



CITY OF
FORT LAUDERDALE

**Town Hall Forum
Galleria Mall**

October 28, 2025

WHAT IS THE LIVE LOCAL ACT?

Live Local Act, §166.04151(7), Florida Statutes:

Adopted in July of 2023, provides development rights in exchange for affordable housing development

Primary Policy Requirements

- Must be a mixed-use multifamily development – Municipalities that designate less than 20 percent of land area for commercial or industrial use must permit multifamily development in areas zoned commercial or industrial *only* if the development is mixed-use.
- Minimum 40% of units are required to be rented to households making at or below 120% of the area median income (AMI), also known as median family income (MFI) in this context (2025 MFI for a family of four is \$96,200)
- Minimum 65% of the total square footage devoted to residential purposes
- Cannot require more than 10% of total square footage be used for nonresidential purposes
- Rental costs, including utilities, cannot exceed more than 30% of a household's income

Eligible Areas

Areas zoned for Commercial, Industrial, Mixed-use, or Flexibly Zoned (i.e. Planned Unit Developments)

WHAT IS THE LIVE LOCAL ACT?

Incentives

- Administrative approval
- Permits residential uses and provides units
- Heights equal to the highest currently permitted height of commercial or residential developments within one mile of the qualifying development site or, a height that was permitted by zoning on July 1, 2023 (whichever is greater)
- Highest allowed density on any land in the municipality (Unlimited in some of the City's RACs)
- Automatic parking reduction, if within a quarter mile of an “*accessible transit stop*” or half mile of a “*major transportation hub*”
- No parking requirements within TOD
- County tax incentives (opt-in for City)

POLICY LIMITATIONS

Applicable Local Laws and Zoning Regulations

- Landscaping Requirements
- Floodplain Requirements
- Applicable Parking Requirements
- Impervious Surface Requirements
- Design Regulations
- Neighborhood Compatibility Requirements (applies to within 100 feet of residential property)
 - Must preserve the character and integrity of adjacent neighborhoods
 - Mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods
 - Roadway adjustments as needed to reduce or eliminate development generated traffic on neighborhood streets

GALLERIA MALL PROPOSAL

Galleria East*

Number of Buildings:	5 Towers
Building Height:	300 Feet
Additional Restaurant Space:	8,104 SF
Additional Commercial Space :	120,718 SF
Residential Dwelling Units:	1,981 Units
Market Rate : 1,181	
Affordable (120% AMI): 800	
Additional Parking Spaces:	2,982 Spaces

Galleria West*

Number of Buildings:	3 Towers
Building Height:	300 Feet
Additional Restaurant Space:	5,001 SF
Additional Office Space :	9, 140 SF
Residential Dwelling Units:	1,163 Units
Market Rate : 690	
Affordable (120% AMI): 473	
Hotel Units:	170 Units
Additional Parking Spaces:	1,730 Spaces

* Based on initial application submittal, which was deemed incomplete, and includes approximate numbers.

LIVE LOCAL APPLICATIONS

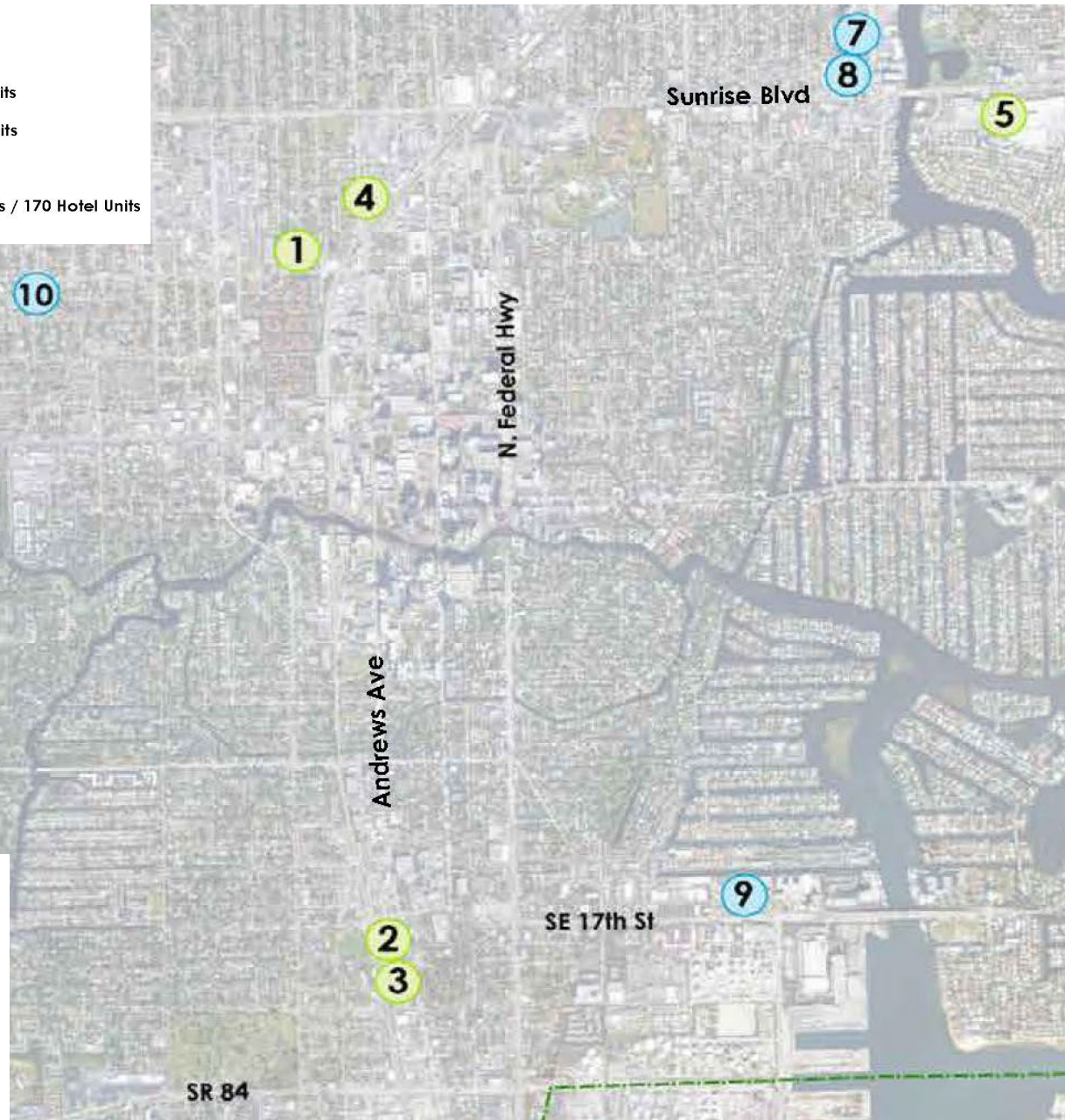
APPLICATION SUBMISSION/IN REVIEW

1. Lofts on 6th - 610 NW 3rd Avenue - Height: 86 Feet / 90 Residential Units
2. Croissant Park North - 1777 S. Andrews Avenue - Height: 301 Feet / 466 Residential Units
3. Croissant Park South - 1801 S. Andrews Avenue - Height: 301 Feet / 466 Residential Units
4. Mod Lab - 744 N. Andrews Avenue - Height: 291 Feet / 155 Residential Units
5. Galleria East and West - 2414 E. Sunrise Blvd - Height: 300 Feet / 3,144 Residential Units / 170 Hotel Units

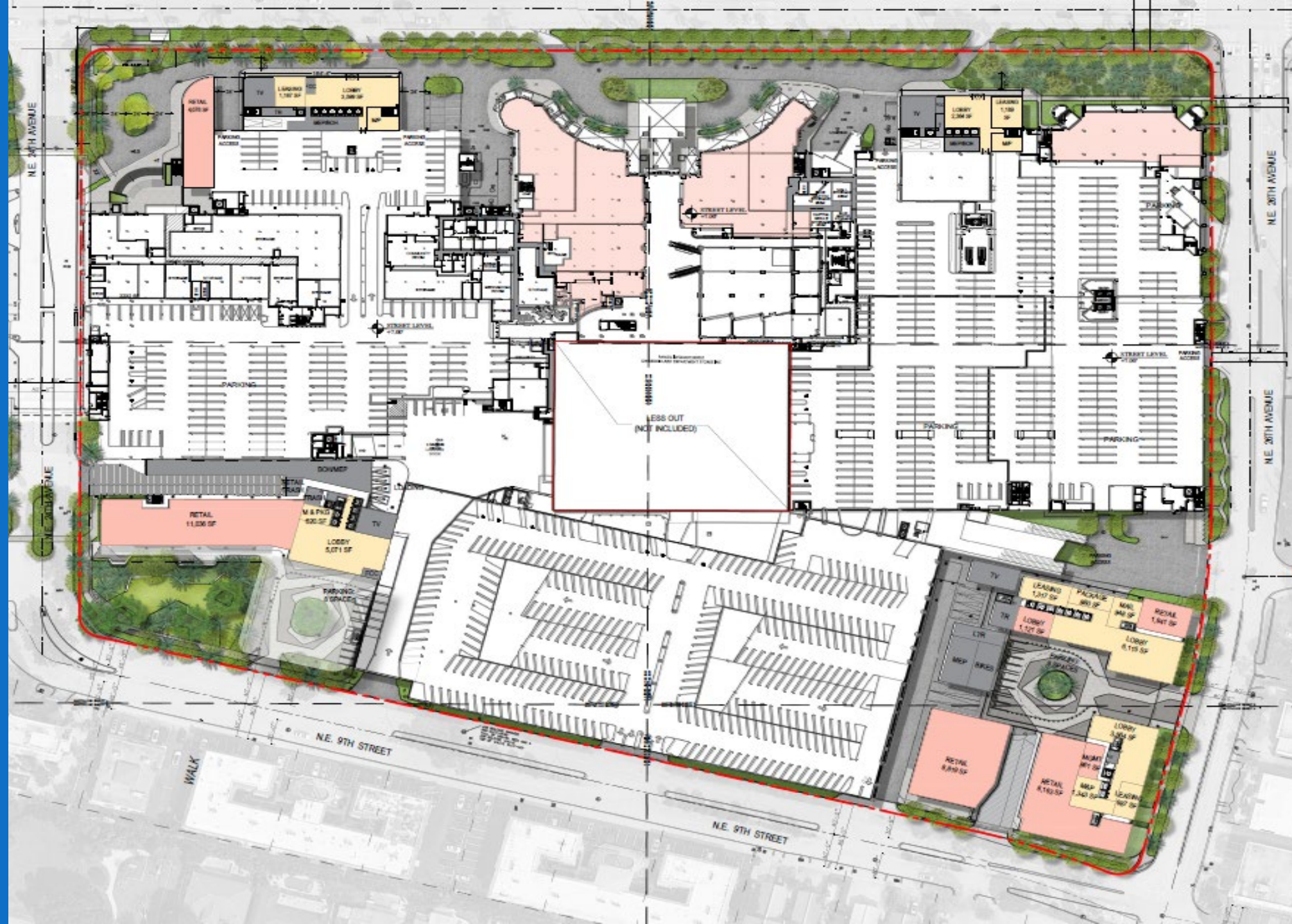


APPROVED PROJECTS

6. IMMA at Melrose - 2900 W. Broward Blvd - Height: 122 Feet / 162 Residential Units
7. 1101 N. Federal Hwy - 1101 N. Federal Hwy - Height: 150 Feet / 231 Residential Units
8. The Cove - 1055 N Federal Hwy - Height: 85 Feet / 376 Residential Units
9. Quay - 1515 SE 17th Street - Height: 372 Feet / 521 Residential Units
10. New Hope 1 - 1316 NW 6th Street - Height: 65 Feet / 30 Residential Units



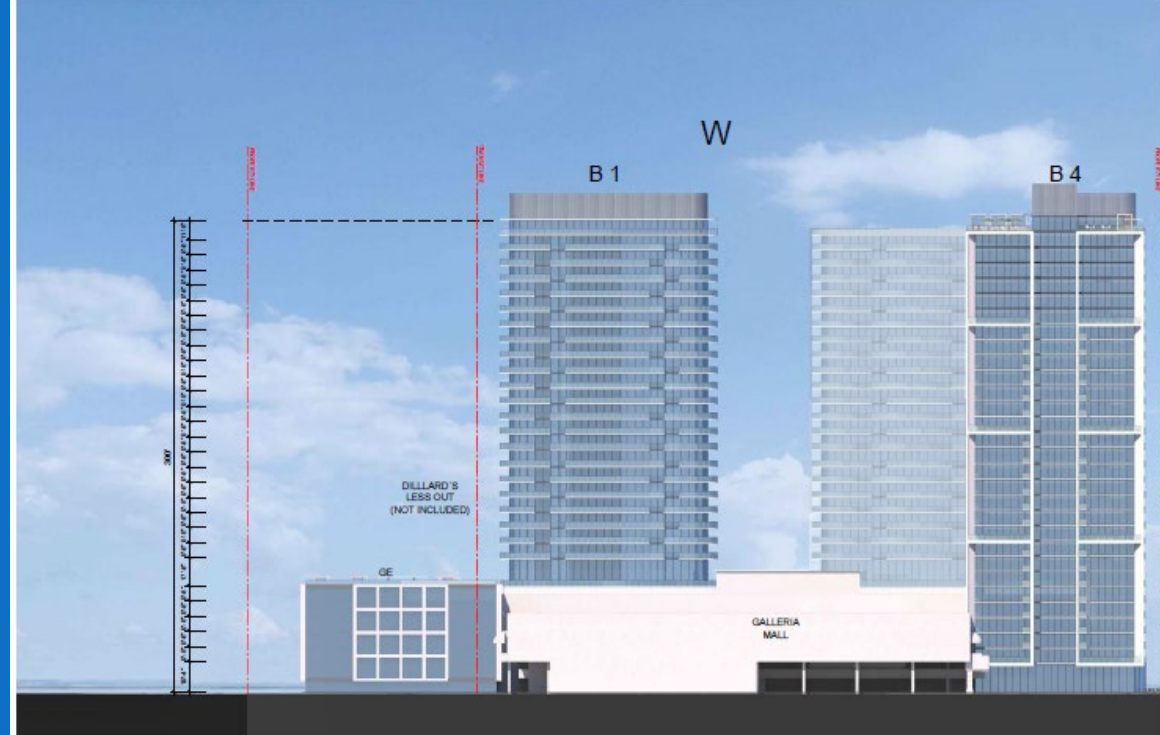




NORTH ELEVATION



PARCEL WEST - EAST ELEVATION



PARCEL WEST- WEST ELEVATION



SOUTH ELEVATION



CURRENT APPLICATION STATUS

Application Deemed Incomplete

The City Attorney's Office is evaluating:

- If applicants utilizing the Live Local Act are permitted to use special districts, such as the Planned Development District, to establish permitted heights for a development project
- If the Live Local Act permits the use of land zoned Residential Multifamily High Rise/High Density District (RMH-60)



CITY OF
FORT LAUDERDALE

DISCUSSION