• Adopted in 2003
• Updates in 2007
• Set Vision for Downtown as a “Live, Work, Play” Environment
• Flexibility to Meet intent; Qualitative and Quantitative Guidelines
Proposed Codifications Summary:

- Building Floorplate Sizes
- Tower Separation Requirements
- Building Length Maximum
- Building Podium Heights and Stepbacks
- Transition Zones
- Open Space Requirements
- Adopt Streetscape Design under local jurisdiction
- Apply MP Standards to Residential and Nonresidential Development
Building Floorplate Sizes

- Codify Building Floorplate Sizes based on Character Area.

- Intent: Dimension that calculates how "bulky" a tower is and helps address building mass and scale; Building towers remain slender in appearance and provide light and air between buildings and at street level.
Tower Separation Requirement

- **Intent**: Addresses open space between buildings; maintains minimum 60 feet between towers to limit impact of building massing and to provide light and air between buildings and at street level.

- Individual development parcels maintain 30-foot tower separation from each property line.
Building Length Maximum

- **300-foot building streetwall length maximum at ground level in the Near Downtown and Urban Neighborhood.**

- **Intent**: Provides for improved pedestrian connectivity. In combination with active ground level uses and quality architectural treatments, breaks/articulation of building façade or division into multiple buildings, these aspects contribute to how comfortable, engaging and walkable blocks feel.

The 300-foot dimension, while encouraging streetscape variety, does not create varied building configurations along narrow-block frontages, which typically measure less than 300 feet. The principle of minimizing the impact of very long building frontages is desirable. Site-specific solutions need to ensure that the treatment and articulation along elevations provide attractive and pedestrian-friendly walking environments.

Building streetwalls in the Near Downtown and Urban Neighborhood that exceed 300’ in length should be encouraged to create variation in the physical design and articulation of the streetwall through the following examples:

- division into multiple buildings/but without superficial facade parapets

Public plaza/open space lined with active ground floor uses

Line internal pedestrian public “vias” with active ground floor uses; OR no “vias” with separate buildings abutting one another
Building Podium Heights and Stepbacks

- Codify Podium Heights and Stepbacks based on Character Area.

- Intent: Helps address building scale; encourages a more “human framing” of the street, provides more light and air at the pedestrian level.
Transition Zones

- **Codify Height Transition Zones**
- **Intent**: Ensures buildings on the periphery of the Downtown Regional Activity Center (D-RAC) have appropriate mass, and scale to respect the character of adjacent lower density neighborhoods.

Where D-RAC zones abut any zoning districts with height limit of up to 60 feet, the Master Plan encourages a mid-block or 200-foot wide height transition zone, where the height of proposed buildings would be a maximum of two and a half times the maximum height of the adjacent residential zoning district. (Green areas on diagram)

Where D-RAC zones abut Commercial districts with height limit 150 feet or less: the transition zone includes a one-to-one foot stepped back height transition for a hundred feet. (Pink areas on diagram)
Open Space

- Update existing code language to address open space based on development program
- Intent: Ensure dense urban areas offer a balance / access to open space;
- Provide Social, economic, and environmental benefits to the project and general public;
- Help support a continuous network of public and private spaces that collectively contribute to exceptional public realm.

Residential except Regional Activity Center – City Center (RAC-CC):

a. 50 units or less or 25 units per acre or less:
   - Min. 200 sq. ft. per unit;

b. Between 51 and 150 units / greater than 25 units per acre and up to 60:
   - Min. 150 sq. ft. per unit;

c. 150 units or more / greater than 60 units per acre:
   - Min. 100 sq. ft. per unit;

Residential in RAC-CC and all non-residential development:

- Min. 10% of gross lot area (partial credit for landscaping improvements constructed in street considered).

Open Space: includes all areas on site not covered by structures or vehicular use areas, other than arcades. A minimum of 50% pervious landscaping and minimum 40% provided at-grade.
Streetscape Design - City jurisdiction

Continue to coordinate with TAM re: prioritization of streets/studies
FDOT/County Coordination on County and State roads.

*When utilities conflict with street trees code will require building line to shift.
Project Timeline:

January - February 2019
Review City Commission
Recommendations / Draft Master Plan Revisions

March - April 2019
Stakeholder Input Meetings Regarding Draft Revisions

April - June 2019
Prepare Draft Code Amendments

June 5, 2019
Public Open House

June - August 2019
Obtain Stakeholder Input on Final Draft Code Amendments

October - November 2019
City Commission Adoption of Code Amendments (Tentative)

September 2019
Planning and Zoning Board Meeting
Public Comments:

We look forward to your participation and input!

Please contact us:
954-828-6163 or e-mail: planning@fortlauderdale.gov

For additional information please visit:
https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/planning-initiatives/downtownmaster-plan