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# CITY OF LAUDERHILL



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## PLANNING & ZONING

**To:** Kennie Hobbs, Interim DCM

**From:** Zach Davis-Walker, Operations Administrator

**RE:** Flex Unit Unification

Flex units are the difference between the numbers of dwelling units allowed by the municipality's land use plan and the Broward County ("County") land use plan. If the municipality allows fewer units than the County, the difference is designated as "flexibility units" or "flex units." The County initially allocated flex units by way of flex zones, the City of Lauderhill ("City") is currently comprised of four (4) flex zones (see attached Broward Flexibility Zones Map). The flexibility zones governed where these flex units could be allocated within each zone. The areas in which the flex units could be allocated are called "receiving areas."

The BrowardNext Land Use Plan combines the affordable housing units into flex and reserve units and renamed the reserve units "redevelopment units" with its adoption. The BrowardNext land use plan also condensed all the flex zones within each municipal to create one unified flex zone that covers the entire municipality. Upon recertification of its flex zone map, municipalities may unify its flex allocation to one citywide "receiving area" and allocate flex units from one unified pool. The purpose for combing flex units and unifying municipal receiving areas is to allow cities to re-arrange land uses to address land use issues at a local level without having to amend the County land use plan.

A synopsis of the flex unification process is as follows:

- Submittal of a request letter signed by the Planning Director, City Manager or Mayor, or designee along with flex documentation;
- The review is an internal administrative process between City staff and BCPC staff (there is no fee or public hearings at the County level, it is at the City's discretion to hold a public hearing(s));
- Once City staff and BCPC staff agree on the available flex, the City executes the acknowledgement form (signed by the Planning Director, City Manager or Mayor, or designee) and returns same to our office; and
- BCPC staff provides a new Unified Flex Table to the City.

Attached for your reference please find the section of the BrowardNext land use plan regarding the allocation of redevelopment units. Additionally, please find attached Article 3 of the Administrative Rules Document.

**Attachments:**

1. Administrative Rules-Flex;
2. Flex Zone Map;
3. Lauderhill Flex Tables-2008; and
4. BrowardNext Redevelopment Units;