



REQUEST FOR REDEVELOPMENT UNITS

CITY OF FORT LAUDERDALE

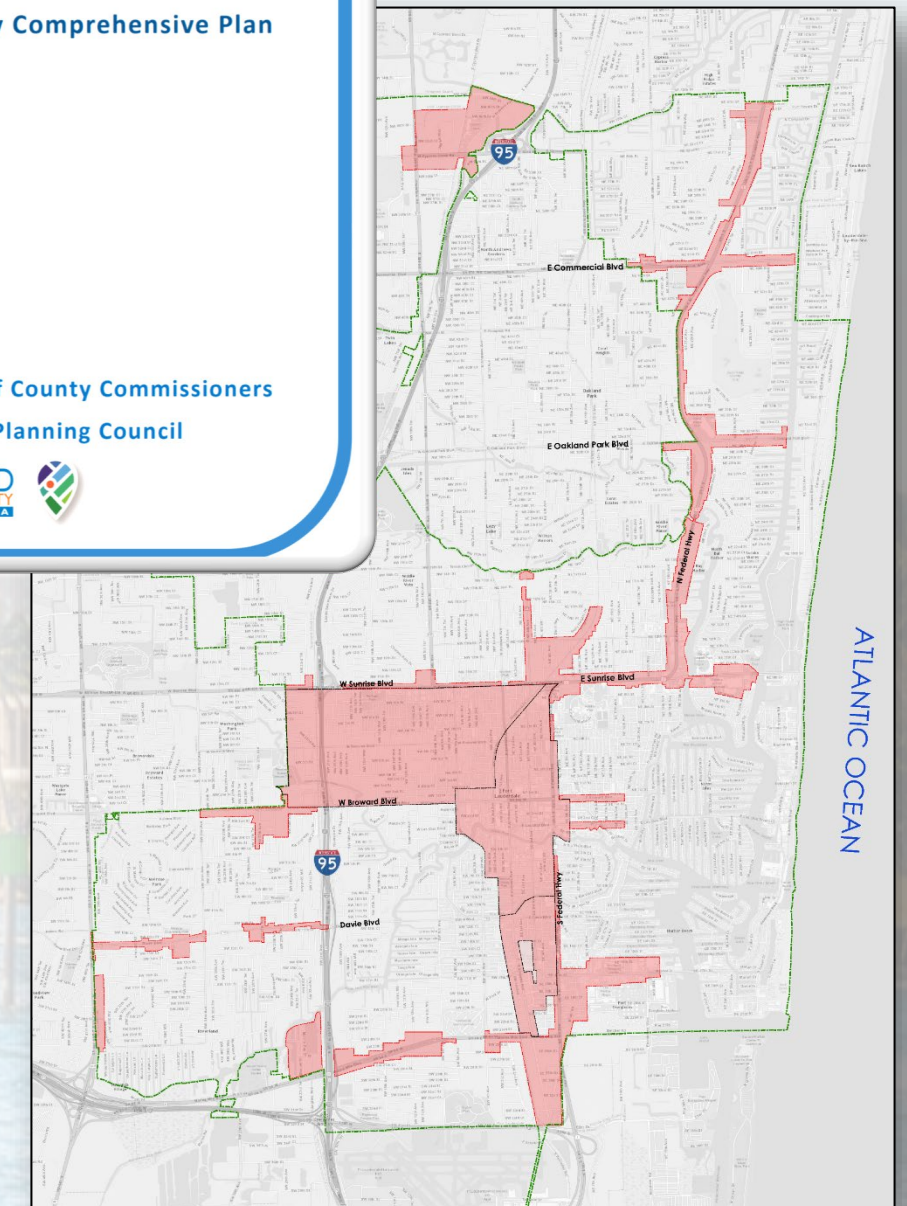
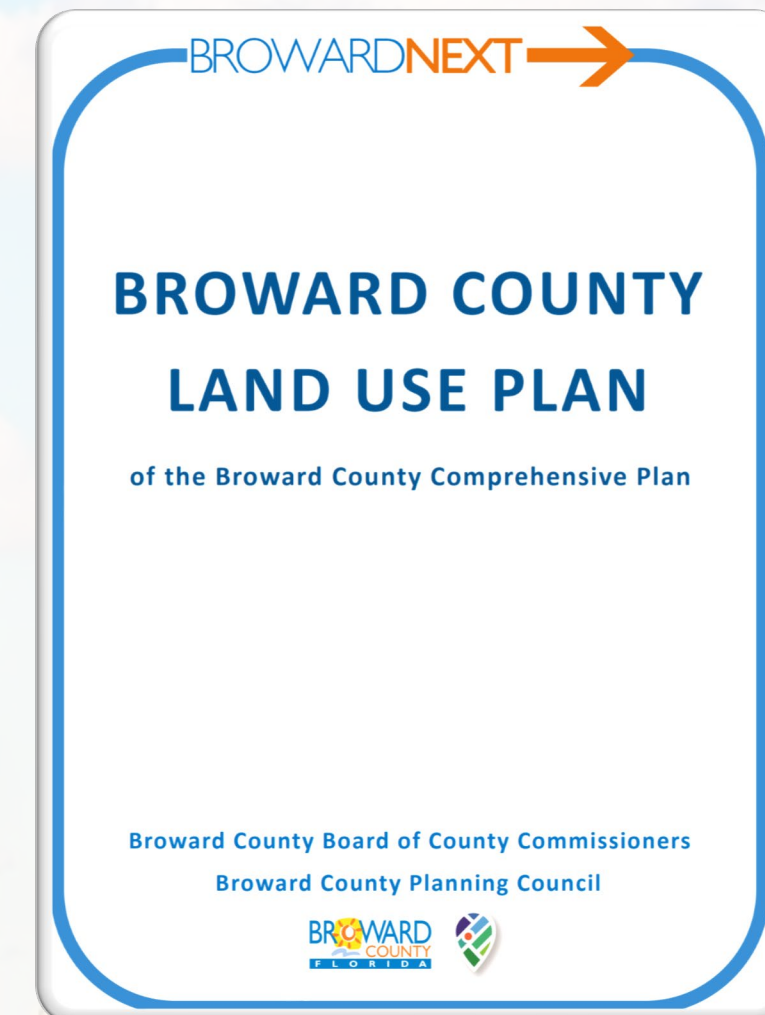
PREPARED BY:

CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN & PLANNING DIVISION
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311



Background

- 2017 - Broward County Land Use Policy 2.35.1
 - Allows allocation of redevelopment units
- 2018 - City adopted Unified Flex Policy and Map
 - Today, there are no more Flex Units available for allocation
- City will request first allotment of 500 redevelopment units subject to criteria





Applicability

- Available to municipalities that have fewer than 250 flexibility units
- Have established Receiving Area
- Have established Implementation Policy
- Demonstrate sufficient capacity for impacts:
 - Public Facilities and Services
 - School Concurrency
 - Affordable Housing
 - Land Use Compatibility
 - Sea Level Rise (Priority Planning Areas)



Application Criteria

Apply to Development Applications that meet Specific Criteria:

Transfer of Development Rights

- Currently no development entitlements to transfer development rights to another property through transfer or sale in order to preserve historic buildings
- Redevelopment units would allow the implementation of this policy

Infill Redevelopment

- Smaller infill projects
- Do not qualify under BCLU Policy 2.16.4 (Affordable Housing)
- Not to exceed a total of 50 units.

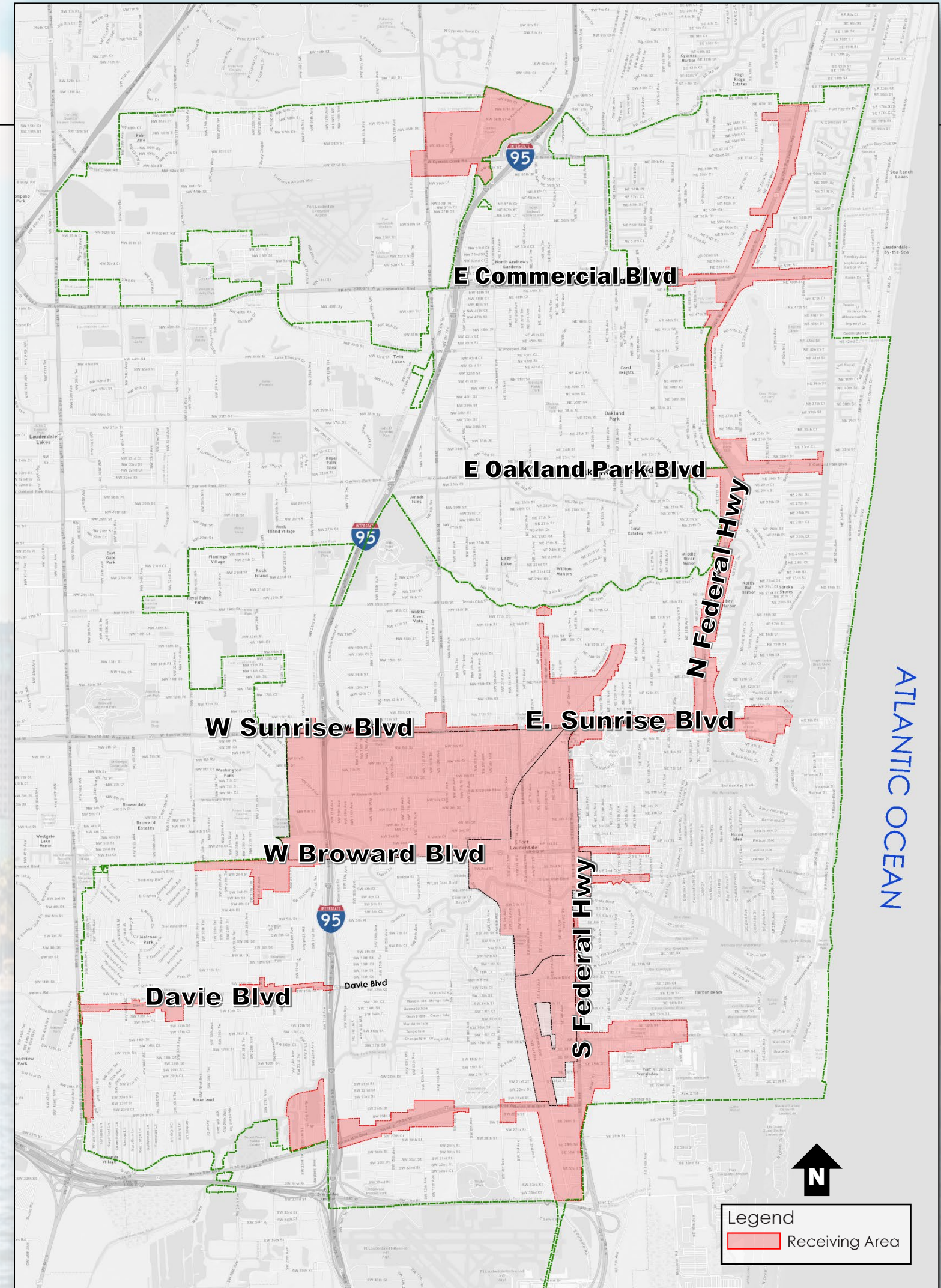


Receiving Area

- Same as the City's **Unified Flex Map**
- Includes the City's **Regional Activity Centers (RACs)**
 - *With exception of Central Beach RAC*

Includes **Major Transit Corridors** :

- Federal Highway
- Sunrise Boulevard
- SE 17th Street
- Andrews Avenue
- State Road 84
- Davie Boulevard
- NE 4th Avenue and NE 13th Street
- Commercial Boulevard
- Oakland Park Boulevard





Next Steps:

Meeting	Date
Planning and Zoning Board	March 20, 2024
City Commission	May 7, 2024
Broward County Planning Council	TBD
Broward County Commission	TBD



QUESTIONS?

THANK YOU!

PREPARED BY:

CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN & PLANNING DIVISION
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311