



JEREMY B. SHIR

PARTNER

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Jeremy B. Shir is a Partner in the Fort Lauderdale office of Shutts & Bowen LLP, where he is a member of the Land Use & Zoning Practice Group.

Jeremy focuses his practice in the areas of real estate and land use. He represents developers, property owners, companies and investors to facilitate multifaceted projects throughout the real estate entitlement and permit processes. He has experience in obtaining development approvals and permits for matters related to site plan approvals, re-zonings, variances and conditional uses.

Jeremy uses his relationships with developers, architects, brokers, engineers, elected officials, neighborhood stakeholders and local governmental authorities to advise his clients on a broad range of issues, including negotiations, code enforcement hearings, land use entitlements, incentives, code violations, affordable housing and more. He also has experience in successfully obtaining fine reductions and mitigating settlements on behalf of his clients.

Representative Matters:

- Representation of client on 5 acre site in Cooper City including rezoning, plat note amendment, variances & site plan approval for campus site that includes a Synagogue, preschool, Yeshiva, mikveh, and lakefront retreat.
- Representation of multifamily developer in Dania Beach on development application that had been previously denied by the City. Through the appeals process, we were able to work with the neighbors and obtain their consent via additional landscape buffering and fencing, while keeping the density as proposed. Approved on appeal.
- Representation of townhome developer in Edgewood neighborhood of Fort Lauderdale, including rezoning & site plan approval for 16 unit townhome development.
- Representation of self-storage developer in Davie, including rezoning, plat note amendment and multiple variances for 120,000 sq. ft. modern self-storage facility. Worked closely with the Water Management District on drainage issues relating to the property being an infill site.

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- Representation of developer on Downtown Davie mixed-use project that included rezoning, site plan approval, and Development Agreement with Town.
- Representation of self-storage developer in Unincorporated Miami-Dade County in an Urban Center District.
- Representation of large developer on 100 unit multifamily project in Unincorporated Miami-Dade County on Substantial Compliance application to approved Planned Area Development.
- Representation of motel in Pompano Beach, including Special Exception and variance approvals.
- Representation of industrial warehouse Special Exception approval in Hollywood, FL.

Practice Areas

Land Use & Zoning

Education

- University of Miami College of Law, J.D., 2013
- Washington University in St. Louis, B.A., Political Science, 2005

Bar Admissions

Florida

Languages

Spanish

Hebrew

Professional and Civic

- Broward County Bar Association
 - Government Law Section, Co-Chair (2024)
- Member of Greater Hollywood Chamber Government Affairs Committee & Board Member of Chamber Board of Directors
- Chair of Broward Urban Land Institute Young Professionals (2016 – 2021)
- Board Member Miami Beach Community Development Corporation
- Board Member Broward Jewish Democrats
- Democratic Professionals Network founding member

Jeremy B. Shir

- Corporate Sponsor of CCIM
- Member Jewish Federation Jewish Identity Impact Team
- Former Broward Young Democrats Treasurer
- Former Co-Chair of Broward County Washington University in St. Louis Alumni Committee
- Former Member Broward League of Cities Youth Leadership Committee
- AIPAC Advocacy Training Academy, Member (2018)