

Draft 1: Goals, Objectives and Actions

The City of Fort Lauderdale, through its Neighborhood Development Criteria Revisions Project, is evaluating potential changes to regulations that guide single-family and multi-family residential development. The process includes active public participation to collect information and to better understand concerns and goals for residential areas.

During May, 2009, citizens joined in a series of four workshops to discuss potential concerns and outline goals and objectives for a variety of residential contexts throughout the city. This paper summarizes the key goals and objectives from those events and outlines potential actions that could be considered as implementation strategies.

The goals address these topics:

1. The character of **streets** throughout all residential neighborhoods
2. Development in **stable** single-family areas
3. Development in areas with a **mix** of single and multi-family uses
4. Development in areas intended to be **primarily multi-family**
5. Development along **boundaries** of different zone districts

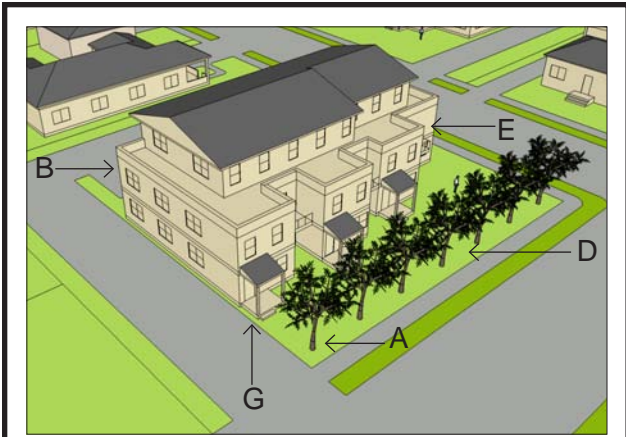
Note that this paper maintains a broad view, and does not suggest specific modifications to the existing development review criteria. The broad view of this paper is intended to establish a general understanding of the goals and objectives that may drive any potential changes to regulations.

A separate paper, titled *Potential Tools*, provides a more specific discussion of regulatory tools that could be used to implement the potential actions described in this paper. Many of these are tools that the city currently uses in some areas while others would be new. In some cases, revisions to existing tools might be considered to promote the goals and objectives described in this paper.

This paper will be revised based on community feedback. It will be followed by a *Modifications Plan* outlining recommended additions or changes to the City's Unified Development Regulations (ULDR).



Participants in a series of community workshops selected images, such as these, to illustrate design features they felt were appropriate in new residential construction. Such comments inform the goals, objectives and actions described in this paper.



A Note About the Illustrations

A series of computer-generated images appears in this paper. These help to illustrate comments distilled from the May, 2009 Community Workshops. They are intentionally simplified models, in order to focus on key design variables. Many appeared in worksheets that were used during the workshops, while others were generated in response to specific ideas that came from those sessions.

Some of these illustrations focus in on an individual building, to more clearly convey details of design, while others provide an overview of the building in its context. In some cases, the same building is illustrated in a close-up detail view and in a more distant overview, in order to place the building in context.

On the first of the two pages related to a goal, the images illustrate concerns that were identified in the workshops. On the second of the two pages for an individual goal, the models illustrate how some potential actions could influence the character of development to promote related objectives. For these, lettered labels indicate where specific components of the models illustrate application of one or more of the listed actions.

Many of the “infill” models represent buildings that are somewhat larger than those depicted in the existing context. They reflect recent trends in development, based on observations in the field and in reviewing projects that had been permitted for construction at the outset of this project. Others illustrate potential ways in which new, larger buildings could be designed to better fit with the context.

Organization of this Paper

The body of this paper is organized in three levels:

Goals: These describe general qualities or end results that reflect the desired character of the city’s residential neighborhoods. Each goal relates to specific concerns expressed by members of the community. Some are universal, in that they are relevant to all single-family and multi-family neighborhoods in the city. Other goals are linked specifically to either single-family or multi-family areas.

Objectives: These define general approaches toward achieving a goal. Objectives are more focused, generally addressing a specific aspect of development, such as open space, parking and building mass. This paper describes several objectives related to each goal. Similar objectives may appear with different goals.

Actions: These are potential ways to address overall goals and meet specific objectives. This paper provides several potential actions that could be taken to address each goal and related objectives. Where a single action could address multiple goals, that action is repeated for each relevant goal. (Note that specific examples of ways in which these actions may be accomplished are described in a companion paper, titled *Potential Tools*.)

Related Working Papers

Several related Neighborhood Development Criteria project working papers are available for review on the city’s web site. They include:

- **Background Summary**
(April 20, 2009)
- **Residential Development Patterns**
(May, 2009)
- **Community Workshop Summary**
(October 19, 2009)
- **Potential Tools**
(October 28, 2009)

Page Arrangement

Five goals statements appear in this paper, along with their associated objectives and potential actions. In each case, the material related to a single goal is displayed in a two-page spread, in which the particular goal statement appears at the top of both pages.

The first page for a goal includes a list of related objectives. The objectives are numbered for cross referencing purposes, but are not listed in priority order.

The second page for a goal includes a list of specific actions that could be taken to promote the goal and related objectives. The actions are lettered for cross referencing purposes but are not listed in priority order.

Balancing Goals and Objectives

Note that in some cases, conflicts may be perceived among goals and objectives, or the degree to which each is achieved may in some ways be affected by their comparative priorities. Discussion of the interaction of the various goals and objectives is expected to be a part of the process and, in some cases, may require a policy decision by the City Commission where potential conflicts need to be balanced.



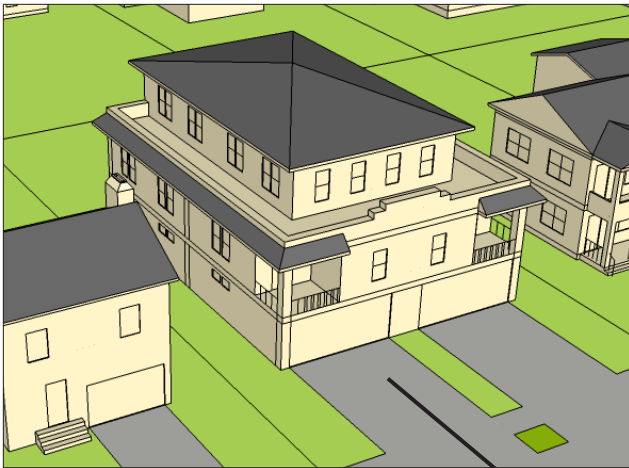
Participants in a series of community workshops selected images, such as these, to illustrate design features they felt were appropriate in new residential construction. Such comments inform the goals, objectives and actions described in this paper.

Goal 1: “Residential neighborhoods in Fort Lauderdale will have attractive streets that invite pedestrian activity.”



Streets are inviting when they have green space that is well-landscaped, they convey a sense of connection between living units and the street, and they include buildings that have a sense of scale with visually interesting details.

Goal 1 relates to concerns with the changing character of some single-family and multi-family residential areas, including the pedestrian experience. This is affected by a loss of green space and landscaping, the visual impact of parking and garage doors and the relationship of buildings to the street.



Objectives for Goal 1

The following objectives support Goal 1:

- 1.1 Maximize the amount of landscaped open space in front of a building.
- 1.2 Minimize the visual impacts of automobiles in front yards.
- 1.3 Provide a pedestrian-friendly street edge to a property.
- 1.4 Provide buildings with a sense of human scale at the street level.
- 1.5 Establish a “sense of connection” of residential units with the public realm of the street.



Workshop participants expressed concerns with current development trends in some single-family and multi-family residential areas, including the loss of green space and landscaping, the visual impact of paved areas and garage doors and the relationship of buildings to the street. For example, many people noted that driveways and garages were too dominant in these illustrations.

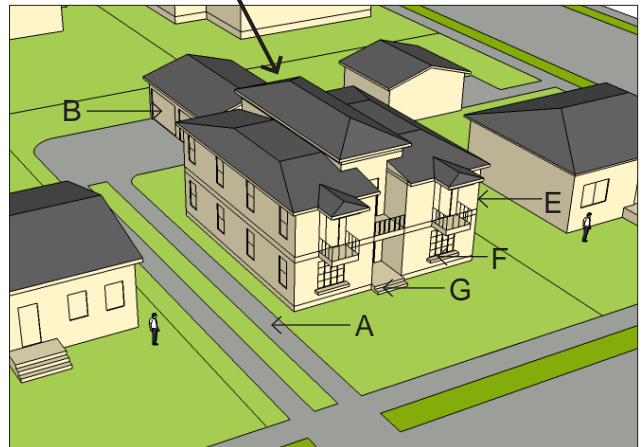
Goal 1: “Residential neighborhoods in Fort Lauderdale will have attractive streets that invite pedestrian activity.”



Actions for Goal 1

The following actions could help to achieve the objectives in Goal 1:

- A. Limit the percentage of hard surface paving for parking and driveways in front yards.
- B. Limit the exposure of garage doors on a building front.
- C. Adjust on-site parking requirements to reduce the amount of cars on site.
- D. Require installation of trees that contribute to a “canopy” along the street.
- E. Require variation in massing (building articulation) of a building front to convey a sense of human scale.
- F. Assure that building fronts express human activity and convey a sense of scale at all floor levels (i.e. windows, balconies and architectural details).
- G. Assure that first floor levels express a connection with the street.



Potential actions that could be taken to achieve Goal 1 include limits on paved surface areas and garage doors, requirements for varied building massing and installation of trees to contribute to a “canopy” along the street. Specific actions are indicated with letters that correspond to the list at left.

Goal 2: “Established single-family neighborhoods that are planned to remain single-family in use will retain their traditional character.”



In these neighborhoods, new development that fits in with traditional buildings is accommodated.

Goal 2 relates to resident concerns with the mass, scale and coverage of some new homes in single-family residential areas including specific concerns with loss of privacy, loss of green space and the visual impact of large homes built on small lots.

Objectives for Goal 2

The following objectives support Goal 2:

- 2.1 Assure that new houses appear compatible in scale with traditional homes in the specific context.
- 2.2 Protect views and privacy of neighbors.
- 2.3 Maintain a compatible separation between abutting properties.
- 2.4 Maintain a high percentage of green space.



Workshop participants expressed concerns about the mass, scale and coverage of some new homes in single-family residential areas including specific concerns with loss of privacy and loss of green space.

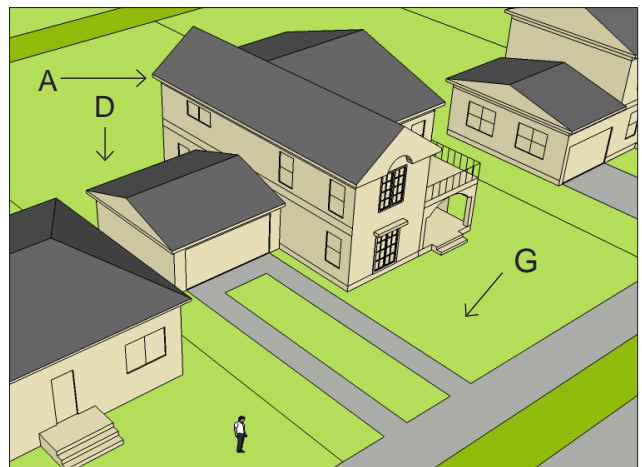
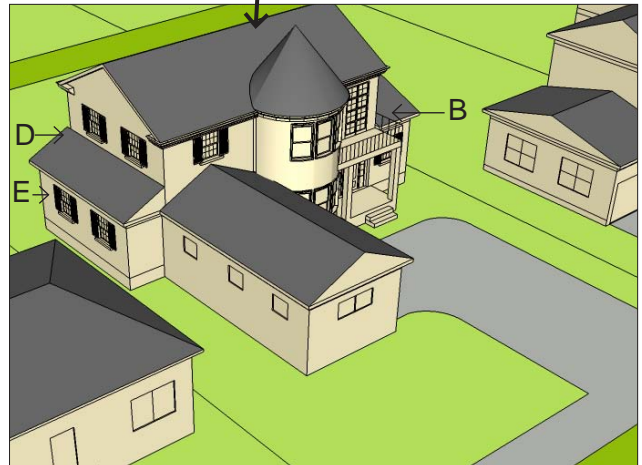
Goal 2: “Established single-family neighborhoods that are planned to remain single-family in use will retain their traditional character.”



Actions for Goal 2

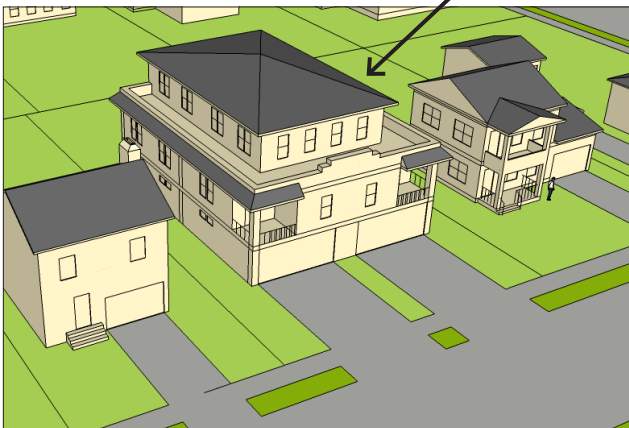
The following actions could help to achieve Goal 2:

- A. Limit the size of a new single-family house to be in proportion to lot size and older single-family homes in the area while still allowing for homes that are larger than those seen traditionally.
- B. Require the massing of new, larger buildings to be articulated, or modulated, in order to reduce the perceived scale.
- C. Provide incentives for retaining existing housing stock as a means of maintaining traditional scale.
- D. Ensure that a taller new building steps down towards its neighbor.
- E. Limit the height and length of the side wall of a home when close to an abutting neighbor.
- F. Increase side yard setbacks to be in proportion to the scale of a new building.
- G. Require a percentage of landscaped open space that appears similar to that seen traditionally.



Potential actions to achieve Goal 2 include requirements to organize a larger building into smaller modules and to step down height near neighbors.

Goal 3: “Existing single-family neighborhoods that are planned to include multi-family residential will do so in a way that is compatible with existing, older single-family homes, while recognizing that changes in density will occur.”



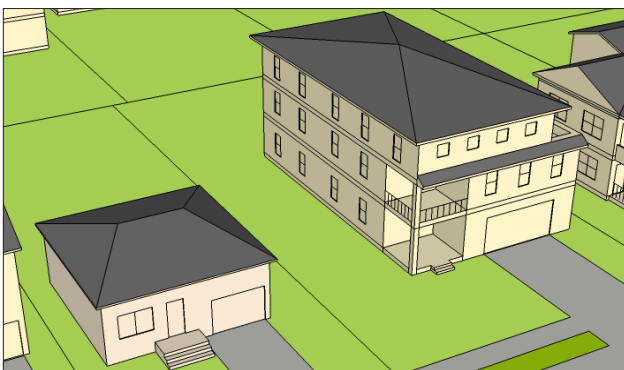
Areas targeted for some increased density can do so in ways that are compatible with other new structures that will be built in the area, while also respecting older buildings.

Goal 3 relates to resident concerns with neighborhoods in transition that experience changing neighborhood character, loss of privacy and loss of green space as new multi-family buildings are built.

Objectives for Goal 3

The following objectives support Goal 3:

- 3.1 Minimize the visual and privacy impacts of larger multi-family buildings on nearby single-family homes.
- 3.2 Maintain a significant amount of usable open space.
- 3.3 Maintain views and privacy for adjacent properties (of all types).



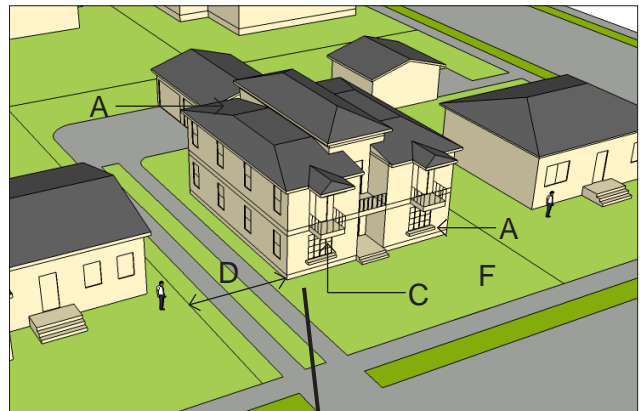
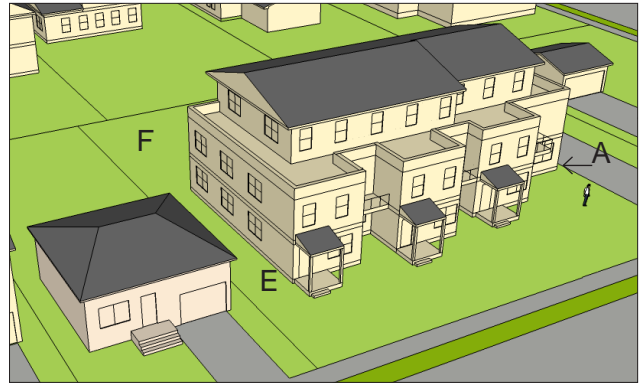
Residents expressed concerns with the character of new multi-family buildings in areas with existing single-family homes including specific concerns with loss of privacy and green space. Some issues are: driveways and garage doors dominating the street and tall side walls looming over neighbors.

Goal 3: “Existing single-family neighborhoods that are planned to include multi-family residential will do so in a way that is compatible with existing, older single-family homes, while recognizing that changes in density will occur.”

Actions for Goal 3

The following actions could help to achieve Goal 3:

- A. Require that new multi-family buildings have varied massing that relates to the traditional mass and scale of single-family residential buildings.
- B. Ensure that new multi-family buildings step down toward neighboring single-family homes.
- C. Locate balconies to avoid interfering with the privacy of neighboring single-family homes.
- D. Increase side yard setbacks in proportion to building size.
- E. Do not locate primary pedestrian or vehicular access to multi-family buildings along side yards adjacent to single-family homes.
- F. Require sufficient open space in proportion to density and building size.
- G. Locate open space to avoid interfering with the privacy of neighboring single-family homes.
- H. Limit the extent of garage doors facing the street.



Potential actions to achieve Goal 3 include requiring new multi-family buildings to have varied massing that relates to the traditional mass and scale of single-family residential buildings and to ensure that new multi-family buildings step down in height near neighboring single-family homes.

Goal 4: “Multi-family neighborhoods will be attractive, livable places with a sense of continuity among abutting developments.”



Residents expressed concerns with neighborhood character in higher density residential areas including the relationship between multi-family buildings and the quality of the streetscape (as addressed in Goal 1). Some issues are: driveways and garage doors dominating the street, lack of usable open space, and tall walls looming over neighbors.

Areas that will be predominantly multi-family in use can develop with a sense of “relatedness” among projects such that a cohesive sense of neighborhood emerges.

Goal 4 relates to resident concerns with neighborhood character in higher density residential areas including the quality of development within an individual development site and the relationship to its neighbors (note that concerns with the quality of the streetscape are addressed by Goal 1).

Objectives for Goal 4

The following objectives support Goal 4:

- 4.1 Assure that adjacent multi-family buildings are compatible in perceived mass and scale with their neighbors.
- 4.2 Maintain privacy for neighbors.
- 4.3 Minimize the visual impacts of cars and service areas on adjacent properties and in the Right of Way.
- 4.4 Maintain opportunities for views past buildings.
- 4.5 Provide “usable open space” that is an amenity for residents of specific multi-family projects, and also contributes to the neighborhood’s sense of open space.

Goal 4: “Multi-family neighborhoods will be attractive, livable places with a sense of continuity among abutting developments.”

Actions for Goal 4

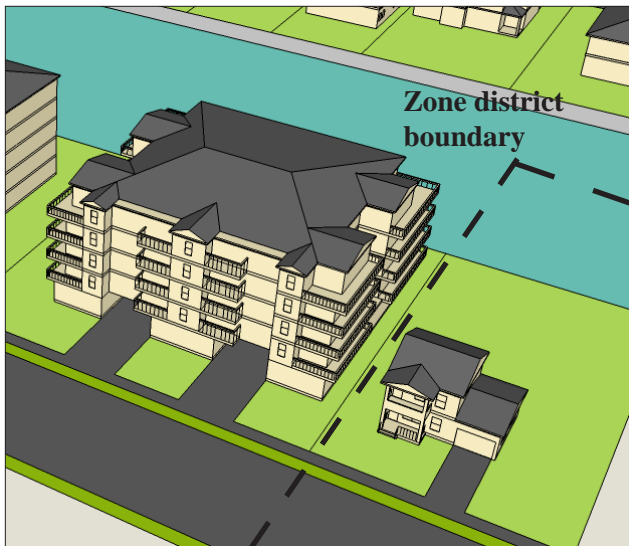
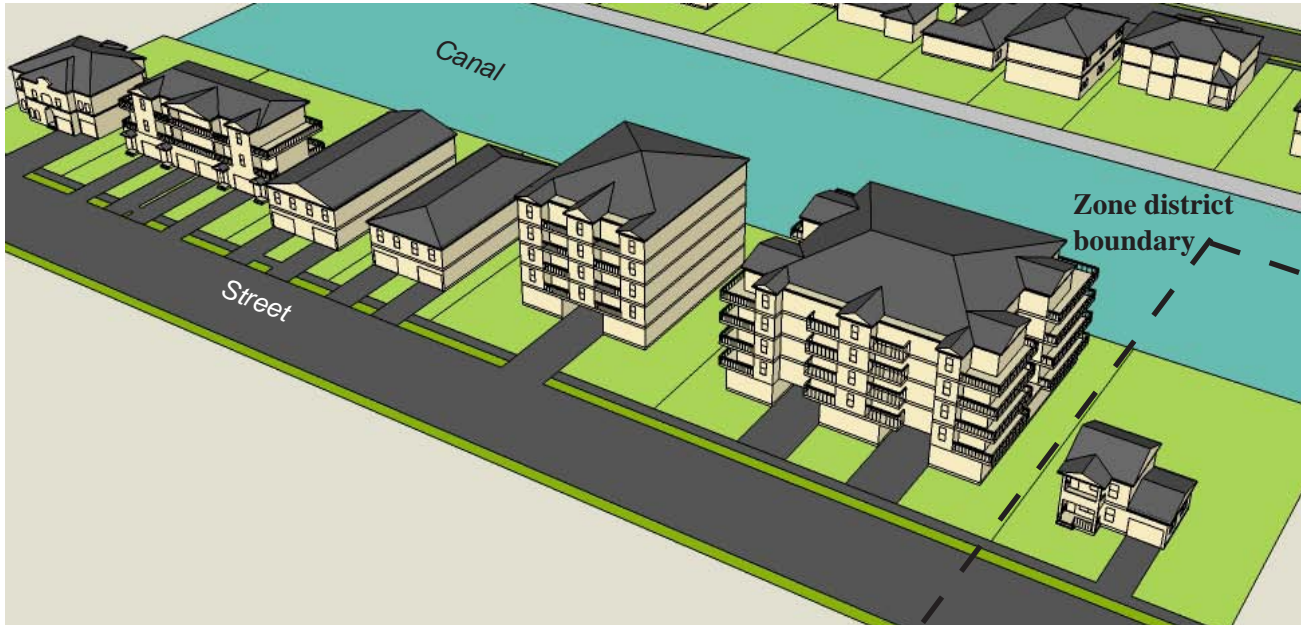
The following actions could help to achieve Goal 4:

- A. Design side walls abutting neighbors to be in proportion to the lot size or setback.
- B. Provide for visual interest in side walls that are near neighbors.
- C. Limit balconies near the side yard setback that would impinge on privacy of neighbors.
- D. Provide open space that is sufficiently in proportion to the density of the project.
- E. Establish standards or incentives for open space that assure such places are amenities for residents.
- F. Establish standards or incentives that promote locating open space such that it is visible by neighbors or the public way.
- G. Orient primary entrances to face the street.
- H. Provide for visual interest along the street.
- I. Ensure adequate space for sidewalks and landscaping along the street.
- J. Provide a “streamlined” permitting process for projects that exceed minimum standards for compatibility.



Potential actions that could be taken to achieve Goal 4 include promoting visual interest on side walls abutting neighbors, limiting balconies that would impinge on the privacy of neighbors, orienting building entries to the street and ensuring adequate space for sidewalks and landscaping along the street.

Goal 5: “Changes in use, density and scale along zone district boundaries will be compatible with both districts.”



Workshop participants expressed concerns with visual and other impacts of development in higher density zone districts on adjacent lower scale and density zone districts. Driveways dominating the street, and tall walls overlooking neighbors are examples in this illustration.

Transitions in land use can yield positive results with the specific context being respected.

Goal 5 relates to resident concerns with visual and other impacts of development in higher scale and density zone districts on adjacent lower scale and density zone districts.

Objectives for Goal 5

The following objectives support Goal 5:

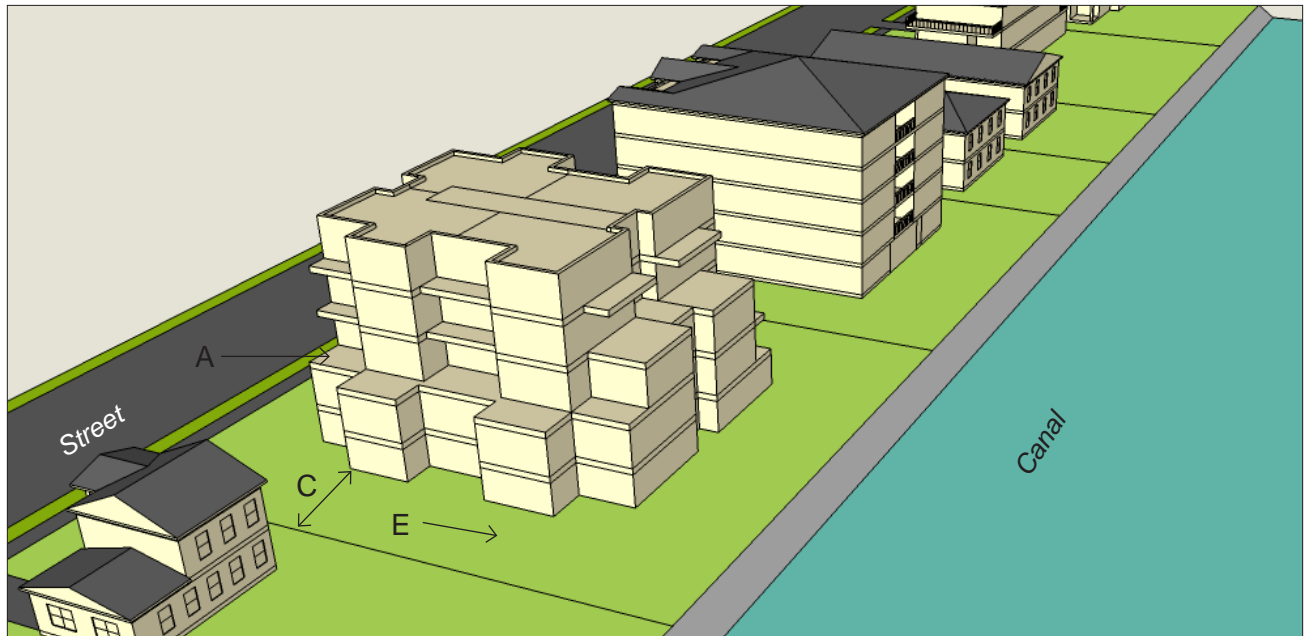
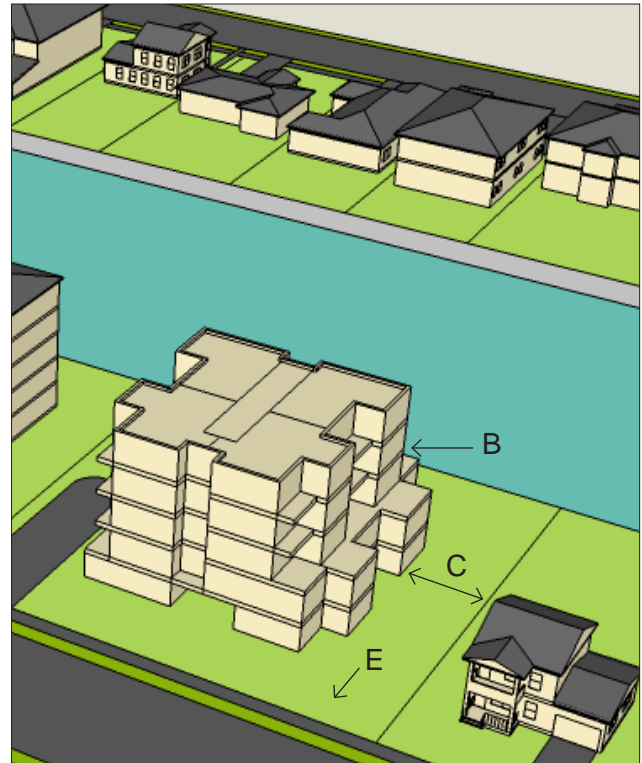
- 5.1 Minimize the visual and privacy impacts of development in higher scale and density zone districts on adjacent lower scale and density zone districts.
- 5.2 Minimize the visual and privacy impacts of development in higher scale and density zone districts on one side of a canal or waterway with lower scale and density zone districts on the other side of the canal or waterway.
- 5.3 Maintain views and privacy for adjacent properties in adjoining zone districts.

Goal 5: “Changes in use, density and scale along zone district boundaries will be compatible with both districts.”

Actions for Goal 5

The following actions could help to achieve Goal 5:

- A. Step down building forms along side yards adjacent to lower scale and density zone district boundaries.
- B. Require buildings to step down toward canals and waterways when lower scale and density zone districts are located on the other side.
- C. Increase side yard setbacks adjacent to lower scale and density zone district boundaries.
- D. Limit balconies near side yards adjacent to lower scale and density zone district boundaries that would impinge on privacy of neighbors.
- E. Limit primary pedestrian and vehicular access along side yards adjacent to lower scale zone district boundaries.
- F. Locate usable open space to avoid interfering with privacy on lots in adjacent lower scale zone districts.



Potential actions to achieve Goal 5 include stepping building forms down near zone districts that have lower scale and density, increasing side setbacks and locating primary pedestrian and vehicular access away from those district edges.

Report Authors:

Winter & Company

Noré Winter
Abe Barge
Julie Husband

Contact For More Information:

**City of Fort Lauderdale
Planning and Zoning
Department**

Adrienne Ehle, Planner III
700 NW 19th Avenue
Ft. Lauderdale, FL 33311

Phone: 954.828.5798
Email: aehle@fortlauderdale.gov