Downtown Master Plan Codifications

City of Fort Lauderdale
Department of Sustainable Development
August 2020

SENSE OF PLACE
CONNECTIVITY
HIGH QUALITY DEVELOPMENT
LIVABILITY
QUALITY OF LIFE
• Adopted in 2003
• Updates in 2007
• Set Vision for Downtown as a “Live, Work, Play” Environment
• December 2018 City Commission Workshop “Codify Master Plan”
Codifications Summary

- Downtown Character Areas
- Building Floorplate Sizes
- Tower Separation Requirements
- Building Streetwall Length Maximum
- Building Podium Heights and Stepbacks
- Transition Zones
- Open Space Requirements
- Streetscape Design
- Apply MP Standards to Residential and Nonresidential Development
- Review Process Criteria
## Downtown Master Plan Codifications

### Public Outreach

<table>
<thead>
<tr>
<th>Date</th>
<th>MEETING</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 18, 2018</td>
<td>City Commission Workshop</td>
<td>City Hall</td>
</tr>
<tr>
<td>January 10, 2019</td>
<td>Downtown Development Authority</td>
<td>Broward Center</td>
</tr>
<tr>
<td>March 12, 2019</td>
<td>CFLCA General Meeting</td>
<td>City Hall</td>
</tr>
<tr>
<td>March 13, 2019</td>
<td>Economic Development Advisory Board</td>
<td>City Hall</td>
</tr>
<tr>
<td>March 21, 2019</td>
<td>Rio Vista Civic Association Board Meeting</td>
<td>Rio Vista Church</td>
</tr>
<tr>
<td>April 4, 2019</td>
<td>Tarpon River Civic Association Board Meeting</td>
<td>Southside Center</td>
</tr>
<tr>
<td>April 25, 2019</td>
<td>Downtown Civic Association</td>
<td>Florida Atlantic University</td>
</tr>
<tr>
<td>May 8, 2019</td>
<td>Downtown Council</td>
<td>Southside School</td>
</tr>
<tr>
<td>May 17, 2019</td>
<td>Broward Workshop - Urban Core Committee</td>
<td>Broward Center</td>
</tr>
<tr>
<td>June 3, 2019</td>
<td>District 1 Pre-Agenda Meeting</td>
<td>Beach Community Center</td>
</tr>
<tr>
<td>June 5, 2019</td>
<td>Community Open House</td>
<td>City Hall 8th Floor Cafeteria</td>
</tr>
<tr>
<td>June 13, 2019</td>
<td>Downtown Development Authority</td>
<td>Broward Center</td>
</tr>
<tr>
<td>August 6, 2019</td>
<td>Chamber; Government Affairs Committee</td>
<td>512 NE 3rd Avenue</td>
</tr>
<tr>
<td>August 6, 2019</td>
<td>Tarpon River Civic Association Representatives</td>
<td>700 NW 19 Ave</td>
</tr>
<tr>
<td>September 18, 2019</td>
<td>Planning and Zoning Board Intro Presentation</td>
<td>City Hall</td>
</tr>
<tr>
<td>October 16, 2019</td>
<td>Planning and Zoning Board Review</td>
<td>City Hall</td>
</tr>
<tr>
<td>November 14, 2019</td>
<td>Downtown Development Authority / Chamber</td>
<td>Broward Center</td>
</tr>
<tr>
<td>February 26, 2020</td>
<td>Fort Lauderdale Forum</td>
<td>Broward College</td>
</tr>
<tr>
<td>July/August 2020</td>
<td>Focused Stakeholder Outreach (Transition and Character Areas)</td>
<td>Virtual Meetings</td>
</tr>
</tbody>
</table>
**DOWNTOWN CORE**
- Characterized by slender towers, minimal step-backs among mixed lower buildings. A ‘central-business district’ feeling with an arrangement of vertical towers & strong skyline image.

**NEAR DOWNTOWN**
- Strong framing of the street defined by a 6-8 story building ‘shoulders’ with towers stepped back above.

**URBAN NEIGHBORHOOD**
- A neighborhood scale including a mix of housing types such as townhouses and apartments; buildings with residually-defined bases, and limited vertical elements.
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**URBAN NEIGHBORHOOD**

- A neighborhood scale including a mix of housing types such as townhouses and apartments; buildings with residentially-defined bases, and limited vertical elements.
### Existing Code Dimensional Requirements

<table>
<thead>
<tr>
<th></th>
<th>RAC-CC</th>
<th>RAC-AS</th>
<th>RAC-UV</th>
<th>RAC-RPO</th>
<th>RAC-TMU</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>See** South of SE/SW 7 St., and North of NE/NW 5 St., 150 ft. maximum at boundary***</td>
<td>See**</td>
<td>55 ft. up 150 ft.*** Unspecified for South of NE/NW 5 St. See**</td>
<td>55 ft. up to 150 ft.***</td>
<td>See**</td>
</tr>
<tr>
<td><strong>Maximum Plot Coverage</strong></td>
<td>95%</td>
<td>90%</td>
<td>90%</td>
<td>85%</td>
<td>95% (Nonresidential) 75% (Mixed Use &amp; Residential)</td>
</tr>
<tr>
<td><strong>Maximum Density</strong></td>
<td>none</td>
<td>35 du/acre</td>
<td>none</td>
<td>35 du/acre - up to 50 du/acre***</td>
<td>none greater than 25 du/acre see Section 47-13.13</td>
</tr>
<tr>
<td><strong>Setbacks</strong>*</td>
<td>Vary by district and use</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>General Step Backs</strong></td>
<td>Portions of structure located more than 9 feet above sidewalk shall be subject to stepbacks. At cornice between 12 and 35 feet: a step-back of at least 10 feet. At level between 4th and 10th floors, an additional step-back of at least 10 feet. An increase in the setbacks may be required for pedestrian amenities, such as public plazas, pedestrian entries, outdoor dining areas and similar public use areas, or landscaping, as approved by the DRC.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>General Design</strong></td>
<td>First floor walls shall not extend more than 20 feet, unless contain windows, doors, recesses of 4 feet or more, or other transparent or decorative elements. Roof lines shall be designed with sloping roofs or stepped roof forms. Flat roofs may be permitted, but must have a parapet facing street front. Principal structures shall provide minimum four facade architectural features: variation in roofline, terracing, cantilevering, angling, balconies, arcades, comices, architectural ornamentation, material banding, courtyards, plazas or landscaped areas which encourage pedestrian interaction between development site and public areas.</td>
<td></td>
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</tbody>
</table>

* Side and rear setbacks as provided herein, except as regulated by Neighborhood Compatibility Requirements.

** No maximum height, unless otherwise provided in those subsections of Neighborhood Compatibility Requirements.

*** Heights above 55 feet and up to 150 feet shall be reviewed subject to Conditional Use Permit, except parcels abutting Andrews Ave. and Federal Hwy. Density in the RAC-RPO: Above 35 du/ac and up to 50 du/ac shall be reviewed subject to Conditional Use criteria.

**** Setbacks/Yards of one-half building height do not apply.

***** Height at boundary of RAC-CC district shall be 150 feet; height may be increased one foot for every one foot of setback from the RAC-CC district boundary, for a distance of 100 feet from the RAC-CC district.
### Master Plan Dimensional Requirements

<table>
<thead>
<tr>
<th></th>
<th>Downtown Core</th>
<th>Near Downtown</th>
<th>Urban Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Building Height</strong>*</td>
<td>None (as determined by FAA restrictions)</td>
<td>30 Floors**</td>
<td>6 Floors 12 Floors **</td>
</tr>
<tr>
<td><strong>Maximum Building Streetwall Length</strong></td>
<td>300 Feet</td>
<td>300 Feet</td>
<td>300 Feet</td>
</tr>
<tr>
<td><strong>Maximum Gross Square Footage of Building Tower Floor Plate Size</strong></td>
<td>Residential: 18,000 up to 15 Floors / 12,500 up to 37 Floors Non-residential: 32,000</td>
<td>Residential: 18,000 up to 15 Floors, 12,500 up to 30 Floors Non-residential: None up to 9 Floors, 32,000 up to 30 Floors</td>
<td>Residential: 10,000 Non-residential: 16,000</td>
</tr>
<tr>
<td><strong>Maximum Building Podium Height</strong></td>
<td>9 Floors</td>
<td>7 Floors</td>
<td>6 Floors</td>
</tr>
<tr>
<td><strong>Minimum Building Tower Step Back</strong></td>
<td>None</td>
<td>15 Feet</td>
<td>12 Feet</td>
</tr>
<tr>
<td><strong>Minimum Separation between Building Towers</strong></td>
<td>60 Feet 30 Feet minimum on subject property if adjacent to abutting lot under separate ownership</td>
<td>60 Feet 30 Feet minimum on subject property if adjacent to abutting lot under separate ownership</td>
<td>60 Feet 30 Feet minimum on subject property if adjacent to abutting lot under separate ownership</td>
</tr>
</tbody>
</table>

* Apply Transition Criteria

** Heights above 6 Floors and up to 12 Floors in the RAC-UV and RAC-RPO zoning districts shall be reviewed subject to Conditional Use Permit, except parcels abutting Andrews Avenue and Federal Highway.
Prior to Downtown Master Plan

After

Las Olas Walk

488 Residences at Riverwalk

The Rise
Prior to Downtown Master Plan

DEVELOPMENT COMPARISON

After

1st Avenue Residences
Allusion
New River Central
4 West Las Olas
Form-Based Regulations Do Not Restrict Quality Building Design

- Tower form can vary; curvilinear, angled, undulating
- Articulation; horizontal and vertical
- Building material; quality, placement
- Fenestration; more windows, less walls
Form-Based Regulations Do Not Restrict Quality Building Design

- Building materials; variation, quality
- Floor to ceiling height; first level
- Building corner; design and form
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 Streetwall 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.

Framing the street: encourage maximum building ‘streetwall’ length of 300’.

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 provides 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 façade parapets

PUBLIC PLAZA/ OPEN SPACE LINED WITH ACTIVE GROUND FLOOR USES

NOTE
Line internal pedestrian, public “vias” with active ground floor uses; OR no “vias” with separate buildings abutting one another

LESS PREFERRED
- a break/ articulation of the façade; OR,
- significant change of massing/ façade design

PREFERRED

PREFERRED
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)
Residential Transition Zone (green areas): where Downtown abuts residential zoning for a distance of two-hundred (200) feet, within which area proposed height of buildings cannot exceed max height of 2.5 times the max height of adjacent residential zoning district.
Existing Transitional Zoning Compatibility Criteria

Existing compatibility criteria for development greater than 25 units/acre apply in: RAC-WMU, RAC-SMU, RAC-EMU

Existing conditional use process (PZB) for development greater than 35 units/acre up to 50 units/acre required for RAC-RPO
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.**

*Open Space*: includes all areas on site not covered by structures or vehicular use areas, other than arcades. A minimum of 25% pervious landscaping and minimum 40% provided at-grade.
# Open Space Requirements

## Existing

**RESIDENTIAL Except for City Center (RAC-CC)**

<table>
<thead>
<tr>
<th>Development Units/ Density</th>
<th>Open Space (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 units or less / 25 units per acre or less</td>
<td>200 sq. ft. per unit (Minimum)</td>
</tr>
<tr>
<td>51 and 150 units / greater than 25 units per acre</td>
<td>150 sq. ft. per unit (Minimum 10,000 sq. ft.)</td>
</tr>
<tr>
<td>150 units or more / greater than 60 units per acre</td>
<td>100 sq. ft. per unit (Minimum 22,500 sq. ft.)</td>
</tr>
</tbody>
</table>

## New

**RESIDENTIAL in RAC-CC and NONRESIDENTIAL**

<table>
<thead>
<tr>
<th>Use</th>
<th>Open Space (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Min. 10 % of gross lot area (partial credit for landscaping improvements constructed in street considered).</td>
</tr>
<tr>
<td>Nonresidential Uses</td>
<td></td>
</tr>
</tbody>
</table>
Streetscape Design

Encourage safe, comfortable and walkable streets that promote an exceptional pedestrian experience and sense of place.

Continue to coordinate with FDOT and County on jurisdictional control and design solutions that meet intent of master plan.
Streetscape Design - City jurisdiction
Follow DMP Streetscape cross-section guidelines

*When utilities conflict with street trees, other design solutions that incorporate street trees will need to be provided.
Review and Approval Process

- MP Standards Apply to Residential and Nonresidential Development
- Updated City Commission Call-up Criteria
- Includes Process for Requesting Relief from Dimensional Standards through City Commission Action
Downtown Master Plan Code Amendments Timeline

- **December 2018**: City Commission Workshop
- **March - April 2019**: Stakeholder Input Meetings Regarding Draft Revisions
- **June 5, 2019**: Public Open House
- **October 2019**: Planning and Zoning Board Meeting
- **Sept 2020**: Planning and Zoning Board Meeting

**January - February 2019**: Review City Commission Recommendations / Draft Master Plan Revisions
**April - June 2019**: Prepare Draft Code Amendments
**June - September 2019**: Stakeholder Input on Final Draft Code Amendments
**July - August 2020**: Additional Stakeholder Input
**Oct/Nov 2020**: City Commission (Tentative)