



CITY OF
FORT LAUDERDALE

PROPOSED CODE AMENDMENTS

UNIFIED LAND DEVELOPMENT REGULATIONS

COUNCIL OF FORT LAUDERDALE CIVIC ASSOCIATIONS
AUGUST 2025

1

SECTION 47-24 DEVELOPMENT PERMITS AND PROCEDURES

- Amendments to the development review process to align with State Statute 166.033(1) review deadlines
- Revise City Commission Request for Review period

2

SECTION 47-18.21 MIXED-USE DEVELOPMENT REGULATIONS

- Amendments to the mixed-use development code
- Results from initial public outreach
- Prior to completion of overall project



1

SECTION 47-24 DEVELOPMENT PERMITS AND PROCEDURES



» BACKGROUND

» AMENDED CODE LANGUAGE

» DEVELOPMENT REVIEW FLOWCHART

» CHANGES TO INTERNAL PROCEDURES

» QUESTIONS AND COMMENTS



FLORIDA STATE § 166.033:

- DICTATES REVIEW PROCEDURES AND TIMELINES
- UPON APPLICATION SUBMITTAL CITY HAS 30 DAYS TO DEEM DEFICIENT OR COMPLETE
- DEFICIENT APPLICATIONS HAVE 30 DAYS TO ADDRESS
- MUST BE PROCESSED AND BE APPROVED, APPROVED WITH CONDITIONS, OR DENIED

120 DAYS (NON-QUASI-JUDICIAL)

180 DAYS (QUASI-JUDICIAL)

- MUTUALLY AGREED UPON EXTENSIONS MAY BE GRANTED

COMMISSION REQUEST FOR REVIEW

- STATE TIMELINES IMPACTED REQUEST TIME
- INSUFFICIENT PREPARING TIME FOR STAFF AND COMMISSION TO REVIEW



AMENDED CODE LANGUAGE

- PRELIMINARY MEETINGS - *now required*
- APPLICATION SUBMITTAL REQUIREMENTS - *expanding in detail*
- REVIEW PROCESS - *revised timeline to align with state timeline*
- EXTENSIONS - *not beyond the timeline expiration dates*
- WAIVERS - *to continue in process*
- DENIAL OF APPLICATIONS - *PZB and Commission agendas*
- DESIGN REVIEW TEAM - *established for deviations to master plans*
- PUBLIC PARTICIPATION TABLE - *for public notices*
- CITY COMMISSION REQUEST FOR REVIEW - *7 business days from 30 days*

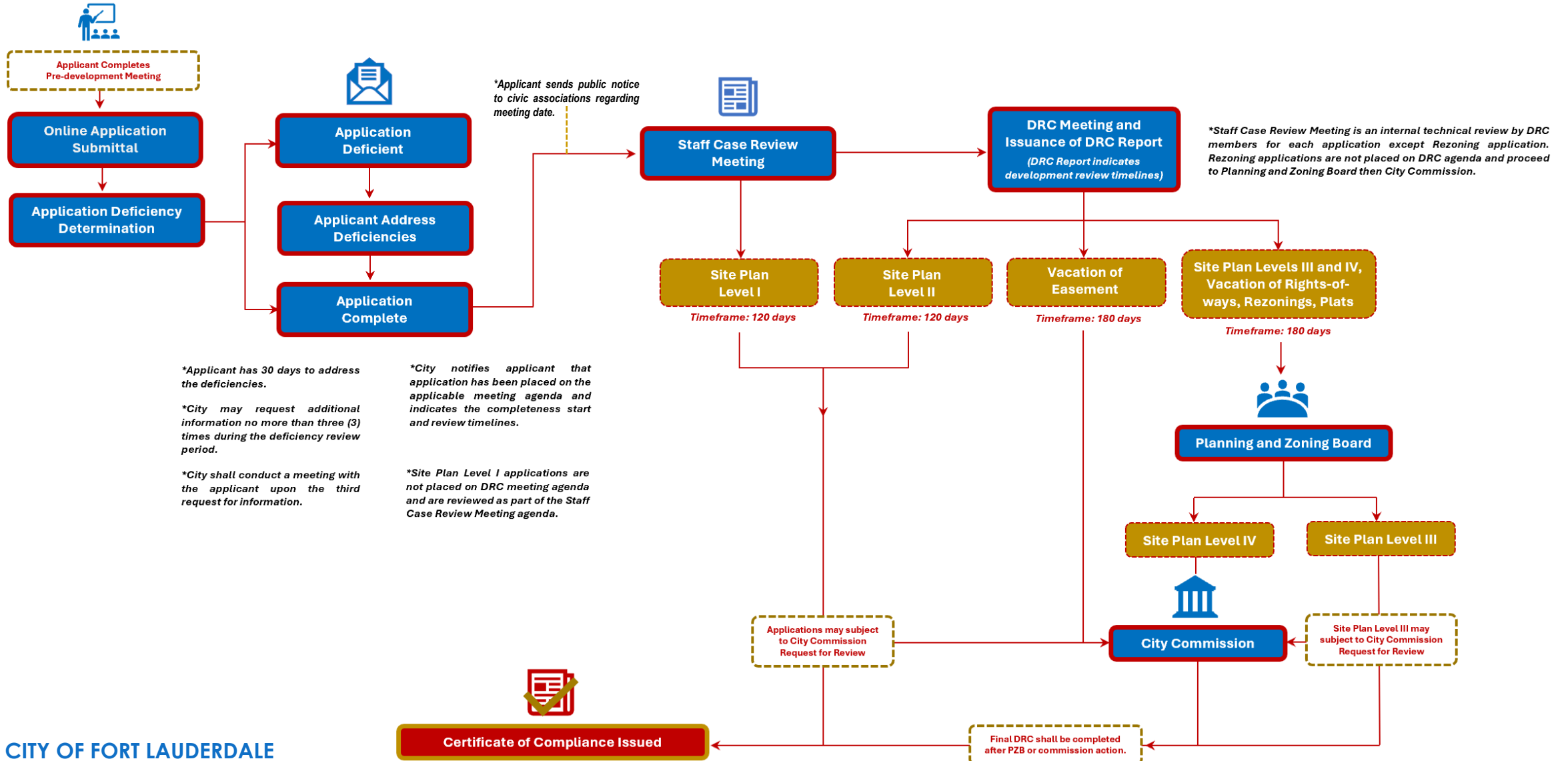




CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW FLOWCHART

ULDR, SECTION 47-24, DEVELOPMENT PERMITS AND PROCEDURES



CITY OF FORT LAUDERDALE

PUBLIC NOTICE TABLE

DEVELOPMENT PERMIT APPLICATION TYPE	NOTICE	
	Administrative Review Meeting Notice to Civic Association(s) 21 days before meeting	Development Review Committee Notice to Civic Association(s) 21 days before meeting
Amendments to Site Plan Level III or IV (height, floor area, reduced yard/setback)	Y	N
Amendments to Site Plan Level III or IV requiring PZB or City Commission Approval	Y	N
Site Plan Level II, City-wide	N	Y
Site Plan Level II in Regional Activity Center Zoning District or Land Use	N	Y
Site Plan Level III	N	Y
Conditional Use	N	Y
Parking Reduction Request	N	Y
Flex Allocation	N	Y
Cluster Development	N	Y
Modification of Yards	N	Y
Waterway Use	N	Y
Rezoning Requests	N	Y
Right-of-way vacation requests	N	Y
Public Purpose Use	N	Y
Land Use Amendments	N	Y
Any Developments in the Regional Activity Center that require PZB or City Commission Approval	N	Y
Plat and Easements Vacation	N	N



PROCEDURAL CHANGES



CITY OF FORT LAUDERDALE

2025 DEVELOPMENT REVIEW SCHEDULE



CITY OF FORT LAUDERDALE

APPLICATION DEADLINE	TECHNICAL REVIEW PERIOD					DRC MEETING SCHEDULE	RECOMMENDED RESUBMITTAL ALL APPLICATIONS EXCEPT REZONINGS		NON-QUASI JUDICIAL TIMEFRAME SITE PLAN AMENDMENTS, LEVELS I AND II		QUASI JUDICIAL TIMEFRAME SITE PLAN LEVELS III AND IV, LUPA, REZONINGS, PLATS, VACATION OF RIGHT-OF-WAYS AND EASEMENTS			
	COMPLETENESS DETERMINATION	STAFF REVIEW MEETING	PUBLIC NOTICE DEADLINE	PUBLIC NOTICE AFFIDAVIT	ISSUANCE OF DRC COMMENT REPORT		RESUBMITTAL CYCLE #1	RESUBMITTAL CYCLE #2	APPROVAL SIGN-OFF	EXPIRATION DATE	APPROVAL SIGN-OFF	PLANNING AND ZONING BOARD	CITY COMMISSION	EXPIRATION DATE
Five Fridays Before Meeting	First and Third Friday of Month	Three Wednesdays Before Meeting	Notice Twenty (21) One Days Before Meeting	Two Fridays Before Meeting	Friday Before Meeting	Second and Fourth Tuesday of Month	Thirty (30) Days from DRC Meeting	Sixty (60) Days from DRC Meeting	Friday Before Expiration Date	120 Days from Completeness Determination	(40) Days Before PZB Meeting	Third Wednesday of the Month	First and Third Tuesday of the Month	180 Days from Completeness Determination
December 13, 2024	December 20, 2024	December 24, 2024	December 24, 2024	January 3, 2025	January 10, 2025	January 14, 2025	February 13, 2025	March 15, 2025	April 18, 2025	April 19, 2025	April 11, 2025	May 21, 2025	June 3, 2025	June 18, 2025
December 27, 2024	January 3, 2025	January 8, 2025	January 7, 2025	January 17, 2025	January 24, 2025	January 28, 2025	February 27, 2025	March 29, 2025	May 2, 2025	May 3, 2025	May 9, 2025	June 18, 2025	June 30, 2025	July 2, 2025
January 10, 2025	January 17, 2025	January 22, 2025	January 21, 2025	January 31, 2025	February 7, 2025	February 11, 2025	March 13, 2025	April 12, 2025	May 16, 2025	May 17, 2025	June 6, 2025	July 16, 2025	June 30, 2025	July 16, 2025
January 24, 2025	February 7, 2025	February 5, 2025	February 4, 2025	February 14, 2025	February 21, 2025	February 25, 2025	March 27, 2025	April 26, 2025	June 6, 2025	June 7, 2025	June 6, 2025	July 16, 2025	June 30, 2025	August 6, 2025
February 7, 2025	February 21, 2025	February 19, 2025	February 18, 2025	February 28, 2025	March 7, 2025	March 11, 2025	April 10, 2025	May 10, 2025	June 20, 2025	June 21, 2025	June 6, 2025	July 16, 2025	August 19, 2025	August 20, 2025
February 21, 2025	March 7, 2025	March 5, 2025	March 4, 2025	March 14, 2025	March 21, 2025	March 25, 2025	April 24, 2025	May 24, 2025	July 4, 2025	July 5, 2025	June 6, 2025	July 16, 2025	August 19, 2025	September 3, 2025
March 7, 2025	March 21, 2025	March 19, 2025	March 18, 2025	March 28, 2025	April 4, 2025	April 8, 2025	May 8, 2025	June 7, 2025	July 18, 2025	July 19, 2025	July 11, 2025	August 20, 2025	September 3, 2025	September 17, 2025
March 21, 2025	April 4, 2025	April 2, 2025	April 1, 2025	April 11, 2025	April 18, 2025	April 22, 2025	May 22, 2025	June 21, 2025	August 1, 2025	August 2, 2025	July 11, 2025	August 20, 2025	September 16, 2025	October 1, 2025
April 11, 2025	April 18, 2025	April 23, 2025	April 22, 2025	May 2, 2025	May 9, 2025	May 13, 2025	June 12, 2025	July 12, 2025	August 15, 2025	August 16, 2025	August 8, 2025	September 17, 2025	October 7, 2025	October 15, 2025
April 25, 2025	May 2, 2025	May 7, 2025	May 6, 2025	May 16, 2025	May 23, 2025	May 27, 2025	June 26, 2025	July 26, 2025	August 29, 2025	August 30, 2025	August 8, 2025	September 17, 2025	October 23, 2025	October 29, 2025
May 9, 2025	May 16, 2025	May 21, 2025	May 20, 2025	May 30, 2025	June 6, 2025	June 10, 2025	July 10, 2025	August 9, 2025	September 12, 2025	September 13, 2025	September 5, 2025	October 15, 2025	November 4, 2025	November 12, 2025
May 23, 2025	June 6, 2025	June 4, 2025	June 3, 2025	June 13, 2025	June 20, 2025	June 24, 2025	July 24, 2025	August 23, 2025	October 3, 2025	October 4, 2025	September 5, 2025	October 15, 2025	November 18, 2025	December 3, 2025
June 6, 2025	June 20, 2025	June 18, 2025	June 17, 2025	June 27, 2025	July 4, 2025	July 8, 2025	August 7, 2025	September 6, 2025	October 17, 2025	October 18, 2025	October 10, 2025	November 19, 2025	December 2, 2025	December 17, 2025
June 20, 2025	June 25, 2025	July 2, 2025	July 1, 2025	July 11, 2025	July 18, 2025	July 22, 2025	August 21, 2025	September 20, 2025	October 17, 2025	October 23, 2025	October 10, 2025	November 19, 2025	December 16, 2025	December 22, 2025
July 11, 2025	July 18, 2025	July 23, 2025	July 22, 2025	August 1, 2025	August 8, 2025	August 12, 2025	September 11, 2025	October 11, 2025	November 14, 2025	November 15, 2025	November 7, 2025	December 17, 2025	January 6, 2026	January 14, 2026
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November 7, 2025	November 21, 2025	November 19, 2025	November 18, 2025	November 28, 2025	December 5, 2025	December 9, 2025	January 8, 2026	February 7, 2026	March 20, 2026	March 21, 2026	February 6, 2026	March 18, 2026	May 5, 2026	May 20, 2026
Submit by 5:00 P.M.	Incomplete applications subject to the following scheduled application deadlines date	Staff case review meeting	Applicant sends notice pursuant to Section 47-27	Applicant provides affidavit form verifying notice was sent	Friday before DRC meeting	No Meeting on December 23, 2025	Resubmittals may occur prior to the dates listed		DRC staff approval deadline date	Application deadline Applicants that fail to meet this deadline must submit a waiver to proceed	DRC staff approval to proceed. Applicants that fail to meet this deadline must submit a waiver to proceed	Dates may be revised by Board	Dates may be revised by City Commission	Application deadline

For more information go to: www.fortlauderdale.gov

For questions regarding this schedule, please call Urban Design and Planning at 954-828-6520

July 25, 2025



CITY OF FORT LAUDERDALE

PROCEDURAL CHANGES

WAIVER NOTICE



CITY OF
FORT LAUDERDALE



WAIVER FORM
DEVELOPMENT REVIEW APPLICATION
WAIVER TO SECTION 166.033, FLORIDA STATUTES

Pursuant to State Statute 166.033(1):

Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a letter indicating that all required information is submitted or specifying with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code.

Instructions: Please check the boxes, sign, date, and email to the Case Planner.

CASE	UDP-S24074
PROJECT NAME	Cortez Parking Lot
APPLICATION TYPE	Site Plan Level II, Conditional Use
APPROVAL LEVEL	Planning and Zoning Board Approval, Subject to City Commission Request to Review
REQUEST	Surface Parking Lot
APPLICANT	2933 Poinsettia Street LLC.
AGENT	Andrew Schein, Esq., Lochrie and Chakas, P.A.
PROPERTY ADDRESS	2926 Cortez Street
ABBREVIATED LEGAL DESCRIPTION	Lauder Del Mar Lot 9, Blk 1, Las Olas by the Sea Reamen Plat
ZONING DISTRICT	Planned Resort Development (PRD)
LAND USE	Central Beach Regional Activity Center
COMMISSION DISTRICT	2 - Steven Glasman
NEIGHBORHOOD ASSOCIATION	Central Beach Alliance
CASE PLANNER	Jim Hetzel, AICP Principal Urban Planner
DATE	February 6, 2025

- ☐ For the above-mentioned case number, the applicant acknowledges and agrees to waive the time limits in Section 166.033(1), Florida Statutes, as amended.
- ☐ For the above-mentioned case number, the applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of Fort Lauderdale, in accordance with Section 166.033(2), Florida Statutes, as amended.

Printed Name of Owner or Agent _____ Corporate Title (if applicable) _____

Signature of Owner or Agent _____ Date _____

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19th AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

COMPLETENESS NOTICE



CITY OF
FORT LAUDERDALE



March 10, 2025

Applicant:
901 N Federal Owner LLC.
4582 S Ulster Street, Suite 1450
Denver, CO 80237

Agent:
Courtney Crush
Crush Law, P.A.
ccrush@crushlaw.com

Dear Applicant:

This letter provides the status of the development application described below, which the City has reviewed to determine whether the application is complete in accordance with Section 166.033(1), State Statute, as amended.

CASE	UDP-A25012	
PROJECT NAME	901 N Federal	
APPLICATION TYPE	Site Plan Level II Amendment	
APPROVAL LEVEL	Administrative Approval, Subject to Commission Request for Review	
REQUEST	Remove Hotel and Office Uses, Adjust Commercial Square Footage, Site Design Modifications, Building Design Modifications	
APPLICANT	901 N Federal Owner LLC.	
AGENT	Courtney Crush, Crush Law	
PROPERTY ADDRESS	901 N Federal Highway	
ABBREVIATED LEGAL DESCRIPTION	Block A, Green Star Park Plat	
ZONING DISTRICT	Downtown Regional Activity Center – Urban Village	
LAND USE	Downtown Regional Activity Center	
COMMISSION DISTRICT	2 – Steven Glasman	
NEIGHBORHOOD ASSOCIATION	Flagler Village Civic Association	
	DATE	DETERMINATION
SUBMITTED	February 28, 2024	Online Submittal Accepted
REVIEWED	March 5, 2025	Incomplete
DEFICIENCIES SUBMITTED	March 8, 2025	Online Submittal Accepted
STATUS	March 10, 2025	COMPLETE
APPROVAL/DENIAL TIMEFRAME	July 8, 2025	120 Days
STAFF MEETING DATE	March 19, 2025	
CASE PLANNER	Jim Hetzel, AICP	

In accordance with Section 166.033(1), Florida Statutes, the City will approve, approve with conditions, or deny the application within 120 days of the date of this letter, **July 8, 2025**. The applicant may request a waiver to this timeline by completing and submitting a waiver form, which is available upon request.

If there are any questions regarding this notice, please contact me at jhetzel@fortlauderdale.gov or 954-828-5019.

Sincerely,

Jim Hetzel

Jim Hetzel, AICP, Principal Urban Planner
Urban Design and Planning Division

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19th AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

INCOMPLETE NOTICE



CITY OF
FORT LAUDERDALE



Sent Via Email

March 26, 2025

Polakoff, Becker, & Streiffeld, LLP
6250 N. Andrews Ave
Fort Lauderdale, Florida 33334

c/o Tim Wheat, Pinnacle at Cypress LLP
hwheat@pinnaclehousingna.com
c/o Joselyn Aldas, Keith
jaldas@keithhearn.com

Dear Applicant:

This letter provides the status of the development application described below, which the City has been reviewed to determine whether the application is complete in accordance with Section 166.033(1), State Statute, as amended.

CASE	UDP-A25015		
PROJECT NAME	Pinnacle at Cypress		
APPLICATION TYPE	Amendment to Previously Approved Site Plan Level III, DRC Case No. PUN-SITE-20050005, Live Local Request		
APPROVAL LEVEL	P28 Approval		
REQUEST	Amend Approved Site Plan to add 196 Affordable Units, 6,525 Office Use, Parking Reduction Request		
APPLICANT	Polakoff, Becker, & Streiffeld, LLP		
AGENT	Tim Wheat, Pinnacle		
PROPERTY ADDRESS	6250 N. Andrews Avenue		
ABBREVIATED LEGAL DESCRIPTION	Pine Crest Isles 63-488		
ZONING DISTRICT	Uptown Urban Village - Northeast (UUV-NE)		
LAND USE	Uptown Urban Village TOD		
COMMISSION DISTRICT	1 - John Herbst		
NEIGHBORHOOD ASSOCIATION	N/A		
	DATE	DETERMINATION	
SUBMITTED	March 21, 2025	Online Submittal Accepted	
STATUS	March 26, 2025	INCOMPLETE	
ADDRESS DEFICIENCIES BY	April 25, 2025	30 Days	
DEFICIENCIES	The following is missing:		
	1. Application. Address the items below: - Update land use designation to Uptown Urban Village TOD. - Fairfield Cypress LP must be an applicant or provide authorization to process the amendment on their behalf.		
	2. Agent Authorization. LLP is not listed in <u>Surbitz</u> and City <u>not</u> able to verify agent authorization.		
	3. Survey. Not signed and sealed. Provide title commitments.		
	4. Narratives. Provide a DRT checklist for Uptown identifying compliance with the zoning standards for the project.		
	5. Narrative. Provide a breakdown on affordable income categories and which units will meet the category.		
	6. Plan Set. Address the items below: - Photometrics must extend to the property line. - Building floor plan sheets, provide floorplate sizes. Above 75 feet is considered a tower. - Roof plans are not meeting specification requirements. - Plan does not meet open space requirements. - Parking space sizes do not meet ULDR. - Provide previously approved site plan sheets.		
CASE PLANNER	Jim Hetzel		

The applicant has submitted an application to amend an existing site plan and utilize Section 166.04151(7), Florida Statutes, commonly referred to as the "Live Local Act" for additional residential density to the project and restrict such units as affordable.

The Live Local Act provides opportunities to apply use, height, density, and area specific parking reduction incentives, through an administrative review process for qualifying developments that include affordable housing units proposed in commercial, industrial, and mixed-use zoning districts. The act does not preempt other applicable local laws and zoning regulations, i.e. landscaping, floodplain, applicable parking requirements, impervious surface, and design regulations. In addition, the development must otherwise be consistent with the City and County Comprehensive Plans, except for provisions establishing allowable densities, height, and land use.

The applicant has failed to demonstrate that the application submitted under Case No. UDP-A25015 meets Section 166.04151(7), Florida Statutes based on noncompliance with the zoning regulations applicable to the property: ULDR, Section 47-37B, and Uptown Illustrations of Design Standards. More specifically, building design requirements, setbacks, floorplate, and open space. In addition, parcel 494210130081 located at 6500 N. Andrews Avenue and parcel 494210130074 located at 6520 N. Andrews Avenue, were submitted as one development site with restrictions on development approval and the application submittal is missing consent from the owner of 6500 N. Andrews Avenue.

In accordance with Section 166.033(1), Florida Statutes, the applicant has 30 days to address the deficiencies in this letter. If there are any questions regarding this notice, please contact at jhetzel@fortlauderdale.gov or 954-828-5019.

Sincerely,

Jim Hetzel

Jim Hetzel, AICP, Principal Urban Planner
Urban Design and Planning Division

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19th AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

AMENDMENT TIMELINE

DIRECTIVE

Staff received directive from Commission to proceed with amendments

OCTOBER 15th
2024

OUTREACH

Stakeholders and CFLCA

JANUARY - JULY
2025

AUGUST
2025

CITY COMMISSION

First reading

SEPTEMBER 17th
2025

OCTOBER 21st
2025

PREPARE AMENDMENTS

Staff prepare amendments and internal review

PLANNING AND ZONING BOARD

Present amendments to the PZB for their recommendation to City Commission



CITY OF FORT LAUDERDALE

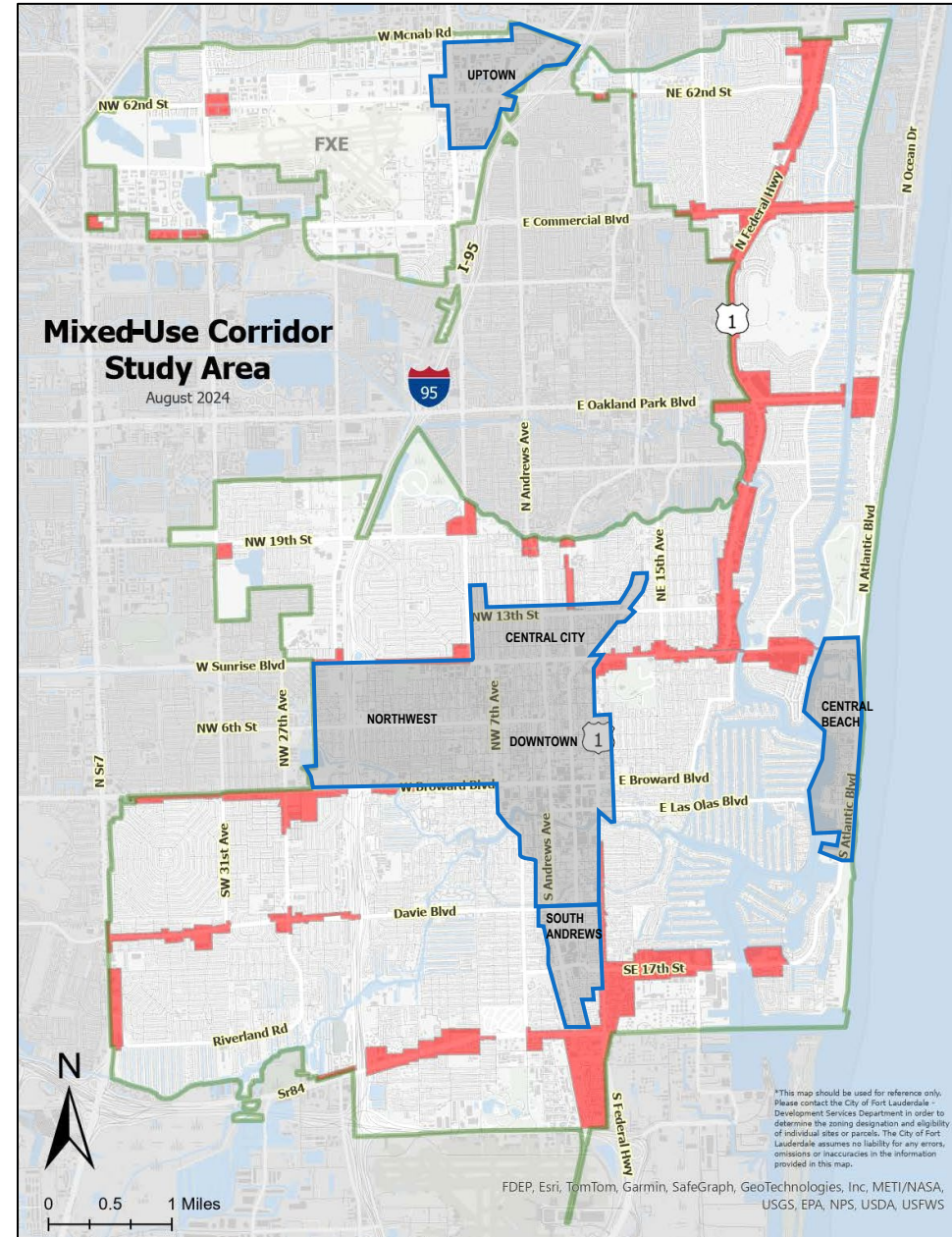
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SECTION 47-18.21 MIXED-USE DEVELOPMENT REGULATIONS



STUDY AREA

- Commercial corridors
- Transportation multimodal
- Excludes the RACs and Uptown

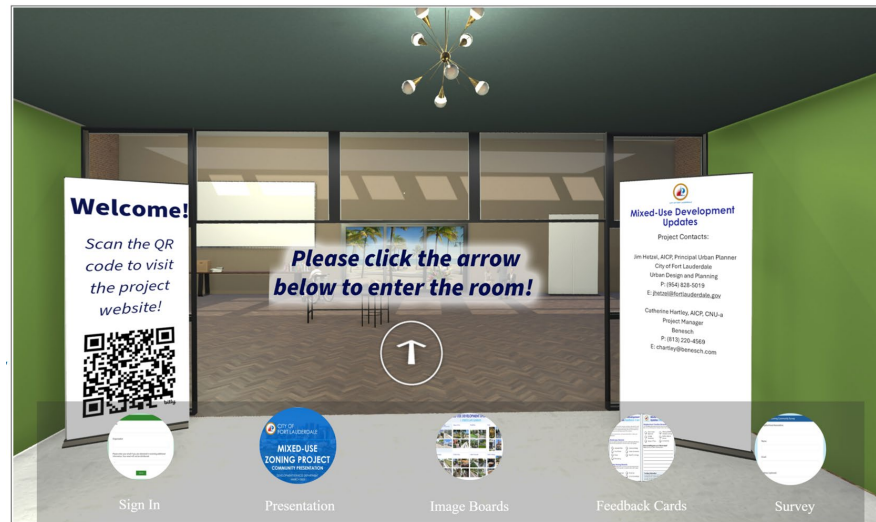


BACKGROUND

INITIAL OUTREACH

- Total of eight meetings introduce the project
 - One meeting per City Commission district
 - Stakeholder meeting
 - Open house
 - Council of Fort Lauderdale Civic Associations (March 11, 2025)

ONLINE OUTREACH



INITIAL FEEDBACK

- Development concerns
 - Development impacts, large building forms, lack of open space, affordability concerns
- Traffic and Infrastructure
 - Impacts on roadways, water and sewer capacity
- Live Local Act
 - Impacts on neighborhood transition, infrastructure, administrative approval process

CITY COMMISSION PRESENTATION

- Staff provided a project update
- Results from the initial feedback
- Proposed amendments to address feedback prior to completion of project
- Commission directed staff to proceed



FORM BASED DESIGN ELEMENTS:

- Building / Streetscape Length
- Building Podium Stepbacks
- Floorplate Size
- Residential Transition Criteria

PROVIDE CLARIFICATIONS:

- Remove Single Use Residential Reference in Mixed-Use Section
- Apply Mixed-Use Regulations to Live Local Projects

MIXED-USE PROJECT SCOPE OF WORK ELEMENTS

- Density
- Floor Area Ratio
- Building Mass and Scale
- Building and Tower Separation
- Building Placement
- Building / Streetscape Length
- Building Height & Garage Podium Height
- Building Podium Stepbacks
- Floorplate Size
- Multi-modal Design, Amenities
- Vehicular and Pedestrian Access
- Residential Transition Criteria
- High-quality Building Materials
- Parking Garage Screening
- Building Corner Treatment
- Enhanced Design for Major Nodes
- Fenestration
- Articulation
- Entry Placement
- Open Space & Landscaping
- Sense of Place & Placemaking
- Streetscape Design & Public Realm

STREETWALL LENGTH

DESIGN INTENT:

- Control massing of structures
- Decrease building shadow
- Allow light and air to flow around buildings
- Breaks up monolithic structures

DIMENSIONAL STANDARD

A

300 FEET

MAXIMUM LENGTH ALONG STREET FRONTAGE

B

BUILDING CORNER

RECESSED OR PROJECTING BUILDING CORNER

C

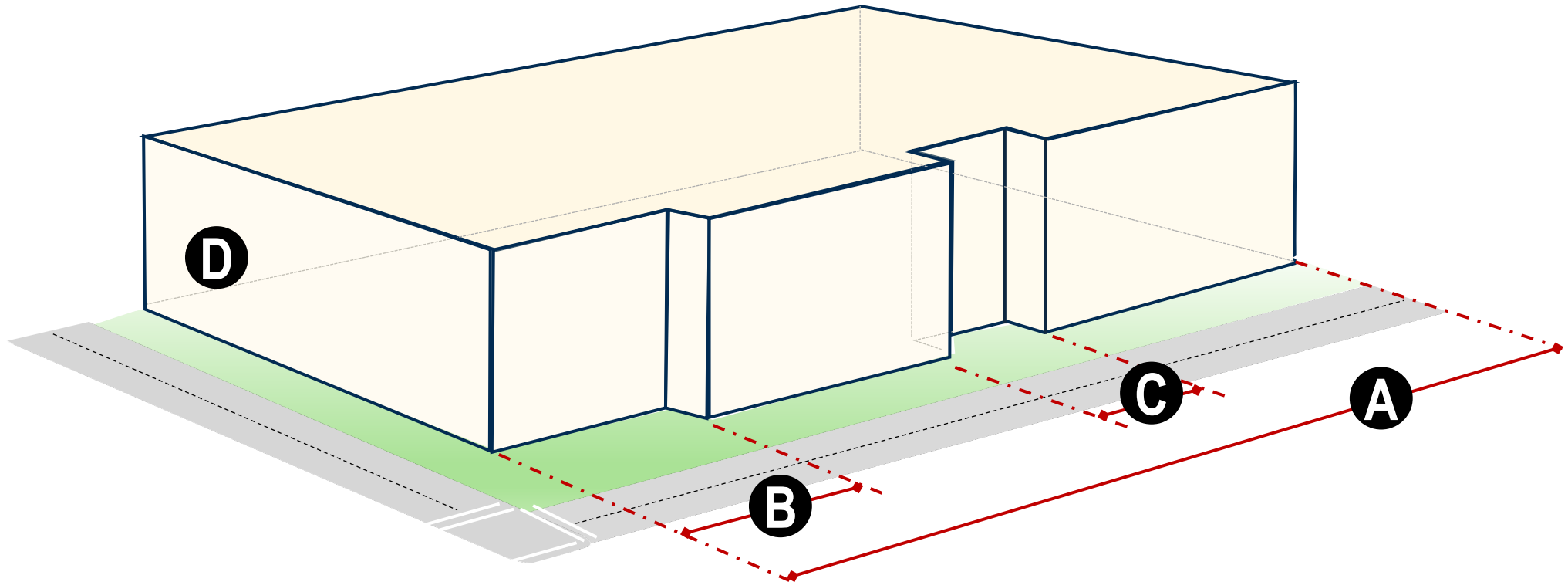
ARTICULATION

RECESS BUILDING AT 100, 75, 50 FEET

D

ARCHITECTURAL TREATMENTS

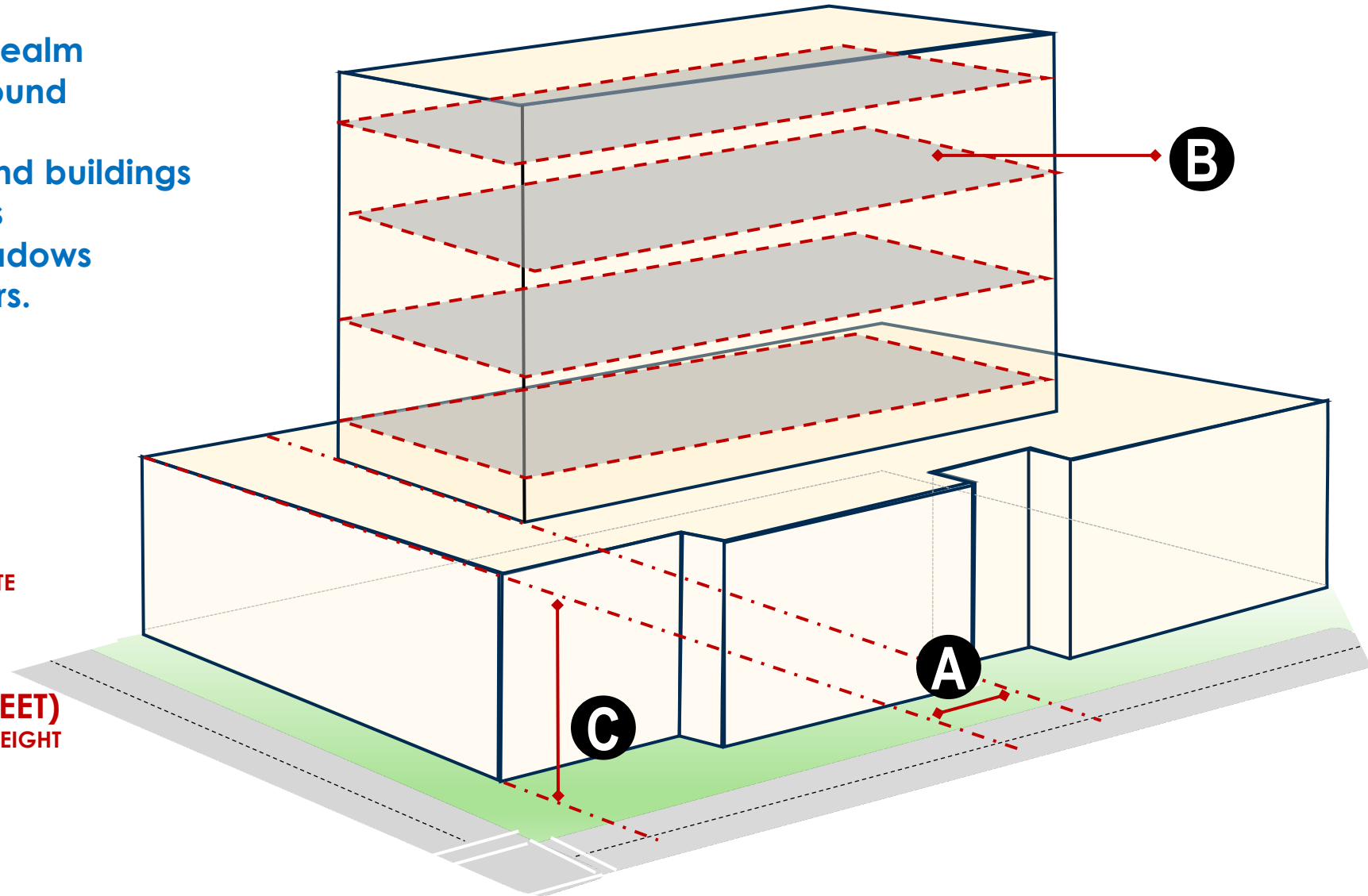
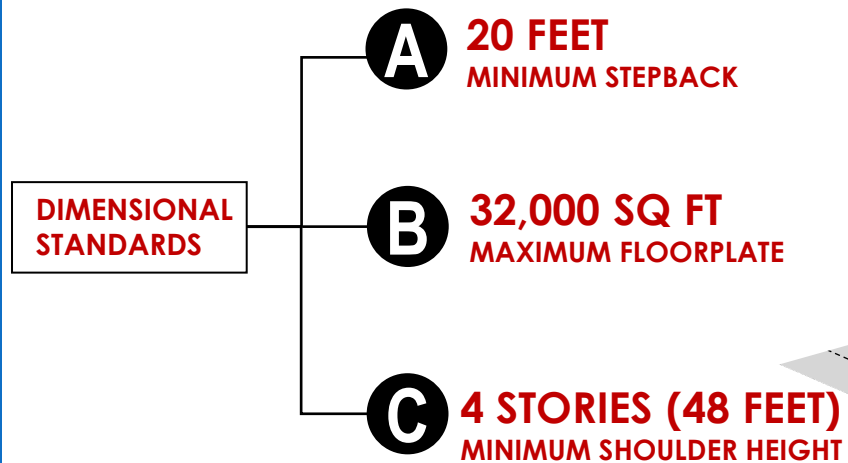
ARTICULATION ELEMENTS



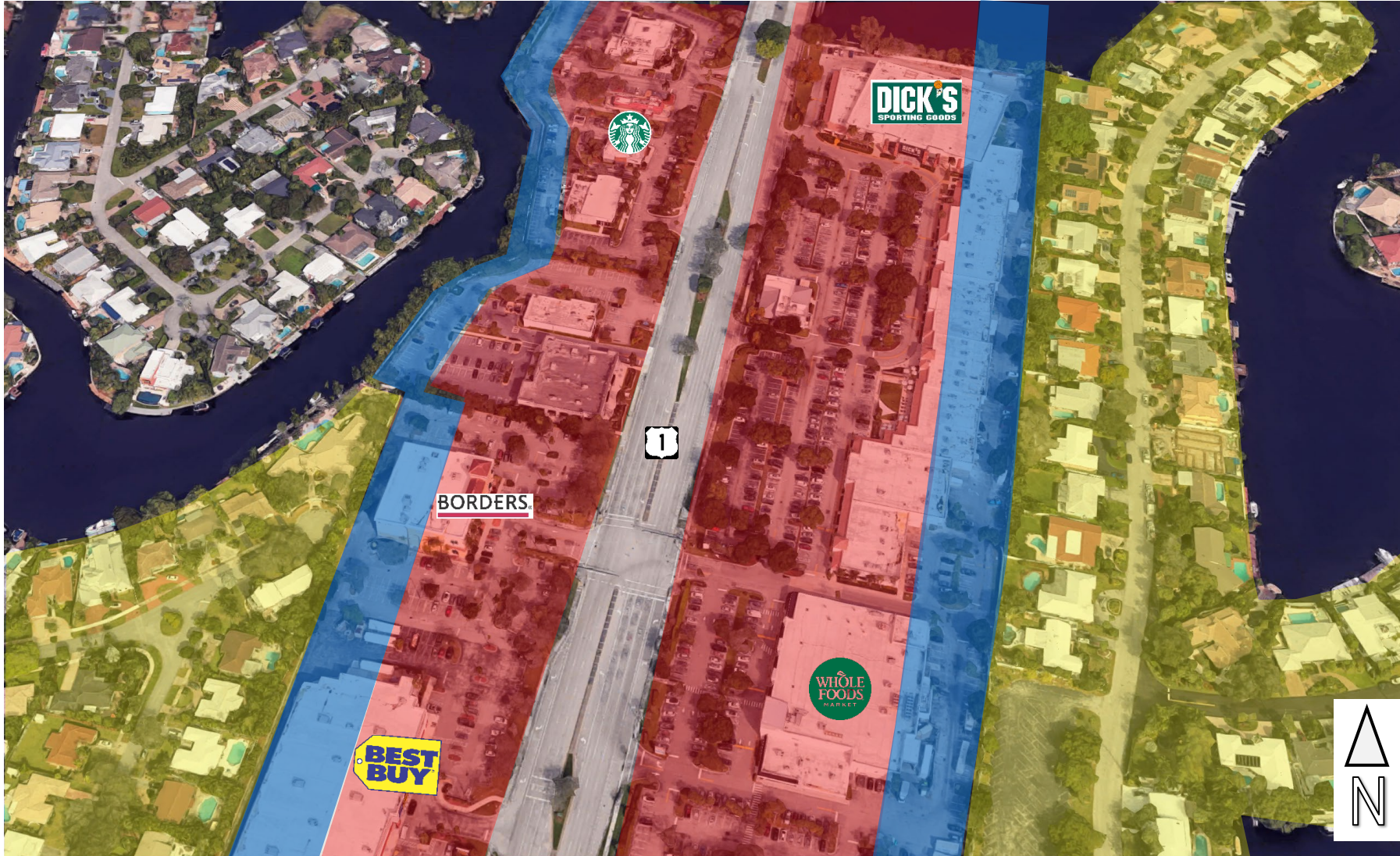
STEPBACK, FLOORPLATE, SHOULDER HEIGHT

DESIGN INTENT:

- Control overall building mass
- Reduces impact to the public realm
- Allows more natural light to ground
- Decrease building shadow
- Allow light and air to flow around buildings
- Breaks up monolithic structures
- Slender towers cast smaller shadows
- Create more attractive corridors.



RESIDENTIAL TRANSITION REQUIREMENTS



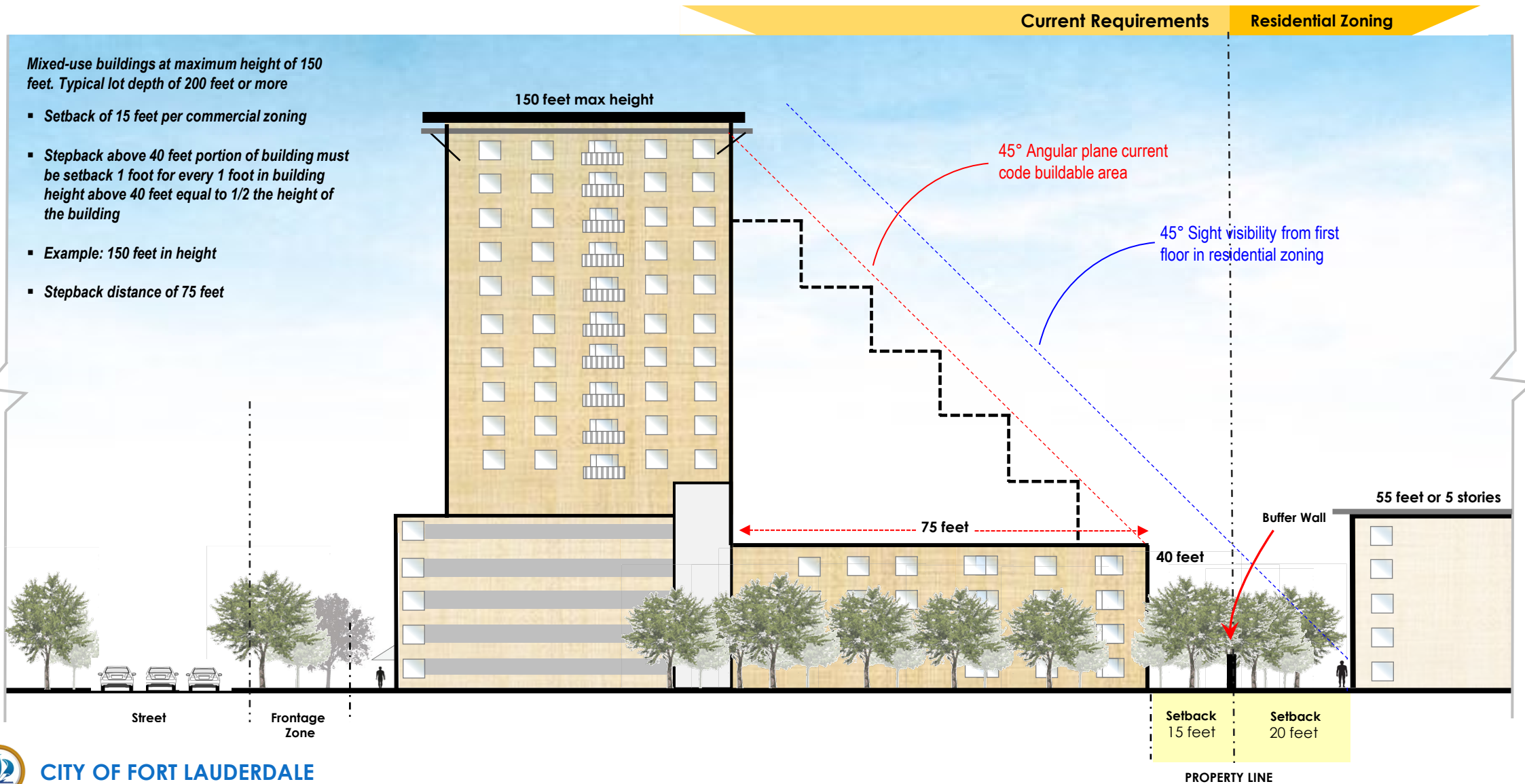
DESIGN INTENT:

- Control massing of structures
- Transition of building from neighborhoods
- Proper rear setbacks
- Enhanced landscape buffer
- Concentrate bulk of building towards corridor
- Various building typologies

Yellow = Residential
Red = Commercial
Blue = Transition Area



EXISTING NEIGHBORHOOD COMPATIBILITY



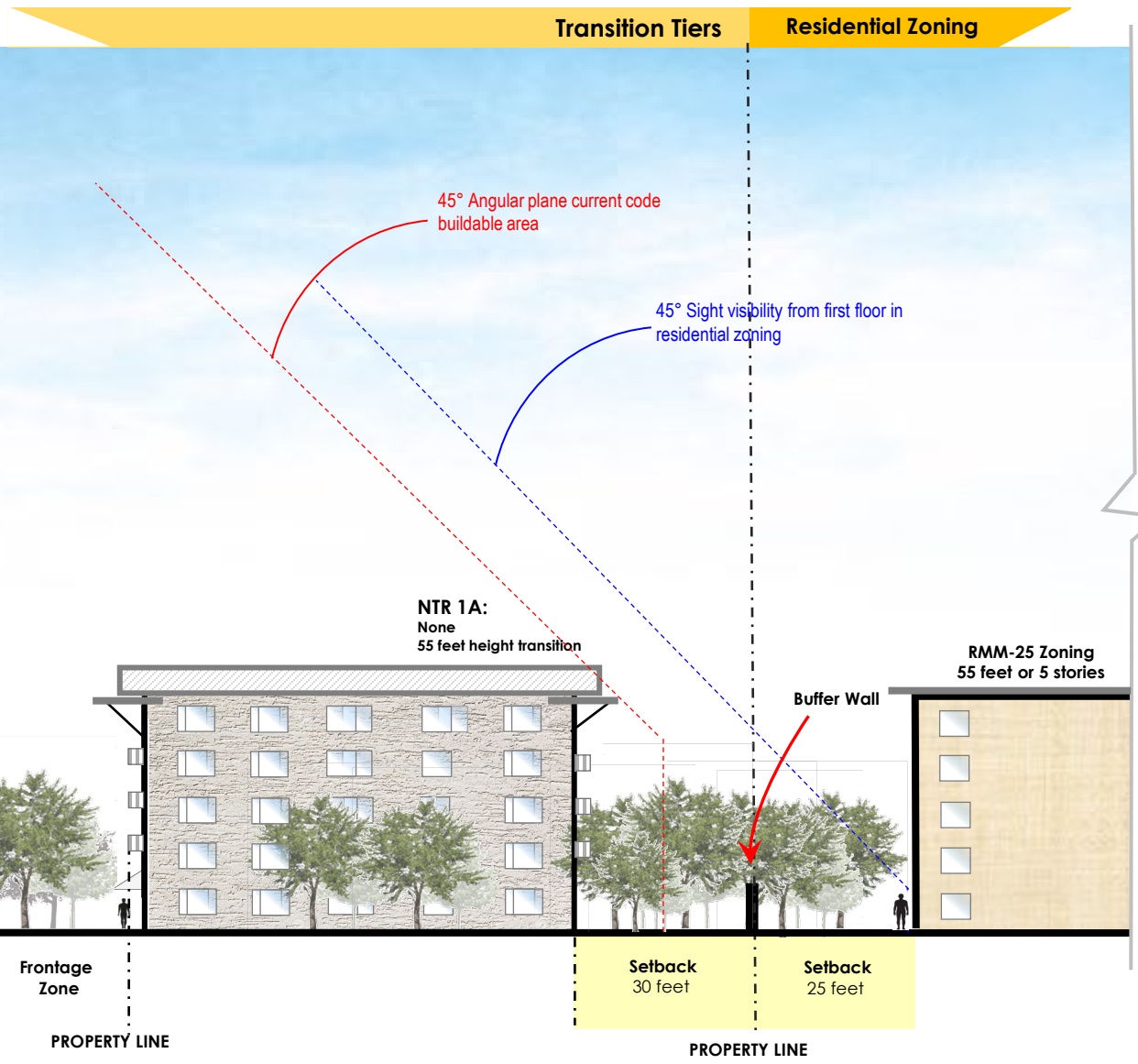
NEIGHBORHOOD TRANSITION REQUIREMENTS

BUILDING TYPOLOGY GROUP 1

Low midrise mixed-use buildings based on construction height limit no more than 55 feet (5 stories max) , typical lot depths up to 250 feet

Residential zoning height of 55 feet (Example: RMM-25)

- Transition Setback: 30 feet from property line
- NTR 1A: Building Transition: 55 feet in height
Stepback: 15 feet in distance



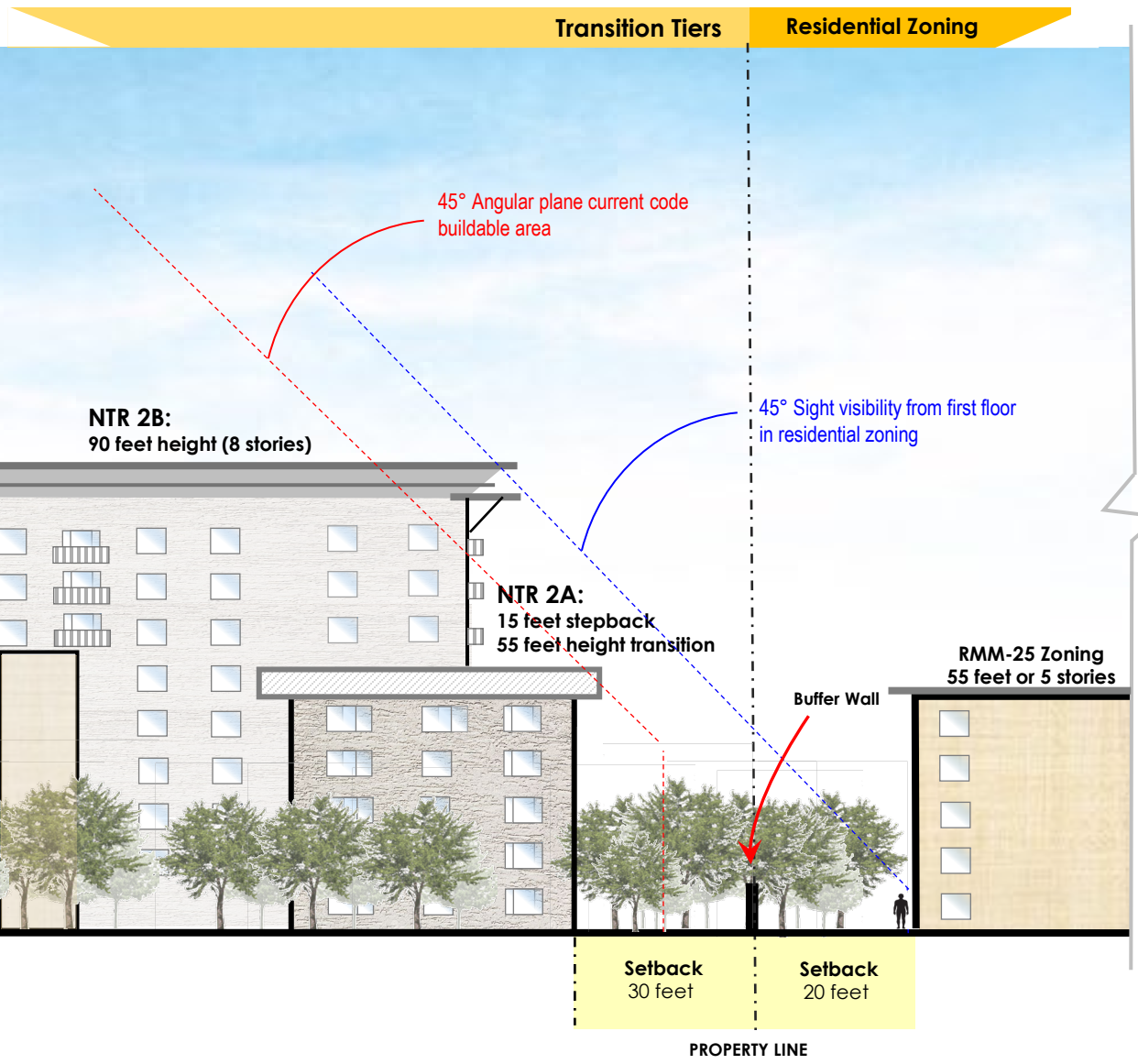
NEIGHBORHOOD TRANSITION REQUIREMENTS

BUILDING TYPOLOGY GROUP 2

Midrise mixed-use buildings construction based on Florida Building Code midrise construction height limit, typical construction can range from 7 to 8 stories

Residential zoning height of 55 feet (Example: RMM-25)

- Transition Setback: 30 feet from property line
- NTR 2A: Building Transition: 55 feet in height
Stepback: 15 feet in distance
- NTR 2B: Building Transition: 90 feet in height (8 stories max)
Stepback: None



NEIGHBORHOOD TRANSITION REQUIREMENTS

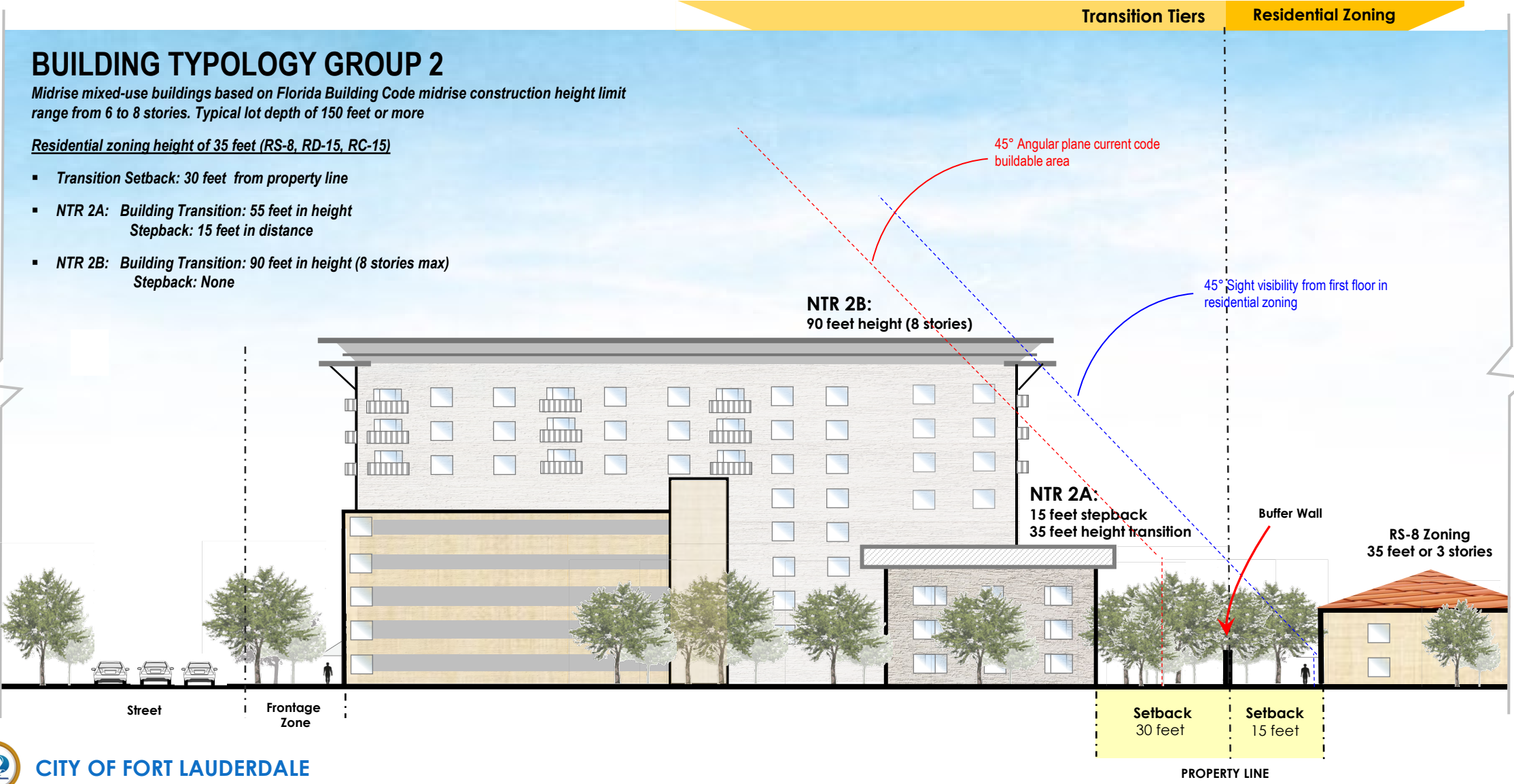
Transition Tiers Residential Zoning

BUILDING TYPOLOGY GROUP 2

Midrise mixed-use buildings based on Florida Building Code midrise construction height limit range from 6 to 8 stories. Typical lot depth of 150 feet or more

Residential zoning height of 35 feet (RS-8, RD-15, RC-15)

- Transition Setback: 30 feet from property line
- NTR 2A: Building Transition: 55 feet in height
Stepback: 15 feet in distance
- NTR 2B: Building Transition: 90 feet in height (8 stories max)
Stepback: None



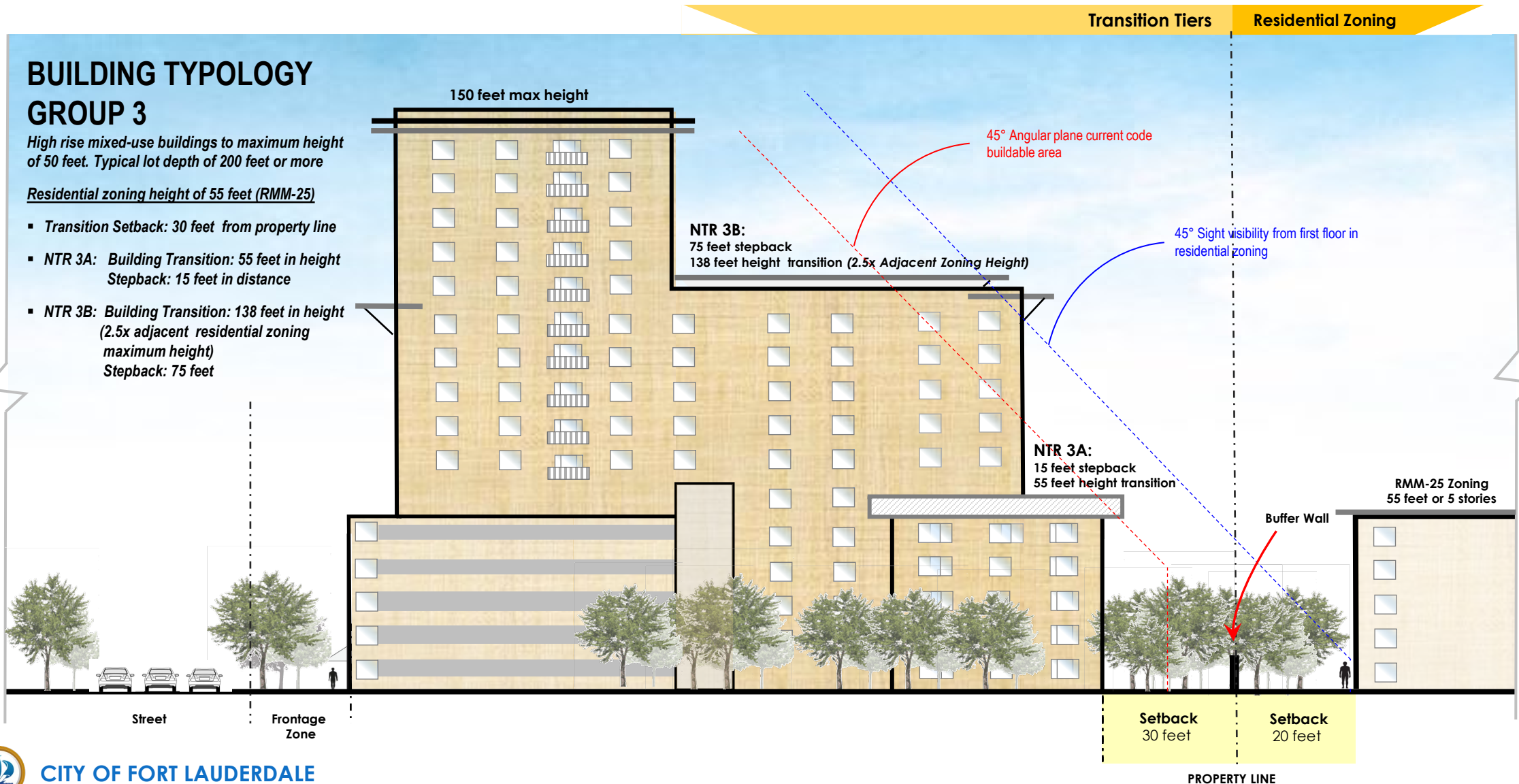
NEIGHBORHOOD TRANSITION REQUIREMENTS

BUILDING TYPOLOGY GROUP 3

High rise mixed-use buildings to maximum height of 50 feet. Typical lot depth of 200 feet or more

Residential zoning height of 55 feet (RMM-25)

- Transition Setback: 30 feet from property line
- NTR 3A: Building Transition: 55 feet in height Stepback: 15 feet in distance
- NTR 3B: Building Transition: 138 feet in height (2.5x adjacent residential zoning maximum height) Stepback: 75 feet



FRONTAGE ZONE

STREET RIGHT-OF-WAY

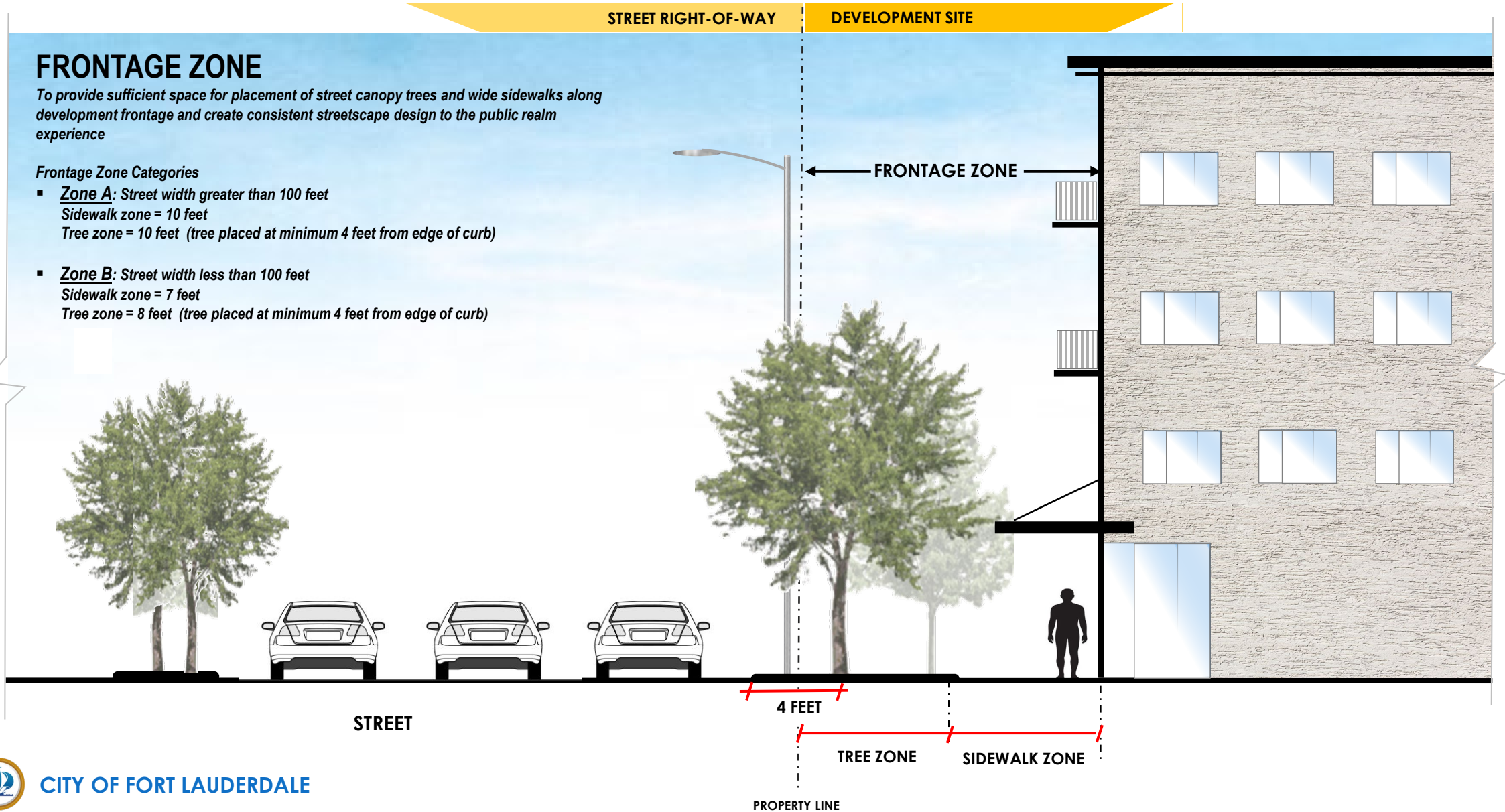
DEVELOPMENT SITE

FRONTAGE ZONE

To provide sufficient space for placement of street canopy trees and wide sidewalks along development frontage and create consistent streetscape design to the public realm experience

Frontage Zone Categories

- **Zone A:** Street width greater than 100 feet
Sidewalk zone = 10 feet
Tree zone = 10 feet (tree placed at minimum 4 feet from edge of curb)
- **Zone B:** Street width less than 100 feet
Sidewalk zone = 7 feet
Tree zone = 8 feet (tree placed at minimum 4 feet from edge of curb)



SINGLE-USE RESIDENTIAL

- Section 47-18.21, states that development sites that are less than 10 acres can be single use residential without providing nonresidential uses – this is inconsistent with the purpose of the section
- Mixed-use, single use buildings are permitted but this is defined as residential and commercial uses in separate buildings as part of overall development
- Remove “single use residential” as permitted use without providing nonresidential uses



APPLY MIXED-USE TO LIVE LOCAL PROJECTS

- Section 47-18.21 – currently doesn't clearly define applicability, only by zoning districts as conditional use
- Add text that indicates when mixed-use regulations are applied to development applications



PRIORITIZED AMENDMENT TIMELINE

DIRECTIVE

Staff received directive from Commission to proceed with amendments

JUNE
2025

OUTREACH

Stakeholders and CFLCA

JULY
2025

AUGUST
2025

CITY COMMISSION

First reading

SEPTEMBER 17th
2025

OCTOBER 21st
2025

PREPARE AMENDMENTS

Staff and consultant prepare amendments and text

PLANNING AND ZONING BOARD

Present amendments to the PZB for their recommendation to City Commission



THURSDAY AUGUST 28, 2025



CITY OF FORT LAUDERDALE



CITY OF FORT LAUDERDALE **MIXED-USE ZONING** COMMUNITY MEETING

The Development Services Department is hosting a community meeting regarding proposed amendments to the City's mixed-use zoning standards. These updates respond to public input gathered during outreach from September 2024 to January 2025.

Proposed amendments include:

- Neighborhood transition requirements
- Maximum streetwall length
- Minimum building podium stepbacks
- Floorplate size limitations

The public is invited to attend the meeting.

MEETING DATE:
THURSDAY, AUGUST 28, 2025

TIME:
6:30 P.M. TO 8:00 P.M.

LOCATION:
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19th Avenue
Fort Lauderdale, FL 33311
954-828-6520

Two or more City Commissioners, Advisory Board members, or Advisory Committee members may be present at this meeting.

More Information:

Visit: www.fortlauderdale.gov/mixed-use

Questions: Contact the Urban Design and Planning Division at (954) 828-6520 or email planning@fortlauderdale.gov



If you would like this publication in an alternate format or if you need reasonable accommodations to participate in this meeting, please call (954) 828-4755 or email strategiccommunications@fortlauderdale.gov





CITY OF
FORT LAUDERDALE

QUESTIONS & COMMENTS