



**Memorandum**

**Memorandum No: 21-035**

**Date:** April 28, 2021

**To:** Honorable Mayor and Commissioners

**From:** Chris Lagerbloom, ICMA-CM, City Manager

**Re:** Approved Release of Residential Flexibility Units

On April 22, 2021, the Broward County Planning Council (BCPC) approved the City’s request to release 5,000 residential flex units from the City’s approved total of 13,588 units, leaving 3,588 residential flex units for future release. Pursuant to Broward County Land Use Plan, Policy 2.35.1 and the Administrative Rules Document, Appendix 3-1, municipalities that have more than 5,000 flex units must request the release of additional units in increments of 5,000 flex units. The municipality must demonstrate available units have been allocated and the next release is available based on the total permitted flex units.

**Background:**

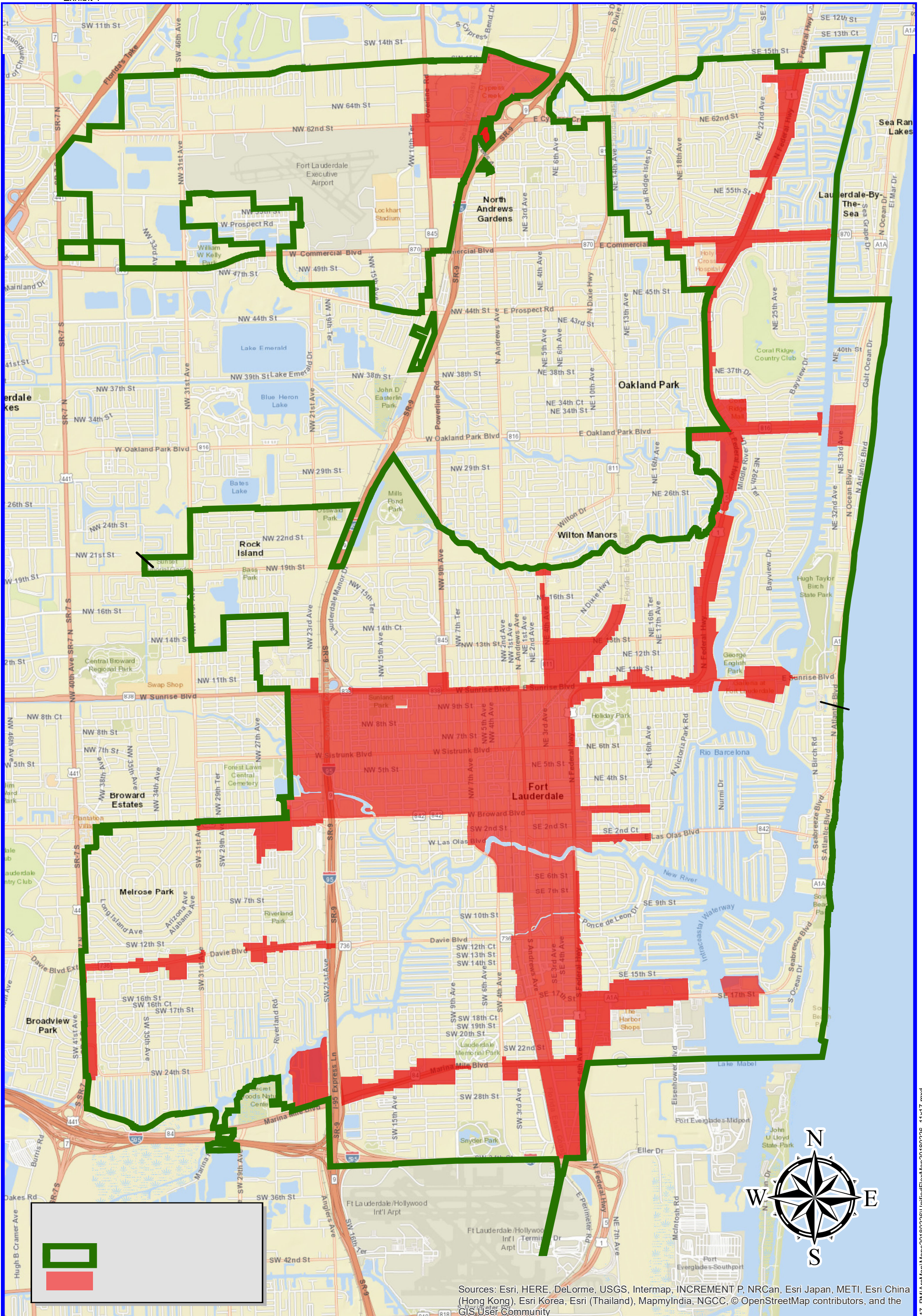
In August 2018, pursuant to the Broward County Land Use Plan, the City received approval from BCPC for a Unified Flexibility Zone that established a total number of unified residential flex units, including affordable units, as well as bonus sleeping rooms and nonresidential commercial flex acreage. Nonresidential commercial flex acreage and bonus sleeping rooms are available for citywide allocation. However, the allocation of unified residential flex units is only permitted in the “receiving zone” which was identified in the City’s Unified Flex Strategy and Policy document as the City’s Unified Flex Map, attached as Exhibit 1.

The City Commission approved the Unified Flex Map on March 6, 2018 through Resolution No. 18-45. Upon approval, the City’s unification resulted in a total of 13,588 residential flexibility units inclusive of affordable units. To date, the City has approved 3,063 flexibility units with 2,155 pending approval, leaving an available balance of 31 units from the initial release. It should be noted that the City has committed to setting aside 1,901 affordable housing units from the total flex units upon unification. The newly released 5,000 units became available for use on April 22, 2021. The table below provides a current summary of residential flex units:

	Residential Flex	Affordable Flex
Total Permitted		1,901
Assigned to	3,063	113
Pending	2,155	8
Remaining	31	1,780

*\*Includes initial release of 5,000 units plus expired developments that contained flex allocation.*

- C: Greg Chavarria, Assistant City Manager
- Tarlesha W. Smith, Esq., Assistant City Manager
- Alain E. Boileau, City Attorney
- Jeffrey A. Modarelli, City Clerk
- John C. Herbst, City Auditor
- Department Directors
- CMO Managers



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



CITY OF FORT LAUDERDALE

**UNIFIED FLEX MAP**

0 2,000 4,000  
Feet

Graphic Scale

**GIS**  
Fort Lauderdale  
2/26/2018