

DEVELOPMENT REVIEW PROCESS



CITY OF FORT LAUDERDALE

January 7, 2019
Community Meeting

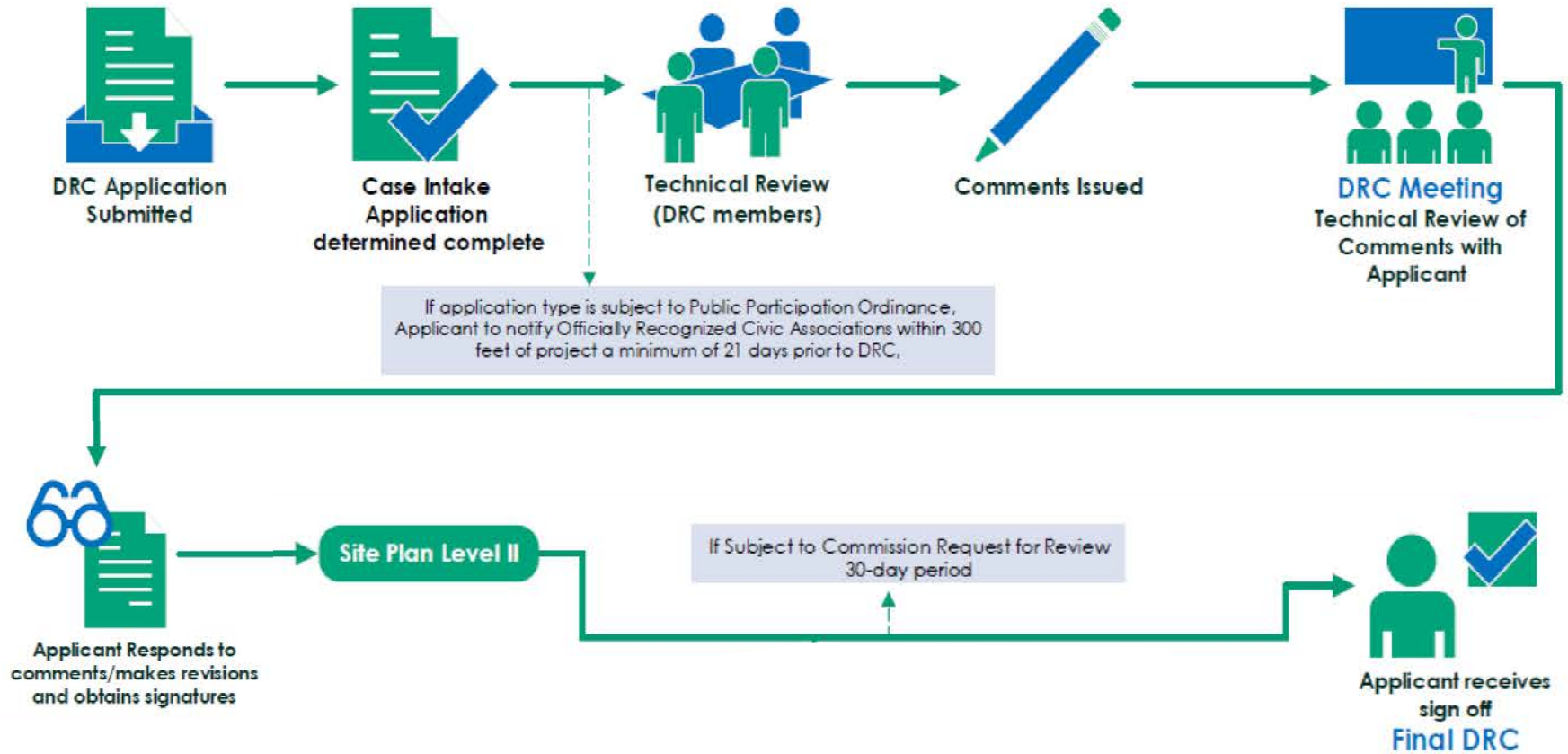


Development Review Levels

Site Plan Level I	Site Plan Level II	Site Plan Level III	Site Plan Level IV
Department	Development Review Committee (DRC)	Planning and Zoning Board (P&Z)	City Commission (CC)
<ul style="list-style-type: none"> • <i>New Nonresidential less than 5,000 SF</i> • <i>Residential less than 5 units</i> • <i>Change of use</i> • <i>Reuse of nonconforming structure</i> • <i>Continuation of nonconforming status</i> • <i>Off-site parking</i> • <i>Construction staging</i> • <i>Sidewalk cafes</i> • <i>Mobile vendors</i> 	<ul style="list-style-type: none"> • <i>New Nonresidential greater than 5,000 SF</i> • <i>Residential 5 units or more</i> • <i>Nonresidential use within 100' of residential property</i> • <i>Redevelopment proposals (if threshold met)</i> • <i>Change in use (if greater impact)</i> • <i>Downtown RAC, NWRAC, South RAC projects</i> 	<ul style="list-style-type: none"> • <i>Conditional use</i> • <i>Parking reduction</i> • <i>Flex allocation</i> • <i>Cluster development</i> • <i>Modification of yards (RMM-25, RMH-25, RMH-60)</i> • <i>Waterway use (some exceptions)</i> • <i>Beach RAC meeting Level III</i> 	<ul style="list-style-type: none"> • <i>Rezoning</i> • <i>Right-of-way vacation</i> • <i>Plat approval</i> • <i>Public purpose use</i> • <i>Land use amendment</i> • <i>Specified development, yard modifications in certain beach districts</i> • <i>Vacation of Easement</i> • <i>Beach RAC meeting Level IV</i>



Site Plan Level II – Process Flowchart





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DEVELOPMENT REVIEW

Questions and Comments?