
CITY OF
FORT LAUDERDALE
LIVE LOCAL ACT
Galleria Mall East/West

WHAT IS THE LIVE LOCAL ACT?

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

§166.04151(6): 10% Requirement – *May* Approve

§166.04151(7): 40% Requirement – *Must* Authorize

§166.04151(7) (40%)

Eligible Areas

- Commercial
- Industrial
- Mixed-use
- Flexibly Zoned (i.e. Planned Unit Developments, PDD's)
- Municipally owned properties
- School District owned properties
- Property of 3 acres or more owned by a religious intuition, which contains a house of public worship for at least 10 years.

Primary Policy Requirements



Minimum 40% of units are required to be rented to households making at or below 120% of the area median income (AMI)



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



Height can be restricted to 150 percent of the tallest building on any property adjacent to the proposed development, the highest currently allowed height for the property, or 3 stories, whichever is higher, when adjacent to, on two or more sides, a parcel zoned for single-family residential use, with at least 25 contiguous single-family homes, but not more than 10 stories.

INCENTIVES

1. Administrative approval
2. Residential use
3. Highest allowed density on any land in the municipality (Unlimited).
4. Heights equal to the highest currently permitted height of commercial or residential developments within one mile (300 Feet).
5. Automatic 15 % parking reduction within a quarter mile of an “accessible transit stop”



POLICY LIMITATIONS

Applicable Local Laws and Zoning Regulations

- Landscaping Requirements
- Floodplain Requirements
- Parking and Traffic Requirements
- Impervious Surface Requirements
- Design Regulations
- Compatibility Requirements

POTENTIAL LOCATIONS



POTENTIAL LOCATIONS



11 In Review

DRC Case #	PROJECT ADDRESS	PROJECT NAME	HEIGHT	UNITS PER ACRE	TOTAL UNITS IN PROJECT	AH UNITS	MARKET RATE UNITS	COMMERCIAL SQUARE FOOTAGE
UDP-A25078	2620 E. Sunrise Boulevard	2620 Residences	300	147.5	525	215	310	21,009
UDP-A26016	2800 E Oakland Park Boulevard	2800 East Oakland Park Blvd - Parcel A	213	149	281	113	168	5,460
UDP-A25048	744 North Andrews Avenue	MOD Lab	290	69.75	155	62	93	1,423
UDP-S25059	1400 N Federal Hwy	Sanctuary Village Mixed-Use Project	124.86	48.85	348	111	237	6,200
UDP-A26012	909 NW 6th ST, 623 NW 9 AVE, 627 NW 9 AVE, 631 NW 9 AVE, 635 NW 9 AVE, and 639 NW 9 AVE	6 West Apartments	148	175.9	256	106	150	7,730
UDP-A24060	1777 South Andrews Avenue	Croissant Park North	301	291	466	187	279	7,613
UDP-A24061	1801 S Andrews Avenue	Croissant Park South	301	291	466	187	279	7,613
UDP-A25077	910 SE 17 Street	910 Residences	391	251.2	520	208	312	6,475
UDP-A26029	1000 W State Road 84	1000 W State Road 84	75.4	136.89	256	103	153	2,398
UDP-A26042	1625 Cordova Rd and 1645 Cordova Rd	Terrasse	416	251	765	306	459	3,223
UDP-A26035	2790 W Broward Blvd	Ekos Melrose	145.3	98.92	120	120	0	1,500
TOTALS				174	4,158	1,718	2,440	70,644

8 Approved

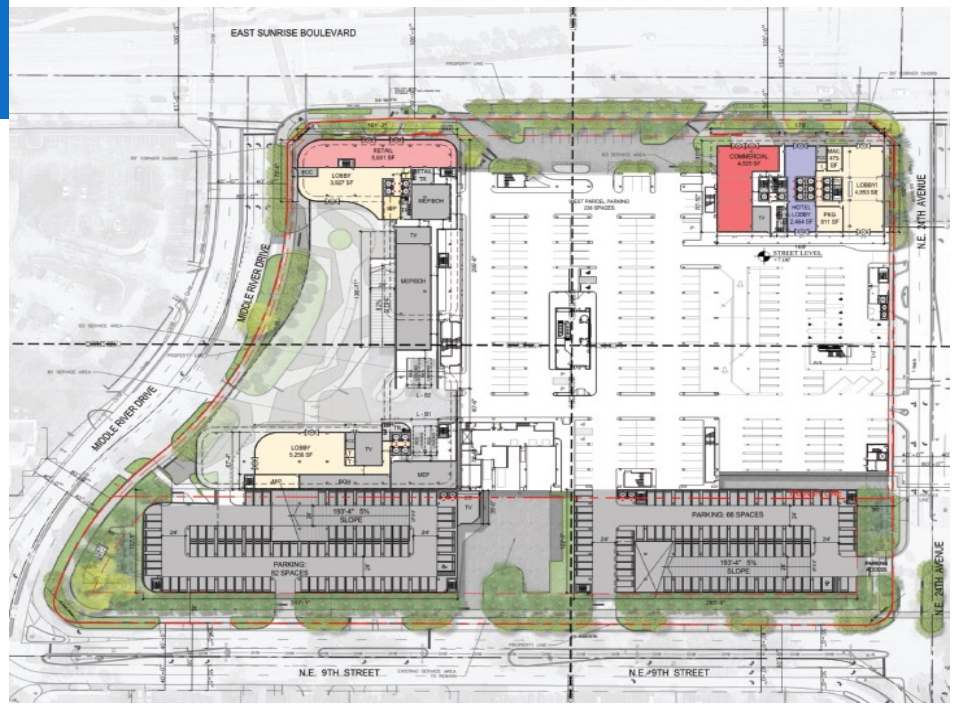
DRC Case #	PROJECT ADDRESS	PROJECT NAME	HEIGHT	UNITS PER ACRE	TOTAL UNITS IN PROJECT	AH UNITS	MARKET RATE UNITS	COMMERCIAL SQUARE FOOTAGE
UDP-A24057	1101 North Federal HWY	1101 N Federal Hwy	150	46.5	231	94	137	34,471
UDP-A24049	1055 N Federal HWY	The Cove	84.5	134	376	207	169	2,490
UDP-A25071	1701 N. Andrews Square	1701 Residences	30	50.6	76	76	0	500
UDP-A25008	2900 W Broward Blvd	IMMA at Melrose	122	142	162	162	0	2,482
UDP-A24027	1316 NW 6th Street	New Hope I	65	123	30	12	18	1,583
UDP-A25016	1515 SE 17 ST	Quay	372.25	75	521	217	304	4,983
UDP-A25042	2414 E. Sunrise Boulevard	Galleria East	300	90.3	1981	800	1181	95,156
UDP-A25043	2414 E. Sunrise Boulevard	Galleria West	300	121.1	1163	473	690	130,301
TOTALS				98	4,540	2,041	2,499	271,966

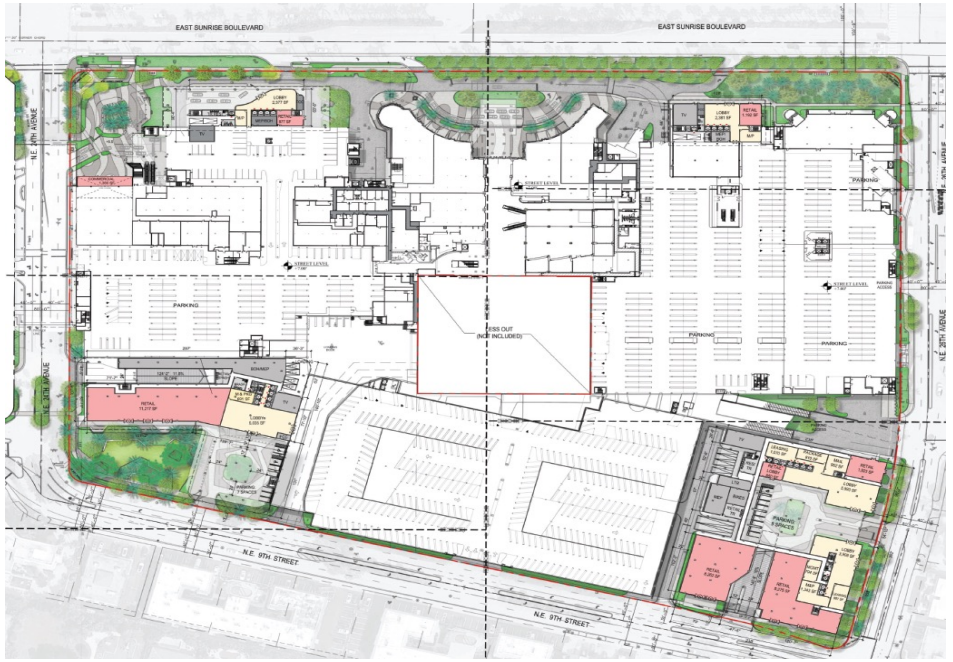
Under Construction

DRC Case #	PROJECT ADDRESS	PROJECT NAME	HEIGHT	UNITS PER ACRE	TOTAL UNITS IN PROJECT	AH UNITS	MARKET RATE UNITS	COMMERCIAL SQUARE FOOTAGE
UDP-A24043	610 NW 3rd Avenue	Lofts on 6th	86.3	122	90	90	0	9,010
TOTALS				122	90	90	0	9,010

SUMMARY CONDITIONS OF APPROVAL

1. Execution of Land Use Restriction Agreement
2. 40% of unit's set-aside as affordable for 30 years (1,273 Units) of (3,144 Units).
3. Traffic Impact Study Compliance Requirements
4. Signal optimization professional traffic operations analysis
5. FDOT Coordination for access management improvements, operations improvements, and maintenance of traffic requirements
6. Post-occupancy Traffic Monitoring (Post 6 Months)
7. Submission of a Transportation Demand Management (TDM) Plan
8. Submission of a Construction Traffic Management Plan
9. Obtainment of a Broward County Surface Water Management License
10. Vacation of Utility Easements
11. Recordation of right-of-way dedications and easements, as well as drainage and sewer easements.
12. The existing sewer distribution system requires improvements to accommodate flow increase from the proposed development. Prior to issuance of any Certificate of Occupancy (C.O.), all necessary improvements stated in the Water and Wastewater Capacity Availability letter shall be constructed, certified and in operation per ULDR Section 47-25.2. (Galleria East)





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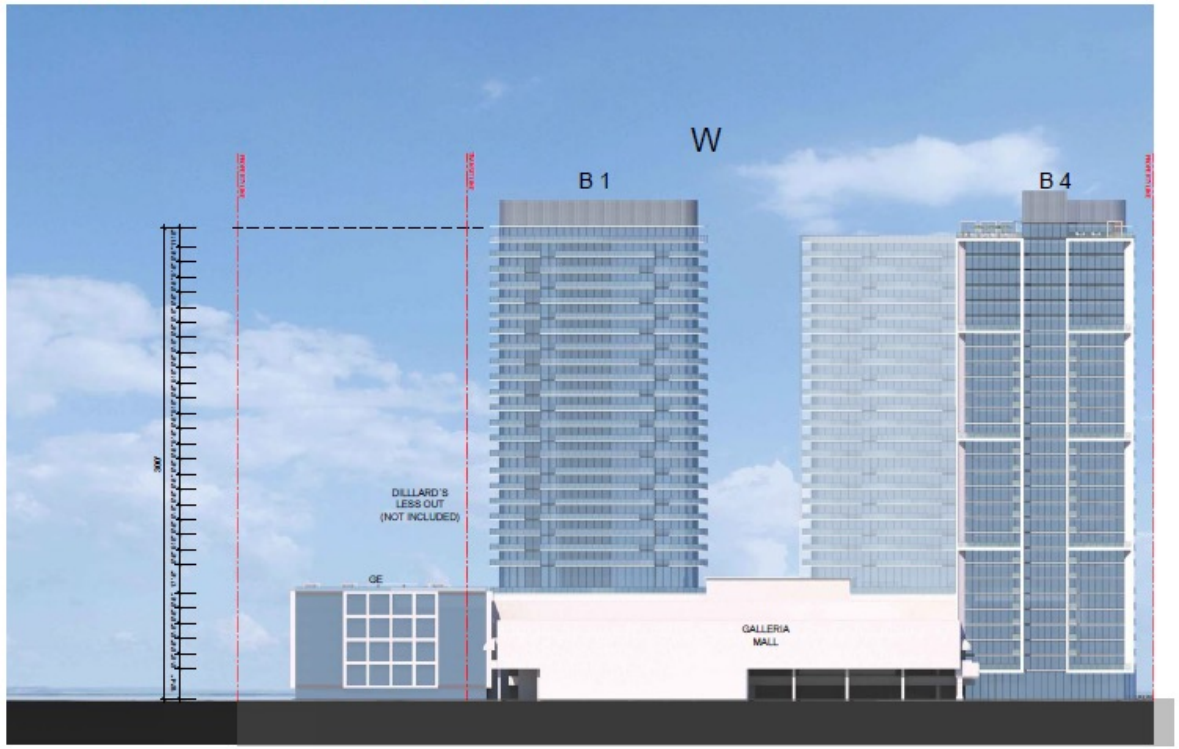
CONTEXT IMAGES



NORTH ELEVATION



PARCEL WEST - EAST ELEVATION



PARCEL WEST- WEST ELEVATION



SOUTH ELEVATION





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DISCUSSION