Bonus Skeeping Rooms and Flex Assignment
ZR17003	2980 Retail and Rest Bidg	2980 N Federal Hwy					0.49			06/21/17 PZB
TOTALS			318	0	0	1.50	0.77	0.00	0.00	

Prepared By: Department of Statianiable Dowlopment Urban Dealign and Planning Division Contact: Jam Hataal, Principal Planner Proces: 54-828-0019 Email: Jheater @chalaudradia.gov Update: 20217

bie (2) : Citywide aleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100.

2			-LE	ΧZ	ONE	4
INVENTORY DATA AND TRACKING		_	_			
	COUNTY LA	ND USE PLAN	CITY	LAND USE P	LAN*	
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	PERMITTED	
RESIDENTIAL LAND USE		PERMITTED			PEAMITTED	
County (du/G acre) City (du/N acre)						
L 3. L 4.4 L (0 to 4.4)	0	0		0.0		
L 5. LM 8 LM (4.4 to 8)	0.3	2		0.3		
LM 10 M (8 to 15)	2.6	26		0.0	0	
M 15, M 16 M (8 to 15)	0	0		0.0	0	
MH 25 MH (15 to 25)	7	175		7.0	175	
H 50, H 60 H (25 to 60)	0	0		0.0	0	
TOTAL	9.9	203	7	7.3	177	
NONRESIDENTIAL LAND USE						
COMMERCIAL	30		32.6			
NDUSTRIAL	30		32.6			
OFFICE PARK	18		18			
PARK & OPEN SPACE	10		18			
COMMERCIAL RECREATION	~		-			
CONSERVATION	0		ő			
COMMUNITY FACILITIES	0		ő			
UTILITIES	0		ŏ			
TRANSPORTATION	2		2			
EMPLOYMENT CENTER	0		0			
RAC	0		0			
TOTAL	54.0		56.6			
PRIMARY DRAINAGE	0	0	0	0		
LAND USE TOTAL	63.9	202.5	63.9	7.3	177.4	
			ASSIGNED TO DATE			CURRENT
FLEXIBILITY AND RESERVE		TOTAL		PE	ENDING	AVAILAE
Base RESIDENTIAL FLEX UNITS		25	~		~	~
Base RESIDENTIAL RESERVE UNITS		4			-	
RESIDENTIAL FLEX UNITS (Base -10% AFU de			0		0.0	23
RESIDENTIAL RESERVE UNITS (Base -10% AF		4	0		0.0	
AFFORDABLE HOUSING UNITS (10% of Flex Ur	is)	3	0		0.0	3
20% COMMERCIAL TO RESIDENTIAL (acres)		6.0	0.0		0.0	6.00
5% RESIDENTIAL TO OFFICE/COMMERCIAL/R	ETAIL (acres)	0.5	0.0		0.0	0.50
20% INDUSTRIAL TO COMMERCIAL/RETAIL (a	2165)	0.0	0.0		0.0	0.00
20% EMPLOYMENT CENTER TO COMMERCIA		0.0	0.0		0.0	0.00
		CITWIDE	ASSIGNED TO			
CITYWIDE BONUS SLEEPING ROOMS (2)		TOTAL	DATE		INDING	

TRACKING TABLE - FOR CITY USE AND MONITORING

CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE	AFFORDABLE UNITS	OFF/COM/RET	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED FLE	x									
1-28-46	CVS	815 E Commercial Blvd				2.60				9/17/08 PZB? 2.6 flex acreage?
TOTALS						2.60				

Prepared by: Department of Sustainable Development Lithan Design and Planning Division Cortact: Jim Hetzal, Principal Planner Phone: 54-828-8019 Email: Jietzal@forflauderdale.gov Updiaed: 3/28/17

New (1): Readential Uses are in Net Acres; Nonrealdential Uses are in Orces Acres New (2): Clyveide sleeping rooms are depicted in each flax zone chart to indicate which flax zone rooms have been allocated. Clyveide total is 100

INVENTORY DATA AND TRACKING		ND USE PLAN	CITY	LAND USE P	Alt.	
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	PERMITTED	
RESIDENTIAL LAND USE		PERMITTED			PEAKAT TEL	
County (du/G acre) City (du/N acre)						
L 3. L 4.4 L (0 to 4.4)	0	0		0		
L 5. LM 8 LM (4.4 to 8)	25	125		26.0	202	
LM 10 M (8 to 15)	0			0.0	0	
M 15, M 16 M (8 to 15)	49	784		30.0	450	
MH 25 MH (15 to 25)	0	0		0.0	0	
H 50, H 60 H (25 to 60)	0			0.0	0	
TOTAL	74.0	909	74	56.0	658	
NONRESIDENTIAL LAND USE						
COMMERCIAL	69.5		73.4	5.3 ac, recert 1/	25/01, 3.16ac recert 9/	25 08
INDUSTRIAL	225.0		221.0			
OFFICE PARK	0.0		0.0			
PARK & OPEN SPACE	171.0		171.0			
COMMERCIAL RECREATION CONSERVATION	0.0		0.0	4 0 m 00 D 04	amend recert 3/21/02	
CONSERVATION COMMUNITY FACILITIES	7.9		32.0	1.6 au, 20-R-01	ameno recent 3/21/02	necener26/10
UTILITIES	32.0		32.0			
TRANSPORTATION	669.0		668.0			
EMPLOYMENT CENTER	765.0		765.0			
RAC	0.0		0.0			
TOTAL	1,939.4		1,942.3			
PRIMARY DRAINAGE	0	0	16	0		
LAND USE TOTAL1	2,013.4		2,016.3	56.0	658.0	
 Includes Fort Lauderdale Executive Airport LUPA; 63 acr Ordinance No. C-10-28 (both adopted on 1/17/12) 	es Park & Open Space t	o transportation and 5.1 Em	poyment Center to Tran	eportation; Ordinance	No. C-10-27 and	
FLEXIBILITY AND RESERVE		TOTAL	ASSIGNED TO DATE	PE	NDING	CURRENTLY AV
Base RESIDENTIAL FLEX UNITS		251	~		~	~
Base RESIDENTIAL RESERVE UNITS		18	~		-	
	duction)	226	67		0.0	159
RESIDENTIAL FLEX UNITS (Base -10% AFU de		16	0		0.0	16
	U deduction)				0.0	27
RESIDENTIAL RESERVE UNITS (Base -10% AF		27	0			
RESIDENTIAL RESERVE UNITS (Base -10% AF AFFORDABLE HOUSING UNITS (10% of Flax Un		27 13.9	0.0		0.0	13.90
RESIDENTIAL FLEX UNITS (Base -10% AFU de RESIDENTIAL RESERVE UNITS (Base -10% AF AFFORDABLE HOUSING UNITS (10% of Flax U 20% COMMERCIAL TO RESIDENTIAL (acros) % RESIDENTIAL TO OFFICE/COMMERCIAL/R	its)				0.0	13.90
RESIDENTIAL RESERVE UNITS (Base -10% AF AFFORDABLE HOUSING UNITS (10% of Fiex Units 20% COMMERCIAL TO RESIDENTIAL (acres) 5% RESIDENTIAL TO OFFICE/COMMERCIAL/R	its) ETAIL (acres)	13.9 3.7	0.0		0.0	3.70
RESIDENTIAL RESERVE UNITS (Base -10% AF AFFORDABLE HOUSING UNITS (10% of Flax U) 20% COMMERCIAL TO RESIDENTIAL (acres) 3% RESIDENTIAL TO OFFICE/COMMERCIAL/ 8% INDUSTRIAL TO COMMERCIAL/RETAL (a	its) ETAIL (acres) cres)	13.9 3.7 44.9	0.0			
RESIDENTIAL RESERVE UNITS (Base -10% AF AFFORDABLE HOUSING UNITS (10% of Hax U 20% COMMERCIAL TO RESIDENTIAL (acros) 9% RESIDENTIAL TO OFFICIE/COMMERCIAL 20% INDUSTRIAL TO COMMERCIAL/RETAIL (a 20% EMPLOYMENT CENTER TO COMMERCIA	its) ETAIL (acres) cres)	13.9 3.7 44.9 153.0 CH THIDE	0.0 0.0 15.6 3.8 ASSIGNED TO		0.0 0.0 2.6	3.70 29.34
RESIDENTIAL RESERVE UNITS (Basis -10% AF AFFORDABLE HOUSING UNITS (10% of Flax U 20% COMMERCIAL TO RESIDENTIAL (acros) 9% RESIDENTIAL TO OFFICE/COMMERCIAL 9% INDUSTRIAL TO COMMERCIAL/RETAL (a	its) ETAIL (acres) tres) JRETAIL (acres)	13.9 3.7 44.9 153.0	0.0 0.0 15.6 3.8	PE	0.0	3.70 29.34

TRACKING TABLE - FOR CITY USE AND MONITORING

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CASE	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE	AFFORDABLE UNITS	20% COM TO RES	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
LESIGNED B	LEX									
15-2-95								10.30		2/6/96
14,278-99									2.40	6/17/99
2.2.96									1.43	C-96-19
115-R-03			67							4/20/04
Site 5								5.30		N/A
ZR16001	Wawa At Cypress								3	
TOTALS			67	0	0	0.00	0.00	15.60	6.40	

Prepared By Department of Sustainable Developmen Urban Design and Planning Divisio Contact: Jim Hetzal, Principal Planne Pince: 954-828-501 Email: Jestzal (§fortlauderdale.go Updated: 9/28/11

New (1): Residential Uses are in Net Acres; Norresidential Uses are in Gross Acres New (2): Clywide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Otywide total is 100.

> CAM #18-0161 Exhibit 2 Page 24 of 45

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and the second particular						
NVENTORY DATA AND TRACKING	3					and the second
	COUNTY LA	ND USE PLAN	CITY	LAND USE P	All*	
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	DIELLING UNIT &	
ESIDENTIAL LAND USE						
County (du/G acre) City (du/N acre)						
.3, L 4.4 L (0 to 4.4)	0.0	0		0.0	0	
.5, LM 8 LM (4.4 to 8) M 10 M (8 to 15)	0.0	0		0.0	0	
M 10 M (8 to 15) A 15, M 16 M (8 to 15)	0.0	0		0.0	0	
1H 25 MH (15 to 25)	0.0	0		0.0	0	
H 50, H 60 H (25 to 60)	0.0			0.0	0	
TOTAL	0.0	0	0	0.0	0	
IONRESIDENTIAL LAND USE						
OMMERCIAL	0.0		0.0			
NDUSTRIAL VEFICE PARK	0.0		0.0			
AFFICE PARK PARK & OPEN SPACE	0.0		0.0			
COMMERCIAL RECREATION	0.0		0.0			
CONSERVATION	0.0		0.0			
COMMUNITY FACILITIES	29.0		29.0			
JTLITIES	0.0		0.0			
RANSPORTATION	0.0		0.0			
EMPLOYMENT CENTER	0.0		0.0			
RAC	0.0		0.0			
TOTAL PRIMARY DRAINAGE	29.0	0	29.0	0		
LAND USE TOTAL	29.0	0.0	29.0	0.0	0.0	
LEXIBILITY AND RESERVE		TOTAL	ASSIGNED TO DATE		NDING	CURRENTLY AVAILABLE
ase RESIDENTIAL FLEX UNITS		0	~		-	
ase RESIDENTIAL RESERVE UNITS		0	~		-	
ESIDENTIAL FLEX UNITS (Base -10% AFU de	duction)	0	0		0.0	0
ESIDENTIAL RESERVE UNITS (Base - 10% AF		0	0		0.0	0
FFORDABLE HOUSING UNITS (10% of Flex Un	its)	0	0		0.0	0
0% COMMERCIAL TO RESIDENTIAL (acres)		0.0	0.0		0.0	0
% RESIDENTIAL TO OFFICE/COMMERCIAL/R	ETAIL (acres)	0.0	0.0		0.0	0
0% INDUSTRIAL TO COMMERCIAL/RETAIL (a		0.0	0.0		0.0	0
0% EMPLOYMENT CENTER TO COMMERCIA		0.0	0.0		0.0	0
This number does not includes the 475 res flex				-05		
"Table corrections made on 7/05 to reflect prec		ige between FZ 55 & F	Z 56 resulted in a d		age in the FZ	
TYWIDE BONUS SLEEPING ROOMS (2)	,,	TOTAL	DATE		NDING	
CITYWIDE ALLOCATION OF SLEEPING ROOM	S BY ZONE	100	0		0	100

TRACKING TABLE - FOR CITY USE AND MONITORING
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CASE	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	20% COM TO RES	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED FLE	x									
+			_							
			1							
			1							

Prepared By: Department of Sustainable Development Urban Design and Planning Division Contact: Jim Hatzal, Principal Plannar Prone: 54-828-9019 Email: jhatzal@fortlaudardale.gov Updiaes: 02817

UT THIDE ALLOCATION OF SCHEMING MOUTHS & 2006 TO 0 <u>Men (11)</u> Residential Uses are in Net Acres; Normalishinal Uses are in Gross Acres <u>Networ(21</u>): Citywide stepping rooms are depicted in each faix zone chart to indicate which flax zone rooms have been allocated. Citywide stal is 100.

> CAM #18-0161 Exhibit 2 Page 25 of 45

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		_			AND	
			- -	X 7	ONE	
$\mathbf{\Theta}$				^ 2	UNL	
CITY OF FORT LAUDCRDALE						
INVENTORY DATA AND TRACKING						
INVENTORT DATA AND TRACKING	5					
	COUNTY I A	ND USE PLAN	CITY	LAND USE P	A let	
		DWELLING UNITS			DIELLING UNIT I	
	GROSS ARCES	PERMITTED	GROSS ARCES	NET ACRES	PERMITTED	
RESIDENTIAL LAND LISE						
County (du/G acre) City (du/N acre)						
L 3, L 4.4 L (0 to 4.4)	0.0	0		0.0	0	
L 5, LM 8 LM (4.4 to 8) LM 10 M (8 to 15)	0.0	0		0.0	0	
M 10 M (8 10 15) M 15, M 16 M (8 10 15)	0.0	0		0.0	0	
MH 25 MH (15 to 25)	0.0	0		0.0	0	
H 50, H 60 H (25 to 60)	0.0	0		0.0	0	
"L 5 Irregular 6.47	84.6	422	84.6	65.3	422	
**LM 10 Irregular 15.58 **M 16 Irregular 21.37	0.8	8	0.8	0.5	8	
***L 5 Integular 6.80	169.9	849	169.9	124.8	849	
***LM 10 Irregular 11.00	4.8	48	4.8	4.4	48	
***M 16 Irregular 18.07	88.3	1,412	88.3	78.2	1,412	
TOTAL	350.3	2,770.0	350.3	274.5	2,770.0	
NONRESIDENTIAL LAND USE			1			
COMMERCIAL	36.8		36.8		Rock Island Arnex Are	
NDUSTRIAL	43.0		43.0		Rock Island Annex Are	
OFFICE PARK	0.0		0.0			
PARK & OPEN SPACE	30.0		30.0		Rock Island Annex Are	ea.
COMMERCIAL RECREATION	0.0		0.0			
CONSERVATION	0.0		0.0			
COMMUNITY FACILITIES	19.0		19.0		Rock Island Annex Are	8
TRANSPORTATION	0.0		16.0			
EMPLOYMENT CENTER	0.0		0.0			
RAC	0.0		0.0			
TOTAL	144.8		144.8			
PRIMARY DRAINAGE	0	0	0	0		
LAND USE TOTAL	495.1	2,770.0	495.1 ASSIGNED TO	274.5	2,770.0	
FLEXIBILITY AND RESERVE		TOTAL	DATE	PE	ENDING	CURRENTLY AVAILABLE
Base RESIDENTIAL FLEX UNITS		0	~		~	~
Base RESIDENTIAL RESERVE UNITS		0	~		-	~
RESIDENTIAL FLEX UNITS (Base -10% AFU de	duction)	0	0		0.0	0
RESIDENTIAL RESERVE UNITS (Base -10% AF	U deduction)	0	0		0.0	0
AFFORDABLE HOUSING UNITS (10% of Flax Ur	vita)	0	0		0.0	0
20% COMMERCIAL TO RESIDENTIAL (acres)	1	7.4	0.0		0.0	7.36
5% RESIDENTIAL TO OFFICE/COMMERCIAL/F	ETAIL (acres)	17.5	0.0		0.0	17.52
20% INDUSTRIAL TO COMMERCIAL/RETAIL (#		8.6	0.0		0.0	8.60
20% EMPLOYMENT CENTER TO COMMERCIA		0.0	0.0		0.0	0.00
CITYWIDE BONUS SLEEPING ROOMS (2)	annan na (aorea)	TOTAL	DATE		-	
CITYWIDE BONUS SLEEPING ROOMS	0.0V 7015			PE	ENDING	100
GITT WIDE ALLOCATION OF SLEEPING ROOM	ID D1 ZUNE	100	0		0	100

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C		DECED

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CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	20% COM TO RES	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED FL	EX									
TOTALS			0	0	0	0.00	0.00	0.00	0.00	

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<u>Note (11)</u> According to the control of the cont have been allocated. Cit/wide total is 100

CAM #18-0161 Exhibit 2 Page 26 of 45

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9			•		~ ~	UNL	
LIFT OF FORT LADING							
INVENTORY DA	TA AND TRACKING	3					
		COUNTY LA	ND USE PLAN	CITY I	AND USE PL	AN*	
		GROSS ARCES	DWELLING UNITS	GROSS ARCES	NET ACRES	DWELLING UNIT &	
RESIDENTIAL LAN	0.000					100000	
County (du/G acre)	City (du/Nacre)						
L 3. L 4.4	L (0 to 4.4)	446.0	1 338		250.0	1,100	
			1,000				
L 5, LM 8	LM (4.4 to 8)	245.0	1,225		297.0	2,376	
LM 10	M (8 to 15)	0.0	0		0.0	0	
M 15, M 16	M (8 to 15)	398.0	6,368		227.0	3,405	
MH 25	MH (15 to 25)	123.0	3,075		80.0	2,000	
H 50, H 60	H (25 to 60)	28.0	1,400		26.0	1,560	
	TOTAL	1,240.0	13,406	1,240	880.0	10,441	
NONRESIDENTIAL COMMERCIAL	LAND USE	349.0		345.0			
INDUSTRIAL		349.0		345.0			
OFFICE PARK		0.0		0.0			
PARK & OPEN SPAC	E	19.5		19.5			
COMMERCIAL RECE	EATION	3.0		3.0			
CONSERVATION		0.0		0.0			
COMMUNITY FACILI	TIES	28.0		32.0			
UTILITIES		0.0		0.0			
TRANSPORTATION EMPLOYMENT CENT	20	0.0		0.0			
RAC	ER	0.0		0.0			
nnu -	TOTAL	399.5		399.5			
	PRIMARY DRAINAGE LAND USE TOTAL	180	0 13.406.0	180	0 880.0	10.441.0	
FLEXIBILITY AND I	000000		TOTAL	ASSIGNED TO	DE	NDING	CURRENTLY AVAILABI
Base RESIDENTIAL			2.965	-		-	~
Base RESIDENTIAL			268	-		-	
	UNITS (Base -10% AFU d		2,669	891		1126.0	652
	RVE UNITS (Base -10% A		241	1		0.0	240
	ING UNITS (10% of Flax)	Jnita)	323	0		0.0	323
20% COMMERCIAL TO RESIDENTIAL (acros)		69.8	0.0		0.0	69.80	
	OFFICE/COMMERCIAL		62.0	4.1		3.5	54.40
	COMMERCIAL/RETAIL		0.0	0.0		0.0	0.00
20% EMPLOYMENT	CENTER TO COMMERCIA	AL/RETAIL (acres)	0.0	0.0 ASSIGNED TO		0.0	0.00
	SLEEPING ROOMS (2)		TOTAL	DATE	PE	NDING	
	TION OF SLEEPING ROO	MS BY ZONE	100	0		Ó	100

AURILIA Control 5.4.00 5.4.00 5.4.00 5.4.00 1.29/LDAS 6 4/7R13 Ria (Root 5.2R-11 Wood 5.2R-13 North Fac 92/R13 Poulo T TOTALS PENDING FLEX	55 N Federal Satoria revious Galleria sol Plumbing	ADDRESS 666 NE 14th Court 1055 N Federal Hwy 1101 E Sunrise Blvd 1180 N Federal Hwy 1321 NE 12th Ave	PLEX UNITS 355 12 205 219 100	UNITS	UNITS	OFFICOMRET	COM	COM	COMM	NOTES / DRC DATE 7/15/99 2007 Extended Site Plan Review 5/21/2014 PZB, Mixed-use project (incl. 205 multitamily units 2.409 SF Commercial)
3.8.49 3.8.49 23.8.44 1055 1.2PUD-05 5 47R13 Riva (pre 5-2R-1) 52R14 0.000 Fec 92R13 92R13 Noth Fec 92R13 92R13 Pole T 107AUS Fec	Satoria revious Galleria	1055 N Federal Hwy 1101 E Sunrise Blvd 1180 N Federal Hwy	12 205 219							2007 Extended Site Plan Review 5/21/2014 PZB; Mixed-use project (incl. 205 multifamily units
28.8.44 1055 1.2PLD.05 S. 47R13 Rhva (pri 5.2R-11 82R13 North Fee (Ch 0.2R13 92R13 Pollo T TOTALS PENDING FLEX	Satoria revious Galleria	1055 N Federal Hwy 1101 E Sunrise Blvd 1180 N Federal Hwy	12 205 219							2007 Extended Site Plan Review 5/21/2014 PZB; Mixed-use project (incl. 205 multifamily units
R14004 1055 1-2PUD-05 S 47R13 Riva (pri 5-2R-11 8ZR13 Non Fec (Ch 92R13 92R13 Polio T TOTALS PENDING FLEX	Satoria revious Galleria	1055 N Federal Hwy 1101 E Sunrise Blvd 1180 N Federal Hwy	205 219							5/21/2014 PZB; Mixed-use project (incl. 205 multifamily units
1.2PUD-06 5 47R13 Riva (pr 5.ZR-11 Woo 8ZR13 (pr 6.ZR) 9ZR13 Polo T 107AU6 PENDING FLEX	Satoria revious Galleria	1101 E Sunrise Blvd 1180 N Federal Hwy	219							
47R13 Riva (pro 5-ZR-11 Woo 8ZR13 North Fec 9ZR13 Pollo T 101A43 PENDING FLEX	revious Galleria	1180 N Federal Hwy								
5-ZR-11 Woo 8ZR13 North Fec 9ZR13 Pollo T TOTALS PENDING FLEX		,	100							
8ZR13 North Fec (Ch 9ZR13 Pollo T TOTAUS PENDING FLEX	ool Plumbing	1221 NE 12th Aug								2/10/14 Final DRC, 6/19/13 PZB
92R13 (Ch 92R13 Pollo T TOTALS PENDING FLEX		10211021201000	1			3.02				8/17/2011 PZB; 10/18/2011 City Commission - Ordinence: C 30
TOTALS PENDING FLEX	ederal 2650 LLC Chick-Fil-A)	2650 N Federal Hwy				0.23				12/18/2013 PZB; 2/18/2014 City Commission - Ordinence: C 10
PENDING FLEX	Tropical/Hertz	901 E Sunrise Blvd				0.85				2/19/2014 PZB; 4/15/2014 City Commission - Ordinence: C-
ENDING FLEX										
PENDING FLEX										
PENDING FLEX			891	0		4.10	0.00	0.00	0.00	
			031			4.10	0.00	0.00	0.00	
ID14001 Live Galleria	ria ID Rezoning/Site	2300-2620 E Sunrise Ave	1,047			3.50				
ZR16002 825	25 Surrise	825 E Sunrise Blvd					0.31			9/21/2016 PZB
R16034 Beim		2539 E SUNRISE BLVD	79							

Prepared By: Department of Sustainabile Development Uthen Dearing and Planning Division Contact: Jim Hetzel, Principal Planner Phone: 254-825-8019 Email: (hetzel/§forflauderdale.gov Updaee: 3:28117

> CAM #18-0161 Exhibit 2 Page 27 of 45

				Y 7	ONE	47
		l l		^ 2'	UNL	
COTT OF STREET LABOR DISA.						
INVENTORY DATA AND TRACKING						
	COUNTY LA	ND USE PLAN	CITY L	AND USE PL	Ai(*	
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	PERMITTED	
RESIDENTIAL LAND USE						
County (du/G acre) City (du/N acre)						
L 3, L 4.4 L (0 to 4.4)	0.0	0		0.0	0	
L5, LM 8 LM (4.4 to 8) LM 10 M (8 to 15)	194.0	970		153.0	1 224	
M 15. M 16 M (8 to 15)	0.0	176		7.0	105	
MH 25 MH (15 to 25)	11.0	275		25.0	625	
H 50, H 60 H (25 to 60)	213.0	10,650		87.0	5,220	
TOTAL	429.0	12,071	429	272.0	7,174	
NONRESIDENTIAL LAND USE COMMERCIAL	53.0		53.0			
OFFICE PARK PARK & OPEN SPACE	0.0		0.0			
COMMERCIAL RECREATION	119.2		119.2			
CONSERVATION	97.0		97.0			
COMMUNITY FACILITIES	0.0		0.0			
UTILITIES	0.0		0.0			
TRANSPORTATION	0.0		0.0			
EMPLOYMENT CENTER	0.0		0.0			
RAC	0.0		0.0			
TOTAL PRIMARY DRAINAGE	269.2 56	0	269.2	0		
LAND USE TOTAL	698.2	12.071.0	698.2	272.0	7,174,0	
FLEXIBILITY AND RESERVE		TOTAL	ASSIGNED TO DATE	PEI	IDING	CURRENTLY AVAILA
Base RESIDENTIAL FLEX UNITS		4,897	~		~	~
Base RESIDENTIAL RESERVE UNITS		241	~		-	~
RESIDENTIAL FLEX UNITS (Base -10% AFU des	duction)	4,407	0		16.0	4,391
RESIDENTIAL RESERVE UNITS (Base - 10% AFI	U deduction)	217	0		0.0	217
AFFORDABLE HOUSING UNITS (10% of Flex Un	its)	514	0		0.0	514
20% COMMERCIAL TO RESIDENTIAL (acres)		10.6	0.0		0.0	10.60
5% RESIDENTIAL TO OFFICE/COMMERCIAL/R	ETAIL (acres)	21.5	0.7		0.0	20.80
20% INDUSTRIAL TO COMMERCIAL/RETAIL (#		0.0	0.0		0.0	0.00
20% INDUSTRIAL TO COMMERCIADRE TATE (# 20% EMPLOYMENT CENTER TO COMMERCIA		0.0	0.0		0.0	0.00
CITYWIDE BONUS SLEEPING ROOMS (2)		TOTAL	DATE	PE	IDING	
CITYWIDE ALLOCATION OF SLEEPING ROOM		100	0			100

TRACKING TABLE - FOR CITY USE AND MONITORING	3
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CASE	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE	AFFORDABLE UNITS	OFFICOMIRET	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED FLE	x									
5-41-90						0.52				3/19/96
8-ZR-01						0.13				10/15/02
817913	3001 Ocean	3001 N Ocean Blvd	16							
		+	+							
		1	-							
TOTALS			16	0		0.65	0.00	0.00	0.00	

Phone: 954-828-50 @fortlauderdale.go

CAM #18-0161 Exhibit 2 Page 28 of 45

	1			-1	v 7		10
			l I		ΧZ	ONE	47
INVENTORY D	ATA AND TRACKING						
		COUNTY I A	ND USE PLAN	CITY	LAND USE PI	Ait*	
		GROSS ARCES	DWELLING UNITS	GROSS ARCES	NET ACRES	DIELLING UNIT &	
RESIDENTIAL LA	10.005		PERMITTED			PEAMITTED	
County (du/G acre)	City (du/N acre)						
L 3. L 4.4	L (0 to 4.4)	199	597		154	676	
L 5, LM 8	LM (4.4 to 8)	110	550		48	354	
LM 10	M (8 to 15)	0	0		0	0	
M 15, M 16	M (8 to 15)	0	0		0	0	
MH 25	MH (15 to 25)	49	1,225		23	575	
H 50, H 60	H (25 to 60) TOTAL	32 390.0	1,600	411	232.0	420	
	TOTAL	390.0	3,972	411	232.0	2,057	
NONRESIDENTIA COMMERCIAL	L LAND USE	33		20			
INDUSTRIAL		33		20			
OFFICE PARK		0		0			
PARK & OPEN SPAC	γ.	52		44			
COMMERCIAL RECI		0					
CONSERVATION		8		8			
COMMUNITY FACIL	TIES	0		0			
UTILITIES		ō		õ			
TRANSPORTATION		0		0			
EMPLOYMENT CEN	TER	0		0			
RAC		0		0			
	TOTAL	93.0		72.0			
	PRIMARY DRAINAGE	16	0	16	0		
	LAND USE TOTAL	483.0	3,972.0	483.0 ASSIGNED TO	232.0	2,056.6	
FLEXIBILITY AND	RESERVE		TOTAL	DATE	PE	NDING	CURRENTLY AVAILAB
Base RESIDENTIAL	FLEX UNITS		1,915	~		-	
Base RESIDENTIAL	RESERVE UNITS		79	~		-	-
RESIDENTIAL FLEX	UNITS (Base -10% AFU de	function)	1.724	0		0.0	1.724
	RVE UNITS (Base -10% AF		71	0		0.0	71
	SING UNITS (10% of Flex Un		199	0		0.0	199
		nay					
	TO RESIDENTIAL (acres)		6.6	0.0		0.0	6.60
	O OFFICE/COMMERCIAL/R		19.5	0.0	1	0.0	19.50
20% INDUSTRIAL TO	COMMERCIAL/RETAIL (#	2965)	0.0	0.0		0.0	0.00
20% EMPLOYMENT	CENTER TO COMMERCIAL	/RETAIL (acres)	0.0	0.0		0.0	0.00
	S SLEEPING ROOMS (2)		TOTAL	DATE	PE	NDING	
CITYWIDE BONUS							

TRACKING TABLE	- FOR CITY USE AND MONITORING

CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	OFFICOMIRET	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED FLE	x									
TOTALS			0	0	0	0.00	0.00	0.00	0.00	

Prepared By: Department of Sustainable Development Urban Design and Planning Division Contact: Jim Hatzal, Principal Plannar Prone: 54-828-9019 Email: jhatzal@fortlaudardale.gov Updiaes: 02817

<u>Hom (1)</u>: Realdential Uses are in Net Acres; Norrealdential Uses are in Gross Acres <u>Note (2)</u>: Citywide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100





INVENTORY DATA AND TRACKING

	COUNTY LA	ND USE PLAN	CITYL	AND USE PL		
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	DWELLING UNITS PERMITTED	
RESIDENTIAL LAND USE						
County (du/G acre) City (du/N acre)						
_ 3, L 4.4 L (0 to 4.4)	0	0		214	942	
. 5, LM 8 LM (4.4 to 8)	744	3,720		244	1,952	
.M 10 M (8 to 15)	0	0		0	0	
M 15, M 16 M (8 to 15)	243	3,888		147	2,205	
AH 25 MH (15 to 25)	219	5,475		185	4,625	
H 50, H 60 H (25 to 60)	6	300		6	360	
TOTAL	1,212	13,383	1,255	796	10,084	
WNTWN RAC N OF B BLVD RAC 8.100 - These units may be distributed anywhere	278	8,100		278	8,100	
September 25, 2008. Does not include the 2,197 flex an	d reserve units assigned	from FZ 49 to the DRAC	north of Broward Blvd i	150 attordable) recet n 2003.	tined by the BCPC on	
NONRESIDENTIAL LAND USE						
COMMERCIAL	128		94			
NDUSTRIAL	0		0			
OFFICE PARK	0		0			
PARK & OPEN SPACE	103		90			
COMMERCIAL RECREATION	0		0			
CONSERVATION	0		0			
COMMUNITY FACILITIES	0		4			
JTILITIES	0		0			
TRANSPORTATION	0		0			
EMPLOYMENT CENTER	0		0			
TOTAL	231		188			
PRIMARY DRAINAGE	115		115			
LAND USE TOTAL	1,721	21,483	1,443	0	18,184	
FLEXIBILITY AND RESERVE		TOTAL	ASSIGNED TO DATE	PE	NDING	CURRENTLY AVAILABLE
Base RESIDENTIAL FLEX UNITS ¹		1.299			~	
Base RESIDENTIAL RESERVE UNITS ²		180			_	
RESIDENTIAL FLEX UNITS (Base -10% AFU de	duction)		-			
RESIDENTIAL RESERVE UNITS (Base -10% APO de		1169	1186		0	0
		162	161		0	43
AFFORDABLE HOUSING UNITS (10% of Flex Un	its)	148 25.60	105		0	
20% COMMERCIAL TO RESIDENTIAL (acres)			2.64		0	25.60
5% RESIDENTIAL TO OFFICE/COMMERCIAL/R	(60.60				57.96
20% INDUSTRIAL TO COMMERCIAL/RETAIL (ar	,	0.00	0.00		0	0.00
20% EMPLOYMENT CENTER TO COMMERCIAL 1. 2,000 flex units deducted as per 11/20/03 BC certified		0.00	0.00	010/0102	U alt of Research Rivel	0.00
 2,000 flex units deducted as per 11/20/03 BC certified noluding 2,000 flex units) 	LUP text amendment r	2: allocation of 2,960 dwel	ing units into the down	town RAL (2,197 no	rth of Broward Bivd.,	
 197 reserve units deducted as per 11/20/03 BC certifi ncluding 197 reserve units) 	ed LUP text amendment	re: allocation of 2,960 dw	elling units into the dow	mtown RAC (2,197	north of Broward Blvd.,	
ase DWNTWN RAC N OF B BLVD RESI FLEX	2.000	2.000		0	0.00	
Base DWNTWN RAC N OF B BLVD RESERVE U	NITS'	197	197		0	0.00
3. As per 11/20/03 BC certified LUP text amendment re:	allocation of 2,960 dwel		wn RAC (2,197 north of	Broward Blvd.)		
CITYWIDE BONUS SLEEPING ROOMS (2)		TOTAL	DATE	PE	NDING	
CITYWIDE ALLOCATION OF SLEEPING ROOM	S BY ZONE	100	0		0	100
Note (1): Residential Uses are in Net Acres: Non	racidantial l leac ara i	Gross Acres				

TRACKING TABLE - FOR CITY USE AND MONITORING

CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	20% COM TO RES	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED F	LEX									
7-Z-97							0.47			
1-ZR-99							0.13			4/20/99
10-ZR-00							0.19			10/3/00
36-R-01				11						4/12/02
15-R-02				32						7/3/02
65-R-02				13						7/6/02
64-R-02				1						8/21/02
71-R-02				52						8/28/02
132-R-03				52						2/17/04
2-ZR-04		1750 E. Sunrise Blvd					0.24			9/21/04
46R12	Paseo del Mar/ Elan 1640	1600 E Sunrise Blvd	51							8/15/2012 PZB
R14018	Pineapple House	NE 3 Ave and NE 5th St	92							
R14045	Wisdom Village Crossing (Benjamin Bollinger)	615 N. Andrews Ave			105					11/12/14 Final DRC
R14060	Fairfield at Flagler Village	673 NE 3 Ave	292							4/2/15 Final DRC
ZR14002	Preston Holding's Land Trust	223 SE 10th Terrace					0.19			7/07/2015 CC Ord.C-15-1
R15001	Quantum at Flagler Village	701 N Federal Highway	328							1/13/2015 DRC
R15034	Morgan on 3rd	400 NE 3rd Avenue	125							7/28/2015 Final DRC
R15040	Sistrunk Townhomes	103 NE 6th Street	24		1					9/8/2015 Final DRC
R15058	Las Olas Townhomes	620 NE 2ns Street	7							9/8/2015 Final DRC
R17010	ArchoMetro	500 N Andrews Ave	267							9/8/2015 Final DRC
			· · ·		•					

Prepared By:

Department of Sustainable Development Urban Design and Planning Division Contact: Jim Hetzel, Principal Planner Phone: 954-828-5019 Email: jhetzel@fortlauderdale.gov Updated: 9/28/17

Notes: Presbyterian Church removed (Not allocation of flex), Paseo Del Mar (2005) removed because not built and expired.

<u>Note (1)</u>: Residential Uses are in Net Acres; Norresidential Uses are in Gross Acres <u>Note (2)</u>: Citywide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100.





INVENTORY DATA AND TRACKING

	COUNTY LA	ND USE PLAN	CITY	AND USE P	AN*	
	0001111 2/1	DWELLING UNITS	0		DWELLING UNITS	
	GROSS ARCES	PERMITTED	GROSS ARCES	NET ACRES	PERMITTED	
RESIDENTIAL LAND USE						
County (du/G acre) City (du/N acre)						
_ 3, L 4.4 L (0 to 4.4)	0.0	0		0.0	0	
L 5, LM 8 LM (4.4 to 8)	596.0	2,980		456.0	3,648	
M 10 M (8 to 15)	0.0	0		0.0	0	
M 15, M 16 M (8 to 15)	518.2	8,292		362.2	5,433	
MH 25 MH (15 to 25)	70.0	1.750		76.0	1.900	
H 50, H 60 H (25 to 60)	5.0	250		3.0	180	
то	TAL 1,189.2	13,272	1,752	897.2	11,161	
NONRESIDENTIAL LAND USE						
COMMERCIAL	348.0		276.0			
NDUSTRIAL	13.0		7.0			
DFFICE PARK	0.0		0.0			
PARK & OPEN SPACE	147.8		126.8	.78ac Nov 2010		
COMMERCIAL RECREATION	0.0		0.0			
CONSERVATION	0.0		0.0			
COMMUNITY FACILITIES	30.0		39.0			
JTILITIES	0.0		0.0			
TRANSPORTATION EMPLOYMENT CENTER	57.0		57.0			
RAC	792.0		792.0			
TO			1.297.8			
PRIMARY DRAIN		0	63	0		
LAND USE TO	TAL 1,981.2	13,272.0	2,544.0 ASSIGNED TO	897.2	11,161.0	
FLEXIBILITY AND RESERVE		TOTAL	DATE	PE	NDING	CURRENTLY AVAILABLE
ase RESIDENTIAL FLEX UNITS		2,110	-		~	~
ase RESIDENTIAL RESERVE UNITS		265	~		-	-
RESIDENTIAL FLEX UNITS (Base -10% AF	U deduction)	1,899	40		0.0	1,859
RESIDENTIAL RESERVE UNITS (Base -10	% AFU deduction)	239	2		0.0	237
AFFORDABLE HOUSING UNITS (10% of Fig	ABLE HOUSING UNITS (10% of Flex Units)		0		0.0	238
0% COMMERCIAL TO RESIDENTIAL (acre	-1	69.6	0.0		0.0	69.60
5% RESIDENTIAL TO OFFICE/COMMERCI.		59.5	2.1		0.0	57.40
20% INDUSTRIAL TO COMMERCIAL/RETA	2.6	0.0		0.0	2.60	
20% EMPLOYMENT CENTER TO COMMER	CIAL/RETAIL (acres)		0.0		0.0	0.00
CITYWIDE BONUS SLEEPING ROOMS	(2)	TOTAL	DATE	PE	NDING	
CITYWIDE ALLOCATION OF SLEEPING RO	OMS BY ZONE	100	0		0	100

TRACKING TABLE - FOR CITY USE AND MONITORING

CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	OFF/COWRET	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED F	LEX									•
3-Z-95						0.51				2/15/95
96-R-99			31							10/20/99
20-ZR-99						0.30				10/3/00
1-ZR-05						0.23				11/3/05
3-ZR-07		421 NE 11th St				1.04				5/20/08 City Commission
R17001	14th Ct Townhomwa	666 NE 14th Ct	9	2						PZB 4/16/17 Approved
TOTALS			40	2	0	2.08	0.00	0.00	0.00	
XPIRED / W	ITHDRAWN FLEX									
28-R-04		1	-12		1					
ZR14004	Retail Auto Parts Store (Provincial Realty Assoc.)	601 W Sunrise Blvd				0				
98-R-05		805 NE 1st Ave	-30							Trails Point Condo Lofts incl. 4, retail SF
TOTALS			-42	0	0	-0.17	0.00	0.00	0.00	

Prepared By: Department of Sustainable Development Urban Design and Planning Division Contact: Jim Hetzel, Principal Planner Phone: 954-828-5019 Email: jhetzel@fortlauderdale.gov Date: 9/28/17

Note (1): Residential Uses are in Net Acres; Nonesidential Uses are in Gross Acres
 Note (2): Clyvide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100.

			F	FLE	хz	ONE	51
INVENTORY DATA AND TR	RACKING						
		COUNTY LA	ND USE PLAN	CITY	AND USE P		
		GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	PERMITTED	
RESIDENTIAL LAND USE						_	
County (du/G acre) City (du/N acre	•						
L 3, L 4.4 L (0 to 4.4)		0.0	0		0.0	0	
L 5, LM 8 LM (4.4 to 8	3)	174.0	870		104.0	632	
LM 10 M (8 to 15) M 15, M 16 M (8 to 15)		12.0	120		0.0	0	
M 15, M 16 M (8 10 15) MH 25 MH (15 to 2	(5)	0.0	75		0.0	0	
H 50, H 60 H (25 to 60)		0.0	/5		0.0	0	
"L 5 IRREGULAR		32.0	158		24.0	158	
***L 5 IRREGULA		4.0	20		3.0	20	
"L 5 IRREGULA		1.0	7		1.0	7	
	TOTAL	226.0	1,250	329	132.0	1,017	
"Golden Heights Annexation Area ""Dilard Site Annexation Area							
- Diard Site Annealogn Area							
NONRESIDENTIAL LAND USE	T						
COMMERCIAL		71.0		71.0			
NDUSTRIAL		60.0		71.0			
OFFICE PARK		0.0		0.0			
PARK & OPEN SPACE		11.0		11.0			
COMMERCIAL RECREATION		0.0		0.0			
CONSERVATION		0.0		0.0			
COMMUNITY FACILITIES		65.0		52.0			
UTILITIES		0.0		4.0			
TRANSPORTATION		52.0		52.0			
EMPLOYMENT CENTER		45.0		45.0			
RAC		302.0		302.0			
	TOTAL	606.0		608.0			
PRIMARY D LAND US		16 832.0	1,250.0	16 937.0	132.0	1.017.0	
FLEXIBILITY AND RESERVE			TOTAL	ASSIGNED TO DATE		NDING	CURRENTLY AVAILABLE
Base RESIDENTIAL FLEX UNITS			233	~			
Base RESIDENTIAL RESERVE UNITS			21	-			
		h and and	210	~ 0		0.0	210
RESIDENTIAL FLEX UNITS (Base -1) RESIDENTIAL RESERVE UNITS (Base			210	0		0.0	210
							25
AFFORDABLE HOUSING UNITS (109		B)	25	0		0.0	
20% COMMERCIAL TO RESIDENTIA			14.2	0.0		0.0	14.20
5% RESIDENTIAL TO OFFICE/COMP			11.3	0.6		0.0	10.66
20% INDUSTRIAL TO COMMERCIAL	/RETAIL (ac	unes)	12.0	0.0		0.0	12.00
20% EMPLOYMENT CENTER TO CO	OMMERCIAL	/RETAIL (acres)	9.0	0.0		0.0	9.00
CITYWIDE BONUS SLEEPING R			TOTAL	DATE	PE	NDING	
CITYWIDE ALLOCATION OF SLEEP	ING ROOMS	3 BY ZONE	100	0		0	100

TRACKING TABLE - FOR CITY USE AND MONITORING

CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	OFF/COM/RET	20% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
ISSIGNED FLE	X									
11.2.95						0.64				9/20/95
			-							
			-							
			-							
			+							
			+							
			1							
			+							
TOTALS		1	0	0	0	0.64	0.00	0.00	0.00	

Prepared By: Department of Sustainable Development Ubtan Design and Planning Dekision Cortact: Jim Hatal, Principal Planner Phone: 954-528-5019 Email: jhatail @onloaded.gov Updated: 978917

New (11) Residential Uses are in Net Arres; Norrealdential Uses are in Gross Arres New (21): Citywide steeping norms are depicted in each flax zone chart to indicate which flax zone norms have been allocated. Citywide steal is 100.

> CAM #18-0161 Exhibit 2 Page 32 of 45

				v 7/	INC	53											
U		- F	'LE/	N Z (JNE												
IN THE REAL PROPERTY OF																	
					_		1.1411.001										
VENTORY DATA AND TRACKING							TRACION	GTABLE - FOR CITY USE	AND MONITORING								
	COUNTY LAN		CITY L	AND USE PL													
	GROSS ARCES	PERMITTED	GROSS ARCES	NET ACRES	PERMITER		CAM	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE	AFFORDABLE UNITS	20% COM TO RES	5% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SIDENTIAL LAND USE							ASSIGNED	EX									
unty (du/G acre) City (du/N acre)							27-28-99							0.94			11/21/2000 / C-00-67
L 4.4 L (0 to 4.4)	0.0	0		0.0	.0		122-8-56	Broward County Supervisor of	921 SW 27TH Ave	16						+	8/19/2009 PZB: 12/1/2009 City Commission - Ordinence
LM 8 LM (4.4 to 8)	381.0	1,905		283.0	2,264		5-ZR-09	Elections	2400 W Broward Blvd					9.80			09-34
10 M (8 to 15) 5. M 16 M (8 to 15)	0.0	0 480	-	0.0	0		Unknown			1	1		1	0.18	1	1	
5, M 16 M (8 to 15) 25 MH (15 to 25)	30.0	480		12.0	180					+					+	+	
0, H 60 H (25 to 60)	0.0	0		0.0	0			1		1	-		-	-	1	+	1
5 IRREGULAR 6.07	545.0	2,728		407.0	2,726												
M 10 IRREGULAR 12.67	3.0	31		2.0	31												
16 IRREGULAR 33.5	7.0	111		3.0	24												
TOTAL	1,025.0	6,705		747.0	6,314												
** Melrose Park Annexation Area																	
RESIDENTIAL LAND USE			ı —														
MERCIAL	126.0		130.0														
ISTRIAL	52.0		55.0														
CE PARK	0.0		0.0														
K & OPEN SPACE	0.0		2.0														
MERCIAL RECREATION	0.0		0.0														
ISERVATION MUNITY FACILITIES	0.0		0.0														
ITIES	49.0		0.0														
NEPORTATION	6.0		6.0														
PLOYMENT CENTER	0.0		0.0														
5	0.0		0.0														
TOTAL PRIMARY DRAINAGE	233.0		243.0				TOTALS			16		0	0.00				
LAND USE TOTAL1	1.258.0	6,705.0	725.0	747.0	6.314.0		TOTALS			16			0.00	10.93	2 0.0	0.0	1
cludes Riverbend Markeipiace LUPA; 23.9 acres Mr	Residential to Comme	cial; Ordinance No. C-	13-01 (adopted on 12/1	17/13)			EXPIRED / W	VITHDRAWN FLEX									
XIBILITY AND RESERVE		TOTAL	ASSIGNED TO DATE		DING	CURRENTLY AVAILABLE	3-Z-01			-16							
RESIDENTIAL FLEX UNITS		391	-		-		TOTALS			-16		0	0.00	0.0	0.0	0.0	
RESIDENTIAL RESERVE UNITS		134	-		-												
IDENTIAL FLEX UNITS (Base -10% AFU de	duction)	352			32.0	320											
IDENTIAL RESERVE UNITS (Base -10% AF		121			0.0	121											
ORDABLE HOUSING UNITS (10% of Flax U		53			0.0	53											
COMMERCIAL TO RESIDENTIAL (acres)		25.2			0.0	25.18											Urban Design and Planning D
RESIDENTIAL TO OFFICE/COMMERCIAL/P	FTAIL (acres)	51.2			0.0	40.32											Contact. Jim Hetzel, Principal P
INDUSTRIAL TO COMMERCIAL/RETAIL (#		10.4			0.0	10.40											Phone: 954-622
EMPLOYMENT CENTER TO COMMERCIA		0.0			0.0	0.00											Email: jhetzel@fortlauderdi
WIDE BONUS SLEEPING ROOMS (2)	(#L/#3)	TOTAL	ASSIGNED TO DATE		DING												Ubdated: 5
YWIDE ALLOCATION OF SLEEPING ROOM	IS BY ZONE	100	DATE	PER	0	100											Updated: 9
wide Accock from or Sceeping Room		e in Gross Acres	0	l	ç	100											
				ave been allocated													



INVENTORY DATA AND TRACKING



	COUNTY LAND U	SE PLAN	CITY	LAND USE PI	.AN	
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	DWELLING UNIT'S PERMITTED	
RESIDENTIAL LAND USE						
County (du/G acre) City (du/N acre) L 3. L 4.4 L (0 to 4.4)	0.0	0		0.0	0	
L 5, L 4.4 L (0 10 4.4) L 5, L M 8 L M (4.4 to 8)	343.0	1.715		234.0	1.872	
M 10 M (8 to 15)	2.0	23		0.0	1,0/2	
M 15. M 16 M (8 to 15)	367.0	5.872		238.0	3.572	
MH 25 MH (15 to 25)	140.0	3,502		102.0	2,552	
H 50, H 60 H (25 to 60)	0.0	0		0.0	0	
TOTAL	852.0	11,112	837	574.0	7,996	
IONRESIDENTIAL LAND USE						
OWNERCIAL	6.0		4.0			
NDUSTRIAL	25.0		25.0			
OFFICE PARK	0.0		0.0			
PARK & OPEN SPACE	18.5		18.5		6/10/ recert 5.91ac N	ov 2010
COMMERCIAL RECREATION	0.0		0.0		or for recent 0.5 Ide Iv	
CONSERVATION	5.0			recert 2.7 ac 8/	26/10	
COMMUNITY FACILITIES	63.8		66.8	iccont 2.7 de d	20/10	
JTILITIES	0.0		0.0			
RANSPORTATION	74.0		74.0			
MPLOYMENT CENTER	0.0		0.0			
RAC	385.0	8,100	0.0	385	8,100	
TOTAL	577.3	8,100.0	193.3	385.0	8,100.0	
PRIMARY DRAINAGE	49	0	49	0		
LAND USE TOTAL	1,429.3	19,212.0		959.0	16,096.0	
LEXIBILITY AND RESERVE		TOTAL	ASSIGNED TO DATE	PE	NDING	CURRENTLY AVAILABLE
ase RESIDENTIAL FLEX UNITS ¹		2.376	~		~	-
ase RESIDENTIAL RESERVE UNITS ²		203	~		~	-
RESIDENTIAL FLEX UNITS (Base -10% AFU ded	uction)	2,138	2,130		0.0	8
RESIDENTIAL FLEX UNITS RESERVED FOR DO	WNTOWN RAC S OF B BLVD3	763	763		0.0	0
RESIDENTIAL RESERVE UNITS (Base -10% AFL	I deduction)	183	181		0.0	2
AFFORDABLE HOUSING UNITS (10% of Flex Unit	ts)	258	0		0.0	258
20% COMMERCIAL TO RESIDENTIAL (acres)		1.2	0.0		0.0	1.20
% RESIDENTIAL TO OFFICE/COMMERCIAL/RET		42.6	7.8		0.0	34.82
20% INDUSTRIAL TO COMMERCIAL/RETAIL (acre	1	5.0			0.0	5.00
20% EMPLOYMENT CENTER TO COMMERCIAL/		0.0	0.0		0.0	0.00
. 750 flex units deducted as per 11/20/03 BC certified LL						
13 reserve units deducted as per 11/20/03 BC certified As per 11/20/03 BC certified LUP text amendment re: a			ra erva., including 13	NORTH UTES)		
	CITYWIDE	ASSIGNED TO				
CITYWIDE BONUS SLEEPING ROOMS (2)	TYWIDE BONUS SLEEPING ROOMS (2)			PE	NDING	
CITYWIDE ALLOCATION OF SLEEPING ROOMS		100	0		0	100
Note (1): Residential Uses are in Net Acres; Nonre	sidential Uses are in Gross Acres					

TRACKING TABLE - FOR CITY USE AND MONITORING

CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	20% COM TO RES	5% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
ASSIGNED F	LEX									
100-R-99							2.81			9/6/00
45-R-01				1						10/17/01
93-R-01				12						03/18/02
07-R-02				5						5/20/02
30-R-02				163						6/5/02
12-R-07	Pier 17 Marina & Yacht Club	1500 SW 17th St					3.90			5/20/08 City Commission/Not DRAC
23R13	8th Avenue	215 SE 8th Ave	254							8/18/2013 City Commission Approved (Call Up Period Expired), 8/17/
R14015	New River Yacht Club Phase II	401 SW 1st AVE	349							Pending as of 11/14/2016
Unknown							1.09			
R15048	100 Las Olas	100 E Las Olas	121							10/13/2015 DRC
R15057	1st Avenue Residences	SW 1st Avenue	380							11/10/2015 DRC
R16001	New River Central	100 SW 6th Street	407							1/12/2016 DRC
R16013	One River Plaza	4 West Las Olas Boulevard	260							4/12/2016 DRC
R16025	790 East Broward	790 E Broward Boulevard	328							6/28/2016 DRC
R16024	Residences of Las Olas	215 N New River Drive East	31							6/28/2016 DRC
R14001	Lofts on Las Olas	Lofts on Las Olas LLC	EXPIRED							
TOTALS			2130	181	0	0	8	0	0	

Prepared By: Prepared By: Department of Sustainable Development Urban Design and Planning Division Contact: Jim Hetzel, Principal Planner Phone: 954-828-5019 Email: jhetzel@fortlauderdale.gov Updated: 9/28/17

<u>Note (1)</u>: Residential Uses are in Net Acres; Nonresidential Uses are in Gross Acres <u>Note (2)</u>: Citywide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100.





INVENTORY DATA AND TRACKING

		COUNTY LA	ND USE PLAN	CITY I	LAND USE PI	_AN*	
		GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	DWELLING UNITS PERMITTED	
RESIDENTIAL LAND US	E						
	/ (du/N acre)						
	0 to 4.4)	85.0	255		60.0	264	
	(4.4 to 8)	289.1	1,445		212.0	1.696	
	(8 to 15)	0.0	0		0.0	0	
	(8 to 15)	0.0	0		5.0	75	
	(15 to 25)	77.0	1.925		96.0	2.400	
	(25 to 60)	46.0	2.300		5.0	300	
100,1100	TOTAL	497.1	5,925	504	378.0	4,735	
NONRESIDENTIAL LAN							
COMMERCIAL	D 03E	179.2		168.2			
NDUSTRIAL		0.0		0.0			
OFFICE PARK		0.0		0.0			
PARK & OPEN SPACE		6.0		6.0	1		
COMMERCIAL RECREATION	N	0.0		0.0	1		
CONSERVATION	ALC: NO.	0.0		0.0			
		26.0					
COMMUNITY FACILITIES				24.9			
JTILITIES		7.0		7.0			
RANSPORTATION		175.7		195.9			
EMPLOYMENT CENTER		25.5		24.8			
RAC		0.0		0.0			
	TOTAL	419.4		426.8			
	MARY DRAINAGE	195 916.5	5.925.0	195 930.8	0 378.0	4.735.0	
	LAND USE TOTAL	916.5	5,925.0	ASSIGNED TO	378.0	4,735.0	
LEXIBILITY AND RESE	RVE		TOTAL	DATE	PE	NDING	CURRENTLY AVAILABLE
ase RESIDENTIAL FLEX U	JNITS		1,190	-		-	~
Base RESIDENTIAL RESER	RVE UNITS		119	-		-	~
RESIDENTIAL FLEX UNITS	S (Base -10% AFU de	duction)	1,071	1,035		12.0	24
RESIDENTIAL RESERVE U			107	24		0.0	83
FFORDABLE HOUSING U	NITS (10% of Flex Un	its)	131	0		0.0	131
20% COMMERCIAL TO RE	SIDENTIAL (acres)		35.9	0.0		0.0	35.85
% RESIDENTIAL TO OFFI	CE/COMMERCIAL/RI	ETAIL (acres)	24.9	2.6		0.0	22.28
A REGISERINE TO OTT		res)	0.0	0.0		0.0	0.00
	MERCIAL/RETAIL (ad	0% EMPLOYMENT CENTER TO COMMERCIAL/RETAIL (acres)				0.0	4.74
20% INDUSTRIAL TO COM 20% EMPLOYMENT CENTE	ER TO COMMERCIAL		5.1	0.4		0.0	
20% INDUSTRIAL TO COM 20% EMPLOYMENT CENTE Table corrections made on	ER TO COMMERCIAL 7/05 to reflect precedi		between FZ 55 & FZ 5	6)			
20% INDUSTRIAL TO COM	ER TO COMMERCIAL 7/05 to reflect precedi				PE	NDING	100

TRACKING TABLE - FOR CITY USE AND MONITORING

CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	20% COM TO RES	5% RES TO COM	20% IND TO COM	40% EMP TO COM	NOTES / DRC DATE
SSIGNED F	LEX									•
25-Z-89							1.30			Ord. C-90-2
2-Z-90							0.80			Ord. C-90-22
5-Z-94							0.47			Ord. C-94-53
1-Z-97									1.05	7/15/97
102-R-02			129							11/20/02
125-R-03			2							5/19/04
125-R-04		712 SE 18th St	27							1/19/05
125-R-04				4						
79-R-05		1841 & 1851 Miami Rd		8						
79-R-05		1841 & 1851 Miami Rd	10							2/2/2006 10 or 8 units?
114-R-05		801 & 805 SE 19th St	10							2/2/2006 10 or 2 units?
140-R-05		810-812 SE 18th St	40							7/20/06 P&Z
11-ZR-05	1700 S Federal Hwy								0.30	
5-ZR-06									0.36	5/1/07
43-R-06			5							10/18/06 P&Z
118-R-06	Aqua Lofts	810 Miami Rd	5							
119-R-06	Soho Lofts	1800 Miami Rd	6							
35-R-08	Sunrise Harbour	1030 Seminole Dr	17							3/18/2009 PZB
42-R-08		1825 SE 17th St	31							12/17/2008 P&Z & DRC Fit
1-ZR-09	Carlisle Retail	1901 S Federal Highway					0.72			5/20/2009 PZB; 7/21/2009 Commission - Ordinence: C-0
60R13	Harbor Park Warehouse, LLC c/o John T. Loos	981 SE 20th St	310							11/20/2013 PZB; 1/22/201 Rezoning PZB incl. 2,500 re
53R13	Art Institute Investment LLC / Seminole River (Ocean World Plat)	1701 SE 17th St	394							10/16/2013 PZB; 12/6/2013 P DRC
Site 39			49							
Unknown	miami 2100	Victoria One Miami LLC	12							Ord. C-87-104
Unknown									0.63	
TOTALS			1047	12	0	0.00	3.29	0.00	2.34	

EXPIRED / WITHDRAWN FLEX											
6-ZR-06		2000 S Federal Hwy	-0.31								
73-R-05	SOL; 24 or 15 units?; not valid	South Miami Rd	-24								
124-R-05	Parklane Townhomes; Not valid	708 SE 20th St	-10								
134-R-05	Parklane Townhomes; Not valid	605 SE 21st St	-10								
113-R-06	Waterplay II, Inc.	2000 S Federal Hwy	-42							08/08/06 DRC	
116-R-06	Avant Gard; Not valid	1901 S. Miami Rd	-10								
69-R-05	Artisan Condominium	2650 N Federal Hwy	-43								
TOTALS			-139	0	0	0.00	0.00	0.00	0.00		

Note (1): residential Uses are in Net Acres; Nonesidential Uses are in Gross Acres
Note (2): residential Uses are in Net Acres; Note (2): residential Uses are in Area; Note (2): residential Uses are in Area; Note (2): residential Uses are in Net Acres; Note (2): residential Uses are in Residential Uses are i

Prepared By:

Department of Sustainable Development Urban Design and Planning Division Contact: Jim Hetzel, Principal Planner Phone: 954-828-5019 Email: jhetzel@fortlauderdale.gov Updated: 9/28/17



FLEX ZONE 56



INVENTORY DATA AND TRACKING

		COUNTY LA	ND USE PLAN	СІТ	Y LAND USE		
		GROSS ARCES	DWELLING UNITS	GROSS ARCES	NET ACRES	DWELLING UNITS PERMITTED	
RESIDENTIAL LA							
County (du/G acre)							
L 3, L 4.4	L (0 to 4.4)	0.0	0		0.0	0	
L 5, LM 8	LM (4.4 to 8)	364.0	1,785		286.0	2,288	
2 0, 211 0	Livi (4.4 to 0)	004.0	1,700		200.0	2,200	
LM 10	M (8 to 15)	0.0	0		0.0	0	
M 15. M 16	M (8 to 15)	479.2	7.696		296.2	4.470	
MH 25	MH (15 to 25)	65.0	1,625		86.0	2,150	
H 50, H 60	H (25 to 60)	0.0	0		0.0	0	
	TOTAL	908.2	11,106	914	668.2	8,908	
NONRESIDENTIA	L LAND USE						
COMMERCIAL		406.8		432.0			
INDUSTRIAL		402.2		384.9			
OFFICE PARK		0.0		0.0			
PARK & OPEN SPA	ACE.	63.8			.82ac Nov 2010		
COMMERCIAL REC		0.0		0.0	102001101 2010		
CONSERVATION	REATION	53.0		53.0			
COMMUNITY FACIL	LITIES	129.0		145.1			
UTILITIES		0.0		0.0			
TRANSPORTATION	N	157.3		131.1			
EMPLOYMENT CEN	NTER	6.5		7.2			
RAC		257.0		267.0			
	TOTAL	1,475.6		1,484.2			
	PRIMARY DRAINAGE	16	0		0	0.000	
	LAND USE TOTAL	157.3	1,785	131.1		2,288	
FLEXIBILITY AND	DRESERVE		TOTAL	ASSIGNED TO DATE	PE	NDING	CURRENTLY AVAILABLE
Base RESIDENTIAL	FLEX UNITS		2,198	~		~	~
Base RESIDENTIAL	RESERVE UNITS		222	~		~	~
RESIDENTIAL FLEX	X UNITS (Base -10% AFU dec	luction)	1,978	1,237			266**
RESIDENTIAL FLEX	X UNITS RESERVED FOR S.	RAC	475	0			0
RESIDENTIAL RES	ERVE UNITS (Base -10% AFU	J deduction)	200	4			196
AFFORDABLE HOU	JSING UNITS (10% of Flex Un	its)	242	0			242
20% COMMERCIAL	TO RESIDENTIAL (acres)		81.4	16.0			65.4
5% RESIDENTIAL T	TO OFFICE/COMMERCIAL/RE	TAIL (acres)	45.4	7.0			38.4
20% INDUSTRIAL T	TO COMMERCIAL/RETAIL (ad	res)	80.4	38.0		0.6	41.8
20% EMPLOYMENT	T CENTER TO COMMERCIAL	/RETAIL (acres)	1.3	1.9		0.0	0.0
**This number does	not includes the 475 res flex u	units assigned to the	SRAC as per Comp Pla	n Amendment 5-T-0	5.		
***Table corrections	s made on 7/05 to reflect prece	ding boundary chang			rease of EC acrea	ge in the FZ	
CITYWIDE BONU	S SLEEPING ROOMS (2)		CITYWIDE TOTAL	ASSIGNED TO DATE	PE	NDING	
CITYWIDE ALLOCA	TION OF SLEEPING ROOMS	BY ZONE	100	0		0	100
		-		÷		-	

Note (1): Residential Uses are in Net Acres; Nonresidential Uses are in Gross Acres <u>Note (2)</u>: Citywide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100.

TRACKING TABLE - FOR CITY USE AND MONITORING

			<u>г г</u>			1		1	1					
CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	20% COM TO RES	5% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE				
AS SIGNED FL														
134-R-89							0.20			12/5/89				
106-R-90							1.03			2/19/95				
4-R-95							0.28			4/18/95				
129-R-96							0.59							
8-ZR-98						16.00								
8-ZR-98	The Falls at Marina Bay		378											
61-R-98	Med. Village		264							7/15/98				
5-R-00	-								1.38	5/17/00				
17-ZR-00									0.15	12/19/00				
52-R-03			62							12/17/03				
125-R-03		2012 S Miami Rd		2										
9-ZR-04		701-705 SE 24th St							0.40	8/15/05				
23-R-05	Yacht Haven Mobile Home Park	2323 State Rd 84 / 2600 Marina Bay Drive East	395							DRC 1/11/05/ / 1/23/07 PZB Incl. 100,000 SF office; SB 1752 Extensiton to 7/10/14				
70-R-05		•		2						5/17/06				
7-ZR-12	Boaters Warehouse/Second Ave Prop.	311 SW 24th St					0.14			4/17/2013 PZB; 8/20/2013 City Commission - Ordinence: C-13-27				
52-R-12	JTL 84, LLC. / Blu on Marina Blvd	1401 State Rd 84	138							9/19/2012 PZB				
Site 43								18.00						
Site 44								18.00						
Unknown							4.74	0.00						
Unknown TOTALS			1237	4	0	16.00	6.98	2.00 38.00	1.93					
PENDING FLE			1237	4	0	16.00	6.98	38.00	1.93					
Z15005	Lauderdale Propeller	2990 W State Road 84	<u>г г</u>			1		0.56		9/16/2015 PZB				
TOTALS		2990 W Sidle Road 64	0	0	0	0.00	0.00		0.00	3/10/2013 PZB				
TOTALO			0	0	•	0.00	0.00	0.50	0.00					

Prepared By:

Department of Sustainable Development Urban Design and Planning Division

Updated: 9/28/17

CAM #18-0161 Exhibit 2 Page 36 of 45



FLEX ZONE 57

INVENTORY DATA AND TRACKING

	COUNTY LA	ND USE PLAN	CITY	AND USE PI	AN*	
	COUNTILA		CITT	AND USE PL		
	GROSS ARCES	DWELLING UNITS PERMITTED	GROSS ARCES	NET ACRES	DWELLING UNITS PERMITTED	
RESIDENTIAL LAND USE						
County (du/G acre) City (du/N acre)						
L 3, L 4.4 L (0 to 4.4)	0.0	0		0.0	0	
L 5, LM 8 LM (4.4 to 8)	493.0	2,465		390.0	3,120	
LM 10 M (8 to 15)	0.0	0		0.0	0	
M 15, M 16 M (8 to 15)	74.0	1,184		34.0	510	
MH 25 MH (15 to 25)	14.0	350		10.1	253	
H 50, H 60 H (25 to 60)	0.0	0		0.0	0	
**L 3 IRREGULAR 3.53	167.5	503		142.7	503	
**L 5 IRREGULAR 6.85	496.3	2,481		362.2	2,481	
**LM 10 IRREGULAR 12.22	25.7	257		21.0	257	
τοτα	L 1,270.5	7,240	1,275	960.0	7,124	
NONRESIDENTIAL LAND USE						
COMMERCIAL	126.0		125.0			
INDUSTRIAL	35.0		35.0			
OFFICE PARK	0.0		0.0			
PARK & OPEN SPACE	7.9		7.9			
COMMERCIAL RECREATION	2.8		3.0			
CONSERVATION	0.0		0.0			
COMMUNITY FACILITIES	42.3		42.0			
UTILITIES	11.0		11.0			
TRANSPORTATION	0.0		0.0			
EMPLOYMENT CENTER	0.0		0.0			
RAC	0.0		0.0			
ΤΟΤΑ	L 225.0		223.9			
PRIMARY DRAINAG		0	5			
LAND USE TOTA	L 1,495.5	7,240	1,498.90		7,124.00	
			ASSIGNED TO			
FLEXIBILITY AND RESERVE		TOTAL	DATE	PE	NDING	CURRENTLY AVAILABLE
Base RESIDENTIAL FLEX UNITS		116	-		-	~
Base RESIDENTIAL RESERVE UNITS		145	-		-	~
RESIDENTIAL FLEX UNITS (Base -10% AFU o	leduction)	104	0		0.0	104
RESIDENTIAL RESERVE UNITS (Base -10% AFU deduction)		130	0		0.0	130
AFFORDABLE HOUSING UNITS (10% of Flex Units)		26	0		0.0	26
20% COMMERCIAL TO RESIDENTIAL (acres)		25.2	16.0		0.0	9.20
5% RESIDENTIAL TO OFFICE/COMMERCIAL/RETAIL (acres)		63.5	10.9		0.0	52.66
20% INDUSTRIAL TO COMMERCIAL/RETAIL (acres)		7.0	0.0		0.0	7.00
20% EMPLOYMENT CENTER TO COMMERCIA		0.0	0.0		0.0	0.00
CITYWIDE BONUS SLEEPING ROOMS (2)		CITYWIDE	ASSIGNED TO DATE	PE		
CITYWIDE ALLOCATION OF SLEEPING ROOT	AS BY ZONE	100	0		0	100
STIT WIDE ALLOCATION OF SLEEPING ROOT	IS DI ZONE	100	0		U	100

TRACKING TABLE - FOR CITY USE AND MONITORING

CASE	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	RESIDENTIAL	5% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
SSIGNED FLE	X									
22-ZR-00							3.88			7/17/01
6-ZR-04		3500 Davie Blvd					0.16			1/4/05
Unknown							6.84			
Unknown						16.00				
			-							
		1								
		1								

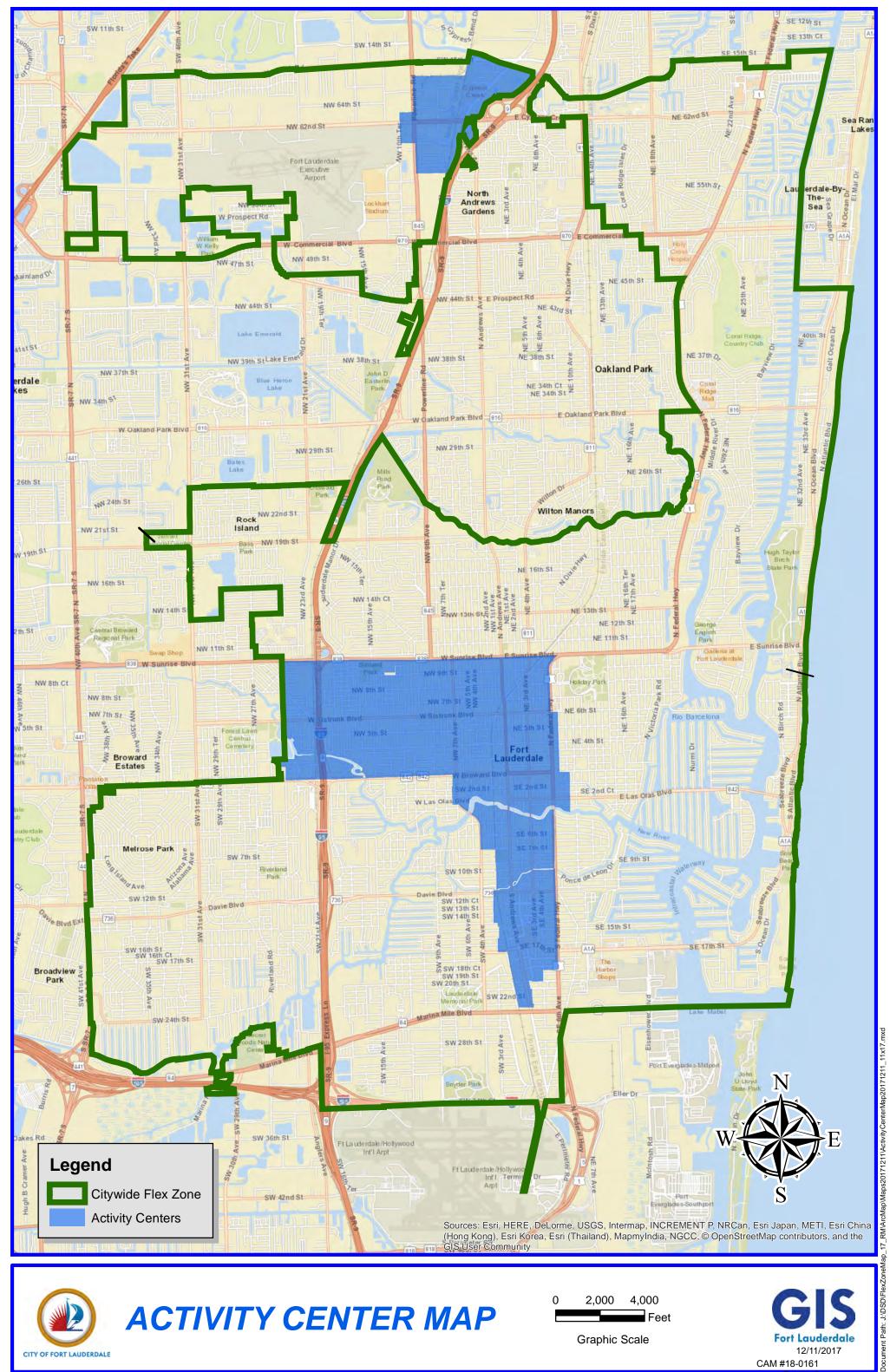
Prepared By: Department of Sustainable Development Department of Sustainable Development Urban Design and Planning Division Contact: Jim Hetzel, Principal Planner Phone: 954-828-5019 Email: jhetzel@fortlauderdale.gov

Updated: 9/28/17

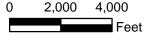
Note (1): Residential Uses are in Net Acres; Nonresidential Uses are in Gross Acres Note (2): Citywide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100.

Exhibit E

CITY'S REGIONAL ACTIVITY CENTER MAP







Graphic Scale

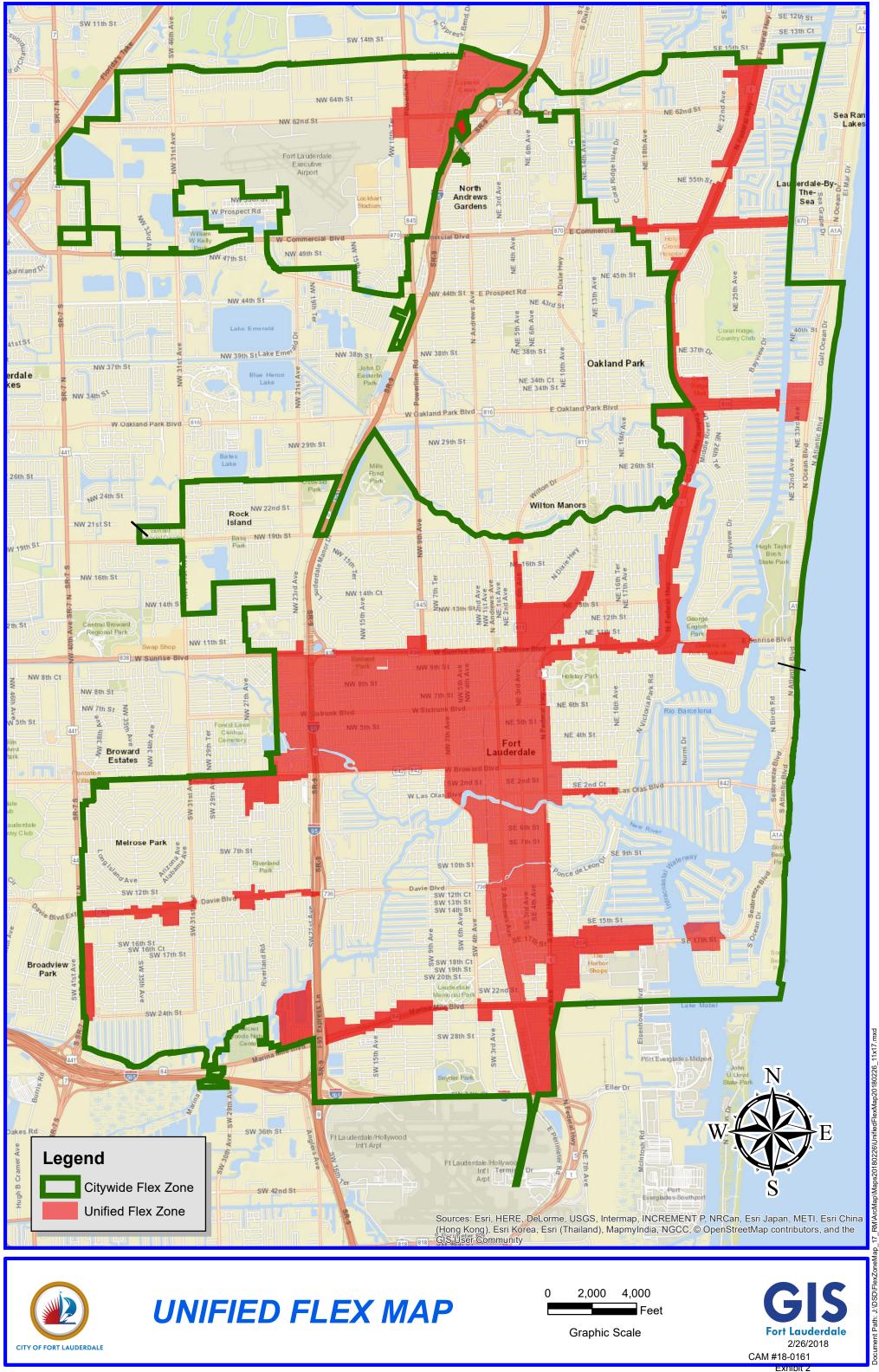


Page 39 of 45

Exhibit F

PROPOSED UNIFIED FLEX MAP

CAM #18-0161 Exhibit 2 Page 40 of 45







Page 41 of 45

Exhibit G

PROPOSED UNIFIED FLEX TABLE

CAM #18-0161 Exhibit 2 Page 42 of 45



CITY UNIFIED FLEX

LAND USE INVENTORY DATA						
LAND USE INVENTORY DATA	COUNTY LAN			CITY LAND USE PLAT	N*	
	GROSS ARCES	DWELLING UNITS PERMITTED		GROSS ARCES	NET ACRES	DWELLING UNITS PERMITTED
RESIDENTIAL LAND USE						
COUNTY (DU/GROSS AC)			CITY (DU/NET ACRE)			
L 3, L 4.4	955.0	2,865	L (0 to 4.4)		987.0	4,343
L 5, LM 8	4,772.0	26,292	LM (4.4 to 8)		3,529.0	28,234
LM 10	17.0	169	M (8 to 15)		0.0	0
M 15, M 16	2,340.0	37,476	M (8 to 15)		1,375.0	20,660
MH 25	1,025.0	25,630	MH (15 to 25)		944.0	23,608
H 50, H 60	475.0	23,750			228.0	13,680
**L3	167.5	503			**142.7	90,525
**L5	1,474.8		IRREGULAR 6.85		**362.2	
**LM 10	40.1	432	IRREGULAR 12.22		**21	
TOTAL	11,266.4	124,488		11,910	7,063.0	181,050
NONRESIDENTIAL LAND USE						
COMMERCIAL	2,315.3		COMMERCIAL	2,196.0		
INDUSTRIAL	893.2		INDUSTRIAL	875.9		
DFFICE PARK	25.0		OFFICE PARK	25.0		
PARK & OPEN SPACE	743(**-15)		PARK & OPEN SPACE	907.7		
COMMERCIAL RECREATION	208.8		COMMERCIAL RECREATION	6.0		
CONSERVATION	179.2		CONSERVATION	179.2		
COMMUNITY FACILITIES	641.1		COMMUNITY FACILITIES	668.8		
UTILITIES	41.0		UTILITIES	52.0		
TRANSPORTATION	1.193.0		TRANSPORTATION	1,186.0		
EMPLOYMENT CENTER	1,193.0		EMPLOYMENT CENTER	1,545.0		
CENTRAL BEACH RAC	1,343.0		CENTRAL BEACH RAC	1,343.0		
DOWNTOWN RAC	278.0		DOWNTOWN RAC		278	
NORTHWEST RAC			NORTHWEST RAC			
SOUTH RAC			SOUTH RAC			
TOTAL	7,319.6			7,641.6		
PRIMARY DRAINAGE	792			808		
LAND USE TOTAL	18,585.9			19,551.87	7,341.00	181,050.00
FLEX AVAILABILITY AS OF OCTOBER 2017						
			TOTAL	ASSIGNED TO DATE	PEND	DING
RESIDENTIAL FLEX UNITS (Base -10% AFU ded	luction)		21,749	6,904		48.0
RESIDENTIAL RESERVE UNITS (Base -10% AFU			2,120	369		~
AFFORDABLE HOUSING UNITS (10% of Flex U	nits)		2,320	105		~
CITYWIDE ALLOCATION OF SLEEPING ROOMS			100	~		~
ncludes flev						

*Includes flex

Note (1): Residential Uses are in Net Acres; Nonresidential Uses are in Gross Acres

UNIFIED FLEX UNITS				
	TOTAL	ASSIGNED TO DATE	PENDING	
RESIDENTIAL FLEX UNITS (AVAILABLE FLEX AND RESERVE)	16,548	0	0.0	16,548
CITYWIDE ALLOCATION				
	TOTAL	ASSIGNED TO DATE	PENDING	
AFFORDABLE HOUSING UNITS (10% of Flex Units)	2,215	0	0.0	2,215
CITYWIDE ALLOCATION OF SLEEPING ROOMS	100	~	~	100
5% RESIDENTIAL TO OFFICE/COMMERCIAL/RETAIL (acres)	594.2	51.3	3.5	543
20% INDUSTRIAL TO COMMERCIAL/RETAIL (acres)	178.5	53.6	0.6	125
20% EMPLOYMENT CENTER TO COMMERCIAL/RETAIL (acres)		36.0	2.6	273

Note (2): Citywide sleeping rooms are depicted in each flex zone chart to indicate which flex zone rooms have been allocated. Citywide total is 100.



CITY ALLOCATED FLEX

TRACKING	TABLE - FOR CITY USE	AND MONITORING - EXIS	TING ALLO	CATIONS FR	OM FLEX ZONE	S				
CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	RESERVE UNITS	AFFORDABLE UNITS	RESIDENTIAL	5% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
ASSIGNED FI 22-ZR-00 6-ZR-04	LEX	3500 Davie Blvd					3.88 0.16			7/17/01 1/4/05
Unknown Unknown 134-R-89						16.00	6.84 0.20			12/5/89
106-R-90 4-R-95							1.03 0.28			2/19/95 4/18/95
129-R-96 8-ZR-98 8-ZR-98	The Falls at Marina Bay		378			16.00	0.59			
61-R-98	Med. Village		264						4.00	7/15/98
5-R-00 17-ZR-00 52-R-03			62						1.38 0.15	5/17/00 12/19/00 12/17/03
125-R-03 9-ZR-04		2012 S Miami Rd 701-705 SE 24th St 2323 State Rd 647 2000 Manna		2					0.40	8/15/05 DKC 1/11/05//1/23/07 P2B1001.
23-R-05 70-R-05 7-ZR-12	Yacht Haven Mobile Home Park	311 SW 24th St	395	2			0.14			5/17/06 4/17/2013 PZB, 6/20/2013 City
52-R-12 Site 43	JTL 64, LCC: PBO on Manna	1401 State Rd 84	138				0.14	18.00		9/19/2012 PZB
Site 44 Unknown							4.74	18.00		
Unknown 25-Z-89 2-Z-90							1.30 0.80	2.00		Ord. C-90-2 Ord. C-90-22
5-Z-94							0.47		1.05	Ord. C-94-53
1-Z-97 102-R-02			129						1.05	7/15/97
125-R-03 125-R-04 125-R-04		712 SE 18th St	2 27	4						5/19/04 1/19/05
79-R-05 118-R-06	Aqua Lofts	1841 & 1851 Miami Rd 810 Miami Rd	5	8						
119-R-06 35-R-08	Soho Lofts Sunrise Harbour	1800 Miami Rd 1030 Seminole Dr	6 17							3/18/2009 PZB
42-R-08 1-ZR-09	Carlisle Retail	1825 SE 17th St 1901 S Federal Highway	31				0.72			12/17/2008 P&Z & DRC Final 5/20/2009 PZB; 7/21/2009 City Commission - Ordinance: C-09-20
60R13	Harbor Park Warehouse, LLC c/o_lobp T_Loos Art Institute Investment LLC /	981 SE 20th St	310							11/20/2013 PZB; 1/22/2014 Rezoning PZB incl. 2 500 retail
53R13 Site 39	Seminole River (Ocean World Plat)	1701 SE 17th St	394 49							10/16/2013 PZB; 12/6/2013 Final DRC
Unknown Unknown	Miami 2100	Victoria One Miami LLC	49 12				0.01		0.63	Ord. C-87-104
100-R-99 45-R-01 93-R-01				1 12			2.81			9/6/00 10/17/01 03/18/02
07-R-02 30-R-02				5 163						5/20/02 6/5/02 5/20/08 City Commission/Not
12-R-07	Pier 17 Marina & Yacht Club	1500 SW 17th St					3.90			DRAC 8/18/2013 City Commission Approved (Call Up Period Expired),
23R13	8th Avenue Residences/Amaray Las Olas(Rock-French Quarter LLC)	215 SE 8th Ave	254							8/17/13 Final DRC / 8TH AVE RESIDENCES -262 UNIT APT, 2,500 SF OF RETAIL W/ PARKING GARAGE; Was 64-R-12
R14015 Unknown R15048	New River Yacht Club Phase II 100 Las Olas	401 SW 1st AVE 100 E Las Olas	349 121				1.09			Pending as of 11/14/2016 10/13/2015 DRC
R15057 R16001	1st Avenue Residences New River Central	SW 1st Avenue 100 SW 6th Street	380 407							11/10/2015 DRC 1/12/2016 DRC
R16013 R16025 R16024	One River Plaza 790 East Broward Residences of Las Olas	4 West Las Olas Boulevard 790 E Broward Boulevard 215 N New River Drive East	260 328 31							4/12/2016 DRC 6/28/2016 DRC 6/28/2016 DRC
R14001 27-ZR-99 122-R-06	Lofts on Las Olas	Lofts on Las Olas LLC 921 SW 27TH Ave	EXPIRED 16				0.94			11/21/2000 / C-00-67
5-ZR-09	Broward County Supervisor of Elections	2400 W Broward Blvd	10				9.80			8/19/2009 PZB; 12/1/2009 City Commission - Ordinance: C-09-34
Unknown 11-Z-95						0.64	0.18			9/20/95
3-Z-95 96-R-99 20-ZR-99			31			0.51				2/15/95 10/20/99 10/3/00
1-ZR-05 3-ZR-07 R17001 7-Z-97	14th Ct Townhomwa	421 NE 11th St 666 NE 14th Ct	9	2		0.23	0.47			11/3/05 5/20/08 City Commission PZB 4/16/17 Approved
1-ZR-99 10-ZR-00				44			0.13 0.19			4/20/99 10/3/00
36-R-01 15-R-02 65-R-02				11 32 13						4/12/02 7/3/02 7/6/02
64-R-02 71-R-02 132-R-03				1 52 52						8/21/02 8/28/02 2/17/04
2-ZR-04 46R12	Paseo del Mar/ Elan 1640	1750 E. Sunrise Blvd 1600 E Sunrise Blvd	51	02			0.24			9/21/04 8/15/2012 PZB
R14018 R14045	Pineapple House Wisdom Village Crossing (Benjamin Bollinger)	NE 3 Ave and NE 5th St 615 N. Andrews Ave	92		105					11/12/14 Final DRC
R14060 ZR14002	Fairfield at Flagler Village Preston Holding's Land Trust	673 NE 3 Ave 223 SE 10th Terrace	292				0.19			4/2/15 Final DRC 7/07/2015 CC Ord.C-15-14 Approval, 7/20/2015 PZB, 8/26/14
R15001	Quantum at Flagler Village	701 N Federal Highway	328							DRC 1/13/2015 DRC
R15034 R15040 R15058	Morgan on 3rd Sistrunk Townhomes Las Olas Townhomes	400 NE 3rd Avenue 103 NE 6th Street 620 NE 2ns Street	125 24 7							7/28/2015 Final DRC 9/8/2015 Final DRC 9/8/2015 Final DRC
R17010 5-R-96	ArchoMetro	500 N Andrews Ave	267			0.52				9/8/2015 Final DRC 3/19/96
8-ZR-01 R17013 5-R-99	3001 Ocean	3001 N Ocean Blvd	16 355			0.13				10/15/02 7/15/99
28-R-04 R14004	1055 N Federal	666 NE 14th Court 1055 N Federal Hwy	12 205							2007 Extended Site Plan Review 5/21/2014 PZB; Mixed-use project (incl. 205 multifamily units & 2,409
1-ZPUD-05	Satori Riva (previous Galleria	1101 E Sunrise Blvd	219							SF Commercial)
47R13 5-ZR-11	Kiva (previous Galieria Landings) Wool Plumbing	1180 N Federal Hwy 1321 NE 12th Ave	100			3.02				2/10/14 Final DRC, 6/19/13 PZB 8/17/2011 PZB; 10/18/2011 City
8ZR13	North Federal 2650 LLC (Chick- Fil-A)	2650 N Federal Hwy				0.23				Commission - Ordinance: C-11-30 12/18/2013 PZB; 2/18/2014 City Commission - Ordinance: C-14-10
9ZR13 15-Z-95	Pollo Tropical/Hertz	901 E Sunrise Blvd				0.85		10.30		2/19/2014 PZB; 4/15/2014 City Commission - Ordinance: C-14-18 2/6/96
14-ZR-99 2-Z-96			67						2.40 1.43	6/17/99 C-96-19
115-R-03 Site 5 ZR16001	Wawa At Cypress	0455	67					5.30	3	
1-ZR-08 6-ZR-09	CVS TD Bank	815 E Commercial Blvd 1701 E Sunrise Blvd				2.60 1.50				9/17/08 PZB? 2.6 flex acreage? 6/17/2009 PZB; 9/1/2009 City Commission - Ordinance: C-09-22
32-R-11	Atlantech Plaza	6451 N Federal Hwy	266							11/16/2011 PZB; 4/17/2012 City Commission - Resolution: 12-72 3/16/2016 PZB; 5/17/2016 City
ZR15007 67R12	Bendetti Medical Office Symphony at Waterway ALF	3031 Commercial Blvd 3001 E. Oakland Park Blvd	52				0.28			Commission - Ordinance: C-16-09 12/19/12 PZB - Bonus Sleeping
ZR17003 102-R-95	2980 Retail and Rest Bldg.	2980 N Federal Hwy					0.49		23.80	Rooms and Flex Assignment 06/21/17 PZB
106-R-00 2-Z-88									2.50 3.64	C-88-22



CITY UNIFIED FLEX

TRACKING	TABLE - FOR CITY USE	AND MONITORING - UNIF	ED ALLOCA	TIONS FROM FL	EX ZONES					
CASE NUMBER	PROJECT NAME	ADDRESS	FLEX UNITS	AFFORDABLE UNITS	SSRF	SLEEPING ROOMS	5% RES TO COM	20% IND TO COM	20% EMP TO COMM	NOTES / DRC DATE
AGGIGNED I										
