



What Is a Zoning Verification Letter?

The purpose of a zoning letter is to verify the current zoning for the properties located in the City of Fort Lauderdale. A copy of permitted uses, and a map of the abutting zoning district(s) will be provided aside from the Zoning letter (example zoning verification letter is attached). **Please Note: Additional review may be required by Planning, Engineering, CAO, etc., prior to the issuance of a Zoning Verification Letter, which may cause a delay to the standard/expedited processing times below.**

Processing Options & Fees (per folio number)

Standard Processing: Up to 21 business days – \$318

Expedited Processing: 7–14 business days – \$477

What You'll Need Before Applying

- Folio number (lookup at bcpa.net or quick access QR code)
- Applicant name & contact information
- Payment method

How to Apply Online – LauderBuild (Accela)

1. Go to <https://aca-prod.accela.com/FTL> (quick access QR code below)
2. Sign in or create an account
3. Select “New Application”
4. Choose Urban Design and Planning → Planning-Zoning
5. Select “Zoning Verification Letter”
6. Enter Folio Number (Do not enter Legal Description- auto populates)
7. Submit payment

How You'll Receive Your Letter

Your Zoning Verification Letter will be emailed to your Accela account email.

Need Assistance?

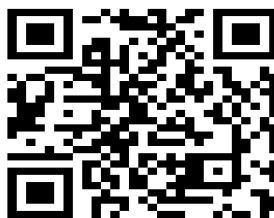
If further assistance is needed, please **Email us: zoning@fortlauderdale.gov** or call **954-828-6520** (listen for prompts).

Quick Access QR Codes

Accela



Broward County Property Appraiser (BCPA)



Please Note: Payments by credit or PIN-less debit incur a 2.75% processor fee.



EXAMPLE ONLY

Date

Address (here)
FORT LAUDERDALE, FL 33311

RE: FOLIO#

We have reviewed our records with respect to the current zoning of the above referenced folio and can confirm that it is zoned **RMM-25 (Residential Multifamily Mid-Rise/ Medium High Density)** and the Future Land-Use Designation is **NW REGIONAL ACTIVITY CENTER**

Attached is a copy of the permitted uses allowed in the **RMM-25** zoning district and a map of the abutting zoning districts.

Any permitted or conditional uses indicated herein, are subject to all requirements of the Unified Land Development Regulations (ULDR) including Section 47-24, Development Permits and Procedures. The issuance of this letter by the City does not exempt the subject site from the approval process as required by the ULDR.

If you need more information on a particular use or any additional information, please contact me at mmalik@fortlauderdale.gov.

Sincerely,

SIGNATURE OF THE ZONING ADMINISTRATOR

Zoning Administrator

Enclosures

PROPERTY DETAILS

Folio	xxxxxxxxxxxxxx
Parcel ID	0000000000
Address	xx NW 2 AVE #2, FORT LAUDERDALE, FL 33311
Owner(s)	XXX GROUP LLC
Property Description	2-18 D POR OF LOTS 34,35 BLK 260 DESC AS COMM SW COR LOT 33,N 75,E 80.5 TO POB,E 54.5,S 37.5,W 54.51,N 37.5 TO POB AKA: UNIT 2 AZZURRO HOMES
BCPA GIS SQFT	2044
City GIS SQFT	2044
Millage Code	0312
Detailed Use	01 - Residential - Single Family
Year Built of Property	2008
Number of Buildings	1
Bed Count	3
Bath Count	2
Number of Units	1
Building Adjusted SQFT	1266
Building Total SQFT	1512

PLANNING AND COMMUNITY DEVELOPMENT

Zoning Designation	RMM-25
Zoning Description	RMM-25 - Residential Multifamily Mid Rise/ Medium High Density
Designating Agency	Municipal
Future Land-Use Designation	NW REGIONAL ACTIVITY CENTER
Downtown Character Area	n/a
Flex Zone	UnifiedFZ
Improvement District	NW Neighborhood Improvement District
Community Redevelopment area CRA	Northwest - Progresso - Flagler Heights CRA
FEMA Flood Zone	AH
Base Flood Elevation	6
FEMA Panel	12011C0369H
CDGB Eligible	Yes
CDGB Census Tract	041700
Pct. Low-Mod Income	70.1 - 100.0
Opportunity Zone Designated Census Tract	417
Opportunity Zone Type	Low-Income Community
Opportunity Zone Source - ACS	2011-2015

SERVICE DELIVERY

Assigned Fire Station	2
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Trash Pick-Up Provider	Republic Services
Trash Pick-Up District	Zone 1
Trash Pick-Up Schedule	Weekly
Trash Pick-Up Day	Wednesday & Saturday
Recycling Provider	Gold Medal Services
Recycling Schedule	Weekly
Recycling Day	Wednesday
Bulk Trash Provider	City of Fort Lauderdale
Bulk Trash Schedule	Monthly
Bulk Trash Day	3rd Monday
Yard waste Pick-Up Provider	Republic Services
Yard waste Pick-Up District	Zone 1
Yard waste Pick-Up Schedule	Weekly
Yard waste Pick-Up Day	Wednesday
Area Crew	61-57
Sewer Crew	82-56

ADMINISTRATIVE/REGULATORY

Neighborhood	Progresso Village Civic Association, Inc.
Code Compliance Area	67
Code Compliance Area Name	Progresso Village Civic Association, Inc.
Code Compliance Officer	Roberta Jones #136
Vacation Rental Area Code Officer	Roberta Jones #136
Code Compliance Senior Officer	Linda Holloway #286
City Commission District	2
City Commissioner	Steven Glassman
County Commission District	7
County Commissioner	Timothy M. Ryan
School Board District	3
School Board Rep	Heather Brinkworth
Assigned Elem. School	North Side Elementary
School Website	https://northside.browardschools.com/
Assigned Middle School	Sunrise Middle
School Website	https://sunrise.browardschools.com/
Assigned High School	Fort Lauderdale High
School Website	https://fortlauderdale.browardschools.com/
Police District	2
Evacuation Zone	C
Evacuation Zone Description	Typically not a mandatory evacuation

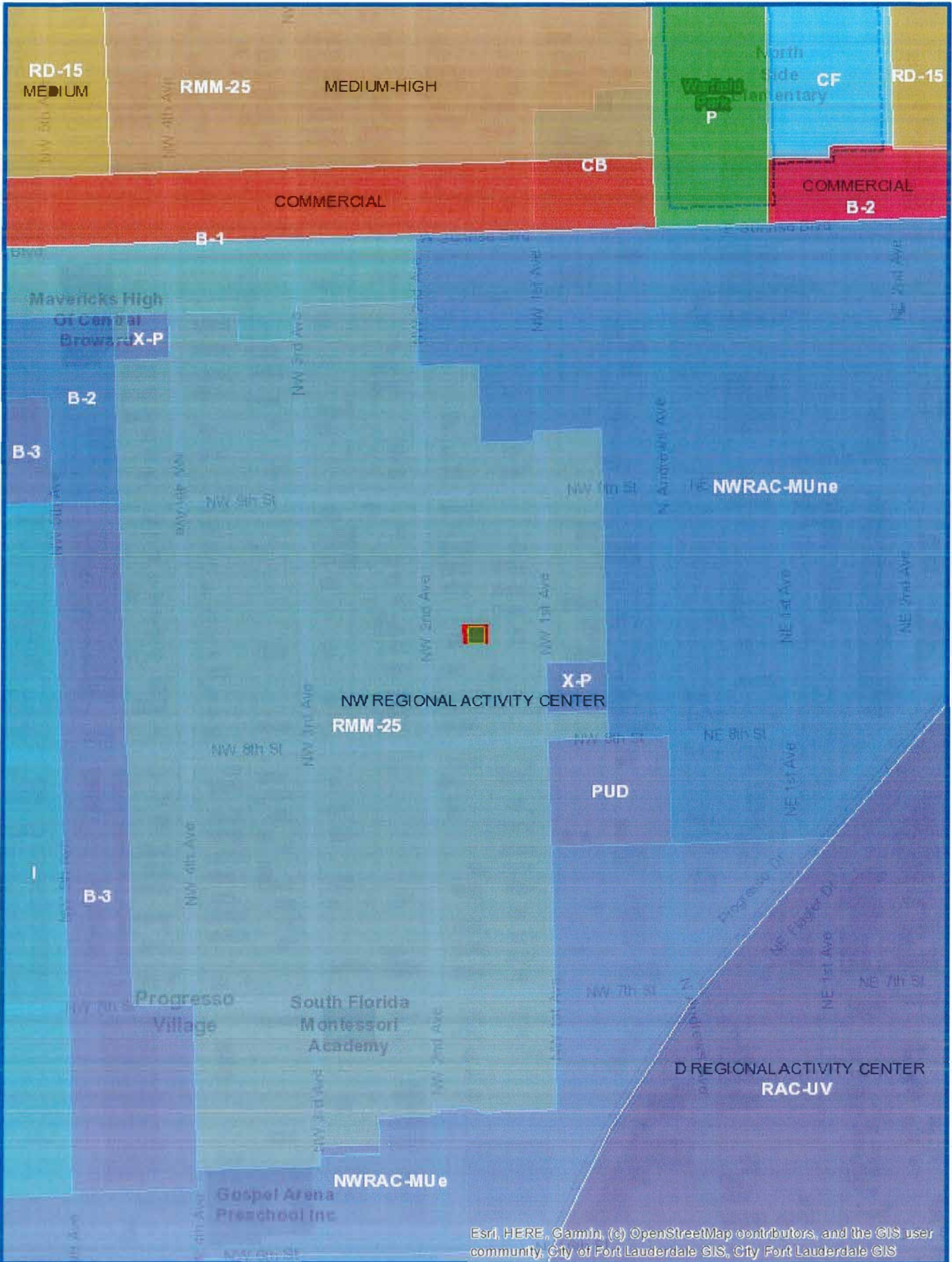
ASSESSMENTS

Just Land Value	\$24,530.00
Just Building Value	\$199,900.00

Just Other Value	\$0.00
Current Assessed Value	\$224,430.00
Last Year's Assessed Value	\$224,430.00
Assessed Value Year Over Year Change	\$0.00
Assessed Value % Change	0.00%
Save Our Home Value	\$224,430.00
Last Years Save Our Home	\$224,430.00
Current Taxable Value	\$224,430.00
Last Years Taxable Value	\$224,430.00
Taxable Value Year Over Year Change	\$0.00
Taxable Value % Change	0.00%
City Taxable Value	\$224,430.00
County Taxable Value	\$224,430.00
School Taxable Value	\$224,430.00
1st Homestead Amount	\$0.00
Widows Veterans Disability	\$0.00
Indendent Mixed Exemption	\$0.00

SALES HISTORY

1st Sale Date	08/05/2015
1st Sale Amount	\$565,000.00
1st Deed Type	SW*
2nd Sale Date	03/18/2013
2nd Sale Amount	\$946,800.00
2nd Deed Type	WD*
3rd Sale Date	n/a
3rd Sale Amount	n/a
3rd Deed Type	n/a
4th Sale Date	n/a
4th Sale Amount	n/a
4th Deed Type	n/a
5th Sale Date	n/a
5th Sale Amount	n/a
5th Deed Type	n/a



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, City of Fort Lauderdale GIS, City Fort Lauderdale GIS



FOLIO: 0000000000



Sec. 47-5.19. - List of permitted and conditional uses, RMM-25 Residential Mid Rise Multifamily/Medium High Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, Nursing Home Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3.
1. <i>Residential Uses</i>	
a. Single Family Dwelling	
b. Single Family Dwelling, Attached: Cluster Dwellings, see Section 47-18.9.	
c. Single Family Dwelling: Zero-lot-line Dwelling, see Section 47-18.38.	
d. Single Family Dwelling, Attached: Duplex/Two (2) Family/Dwelling, see Section 47-18.45.	
e. Single Family Dwelling, Attached: Townhouses, see Section 47-18.33.	
f. Multifamily Dwelling: Coach Home, see Section 47-18.10.	
g. Multifamily use.	
h. Community Residence, 3 residents maximum. See Sec. 47-18.47.	
i. Community Residence, 4 to 10 residents; 1,000' distance separation. See Sec. 47-18.47.	Community Residence, 4 to 10 residents, less than 1,000' distance separation. See Sec. 47-18.47.
j. Existing Multifamily Dwelling, see Section 47-18.39.	Community Residence, more than 10 residents/Community Residence, no license or certification available. See Sec. 47-18.47.

2. <i>Lodging</i>	
	a. Bed and Breakfast Dwelling, see Section 47-18.6.
	b. Hotel, see Section 47-18.16.
3. <i>Mixed Use Development</i>	
	a. Mixed Use Development, see Section 47-18.21.
4. <i>Public Purpose Facilities</i>	
a. Active and Passive Park, see Section 47-18.44.	a. House of Worship, see Section 47-18.17.
b. Social Service Residential Facility, Level I, see Section 47-18.32.	b. School.
	c. Social Service Residential Facility, Level II, see Section 47-18.32.
5. <i>Child Day Care Facilities</i>	
a. Family Day Care Home, see Section 47-18.8.	a. Small and Intermediate Child Day Care Facility, see Section 47-18.8.
6. <i>Nursing Home Facilities</i>	
	a. Nursing Homes, see Section 47-18.23.
7. <i>Accessory Uses, Buildings and Structures</i>	
a.	See Section 47-19.
8. <i>Urban Agriculture</i> See Section 47-18.41.	

(Ord. No. C-97-19, § 1(47-5.3.7), 6-18-97; [Ord. No. C-12-24, § 4, 7-10-12](#); [Ord. No. C-15-36, § 1, 10-20-15](#); Ord. No. [C-17-47](#), § 10, 1-3-18; Ord. No. [C-18-11](#), § 4, 4-17-18)

Sec. 47-5.36. - Table of dimensional requirements for the RMM-25 district. (Note A)

<i>Requirements</i>	<i>Single Family Dwelling</i>	<i>Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling</i>	<i>Single Family Dwelling: Zero-Lot-Line</i>	<i>Single Family Dwelling, Attached: Cluster</i>	<i>Single Family Dwelling, Attached: Townhouses</i>	<i>Multifamily Dwelling</i>	<i>Bed and Breakfast Dwelling</i>	<i>Hotel</i>	<i>Other Uses</i>
Maximum density (du/net acre) (Density bonus— See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (9 sleeping rooms maximum per dwelling)	30 hotel sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	35	55	55
Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.)(Note B)	25	25	25	25	25	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	Same as for single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	10	10 ft. - up to 22 feet in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	20	20
Minimum rear yard (ft.) (Note B)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20	20	20	20	20
Minimum distance	None	None	None	None	None	10 ft. or 20% of tallest building	None	10 ft. or 20% of tallest building	0

between buildings (ft.)						(whichever is greater)		(whichever is greater)	
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Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards, Section 47-23.11.

Note C: May be increased to 300 feet subject to criteria provided in Section 47-23.13.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-21, § 1, 3-16-99; Ord. No. [C-17-47](#), § 18, 1-3-18)