



CITY OF FORT LAUDERDALE

UPTOWN URBAN VILLAGE

PROPOSED MASTER PLAN AND FORM BASED CODE

AUGUST 20, 2019
CITY COMMISSION CONFERENCE MEETING
DEPARTMENT OF SUSTAINABLE DEVELOPMENT

BACKGROUND AND PROJECT HISTORY

- 
- 2014-2015** • Envision Uptown, Inc. initiated input and ideas
 - AUGUST 2014** • Urban Land Institute (ULI)
 - Technical Advisory Panel Report
 - MARCH 2015** • Cypress Creek Mobility Hub Study
 - Broward MPO
 - OCTOBER 2015** • City Commission Resolution 15-215
 - Accepting recommendations from the ULI Report
 - OCTOBER 2016** • Commission Annual Action Plan (CAAP)
 - Commission set this project as high priority
 - DECEMBER 2016** • Project Start
 - Procure consultant, land use, zoning, transportation analysis
 - 2016-2019** • Draft Master Plan and Form Base Code Document
 - 2016-2019** • Public Outreach

PUBLIC OUTREACH AND PARTICIPATION

STAKEHOLDERS

- General Public
- Envision Uptown
- South Florida Regional Transit Authority (SFRTA)
- Broward MPO
- City of Fort Lauderdale
- City of Oakland Park
- Broward County Planning Council
- Broward County Traffic Engineering
- Broward County Transit
- FDOT
- Citrix
- Bosch
- Marble World
- Keith and Schnars, P.A.
- Pinnacle LLC
- Other Businesses

SUMMARY OF MEETINGS

Date	Meeting Type	Number of Attendees	Attendee Group
August 25, 2016	Project Start Meeting	4	Envision Representatives
September 16, 2016	Status Meeting	8	Envision Representatives, Interested Parties
December 9, 2016	Public Open House	44	Envision Representatives, Interested Parties, General Public
May 25, 2017	Status Meeting	4	Envision Representatives
June 14, 2017	Status Meeting	9	Envision Representatives
March 8, 2018	Public Open House	32	Envision Representatives
June 20, 2018	Stakeholder Meeting	4	Stakeholders
February 8, 2019	Status Meeting	8	Envision Representatives
April 30, 2019	Status Meeting	9	District Commissioner, Staff, Envision Representatives
May 2, 2019	Public Open House	26	Interested Parties, General Public

VISION STATEMENT AND PROJECT INFORMATION

FUTURE VISION

“Uptown Urban Village”

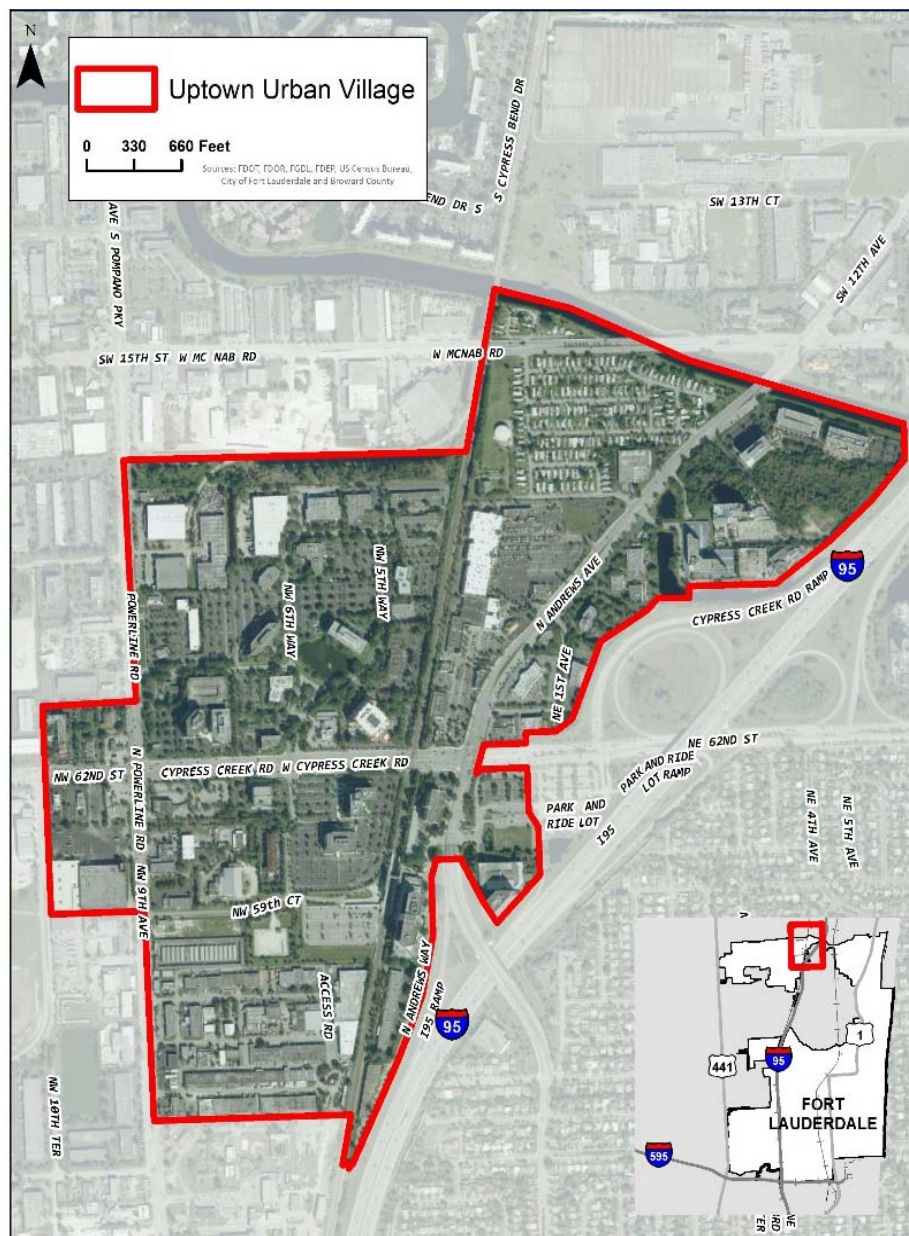
- Transit-oriented urban neighborhood
- Composed of offices, residences, retail, hospitality, civic, and educational uses;
- Built environment supports multi-modal transportation choices;
- Enhanced pedestrian experience
- Easy access to surrounding businesses, local services and amenities, parks and open spaces

PROJECT BOUNDARIES

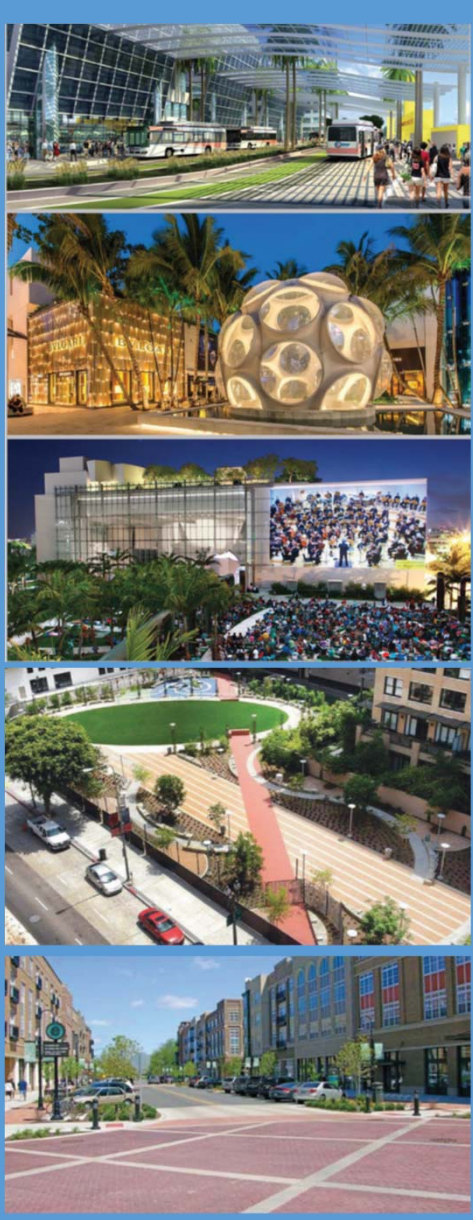
- McNab Road and C-14 canal to the north
- 57th Street to the south
- Powerline Road to the west
- I-95 to the east

PROJECT SIZE

- 353 acres



MASTER PLAN DOCUMENT STRUCTURE



1

INTRODUCTION

History, previous planning efforts, how to use the document

2

THE VISION

Vision statement, planning themes

3

CONTEXT

Regional location and access, market sectors, demographics

4

PLAN FRAMEWORK

Intent and purpose, character areas, principles, connectivity

5

FORM BASED CODE

Dimensional standards, open space, building design standards

6

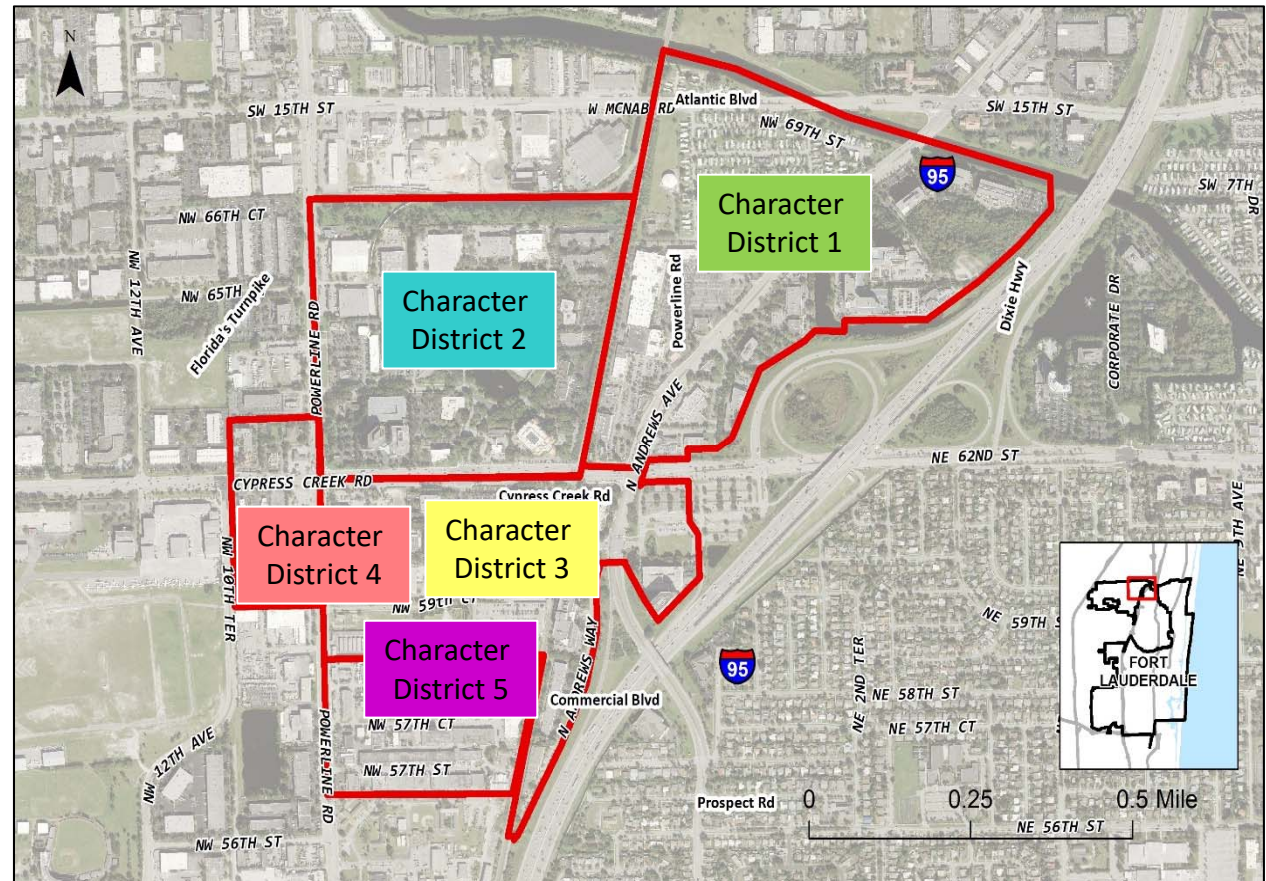
IMPLEMENTATION

History, previous planning efforts, how to use the document

UPTOWN MASTER PLAN FRAMEWORK

-Character Districts

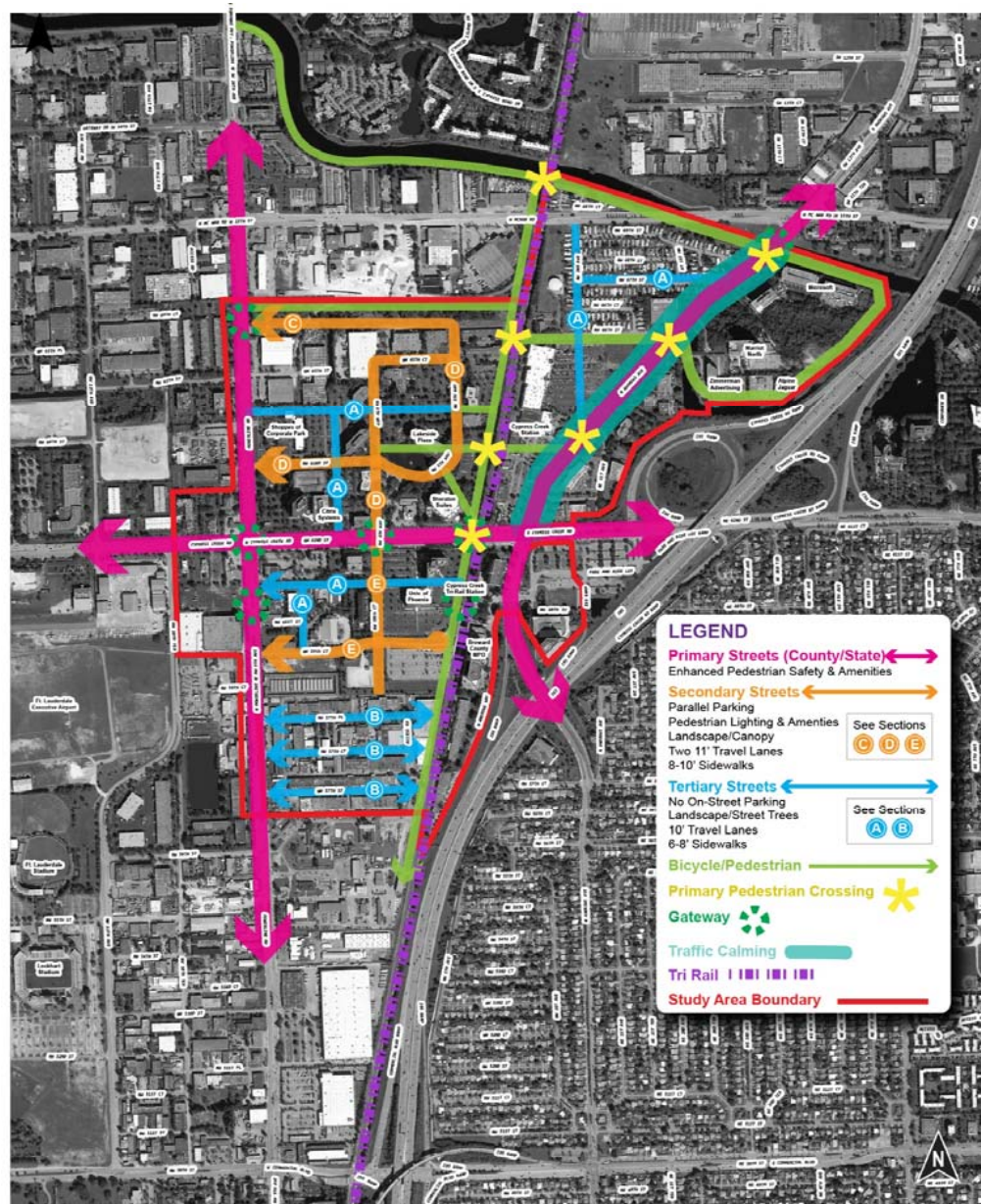
- Multi-modal Connectivity
- Parks and Public Realm
- Branding
- Conceptual Vision Plan



1	2	3	4	5
<ul style="list-style-type: none"> • Commercial and Office • Mobile Home Park • Preservation Area • Extensive Surface Parking 	<ul style="list-style-type: none"> • Corporate Offices, Industrial and Warehouse, • Limited Commercial • Corporate Office Park 	<ul style="list-style-type: none"> • Office, Industrial • Government uses • SFRTA property • Tri-Rail Station • Broward MPO 	<ul style="list-style-type: none"> • Commercial and Industrial 	<ul style="list-style-type: none"> • Industrial with small pockets of Commercial

UPTOWN MASTER PLAN FRAMEWORK

- Character Districts
- Multi-modal Connectivity**
- Parks and Public Realm
- Branding
- Conceptual Plan



UPTOWN MASTER PLAN FRAMEWORK

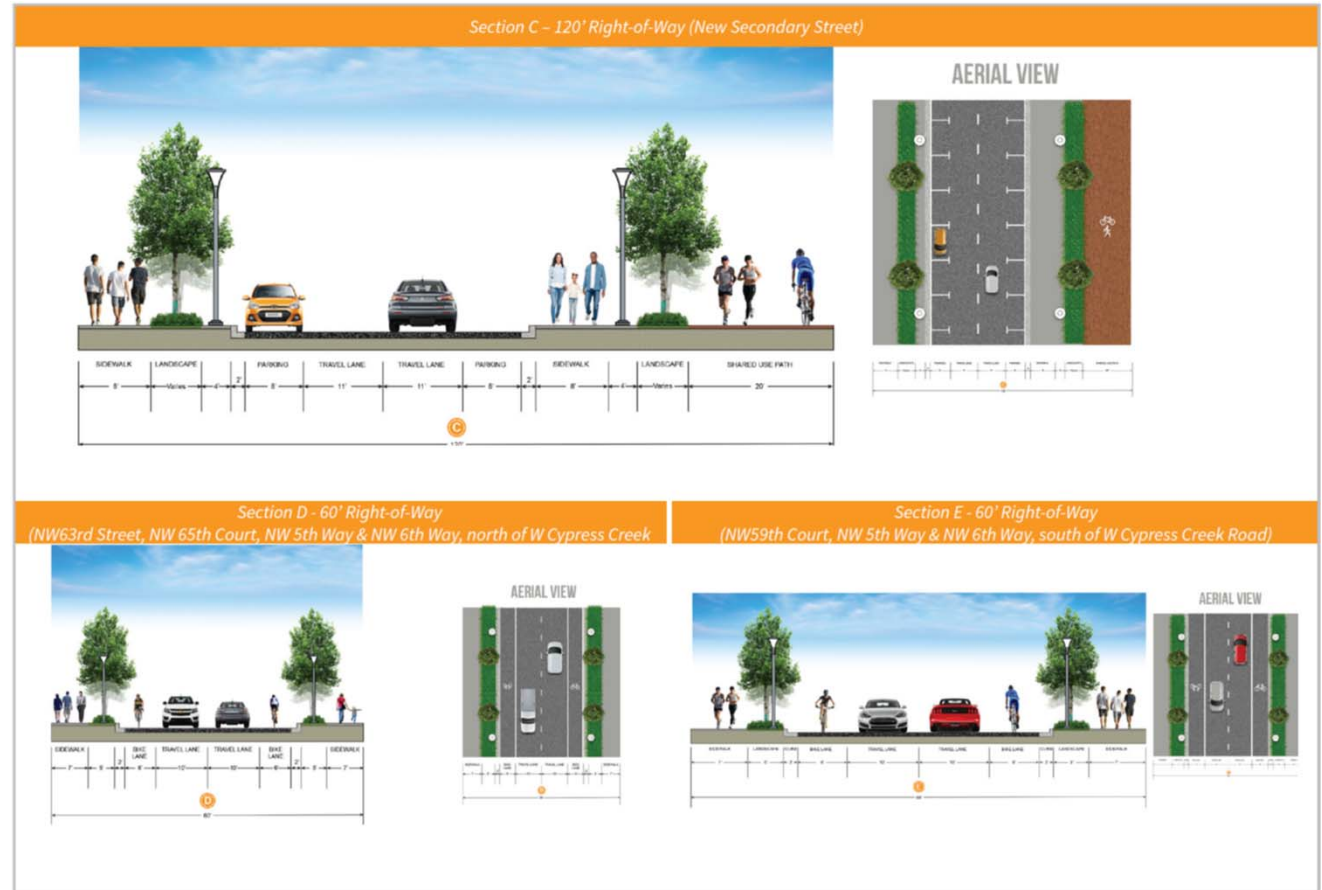
-Character Districts

-Multi-modal Connectivity

-Parks and Public Realm

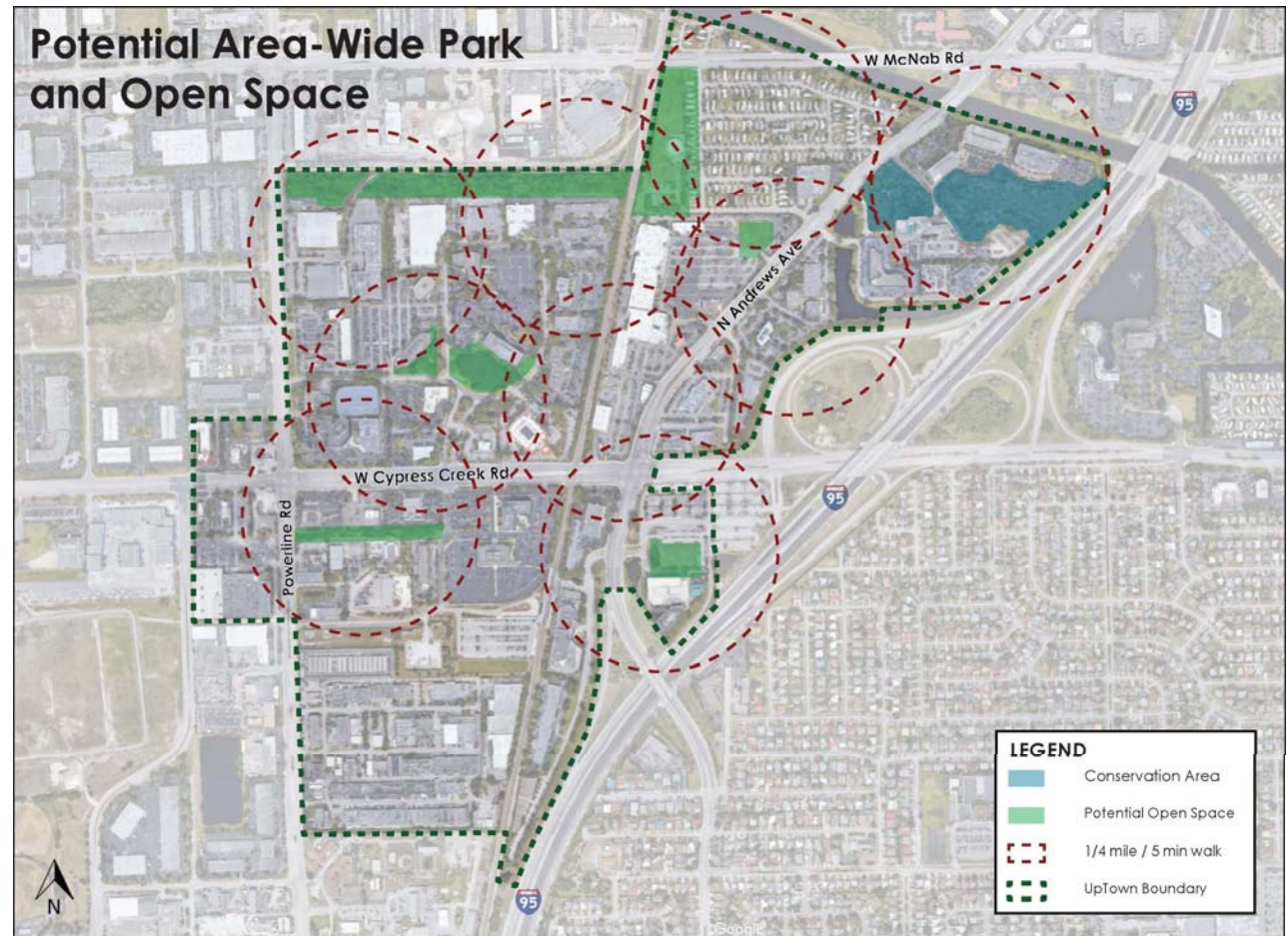
-Branding

-Conceptual Plan



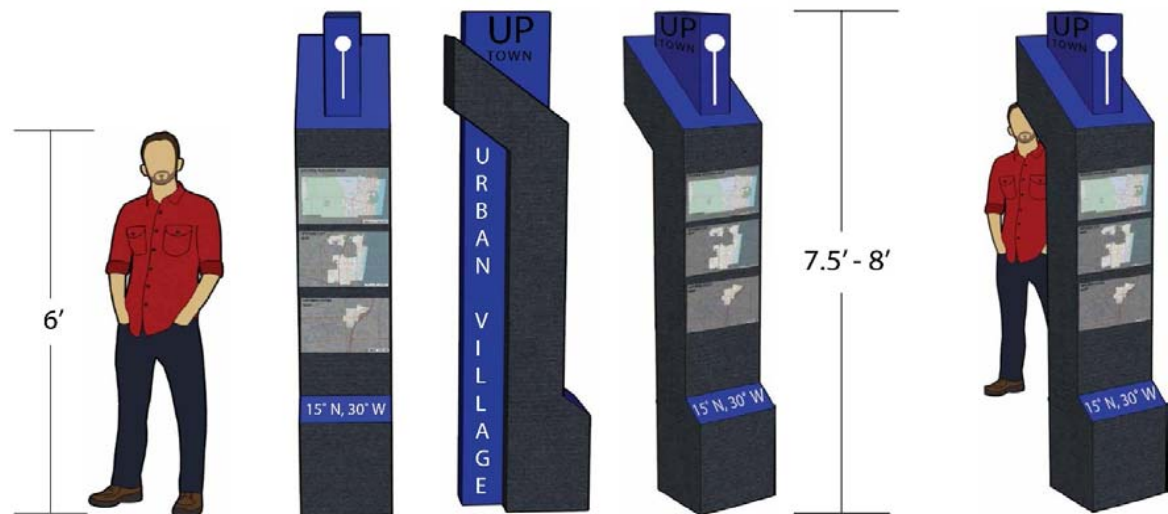
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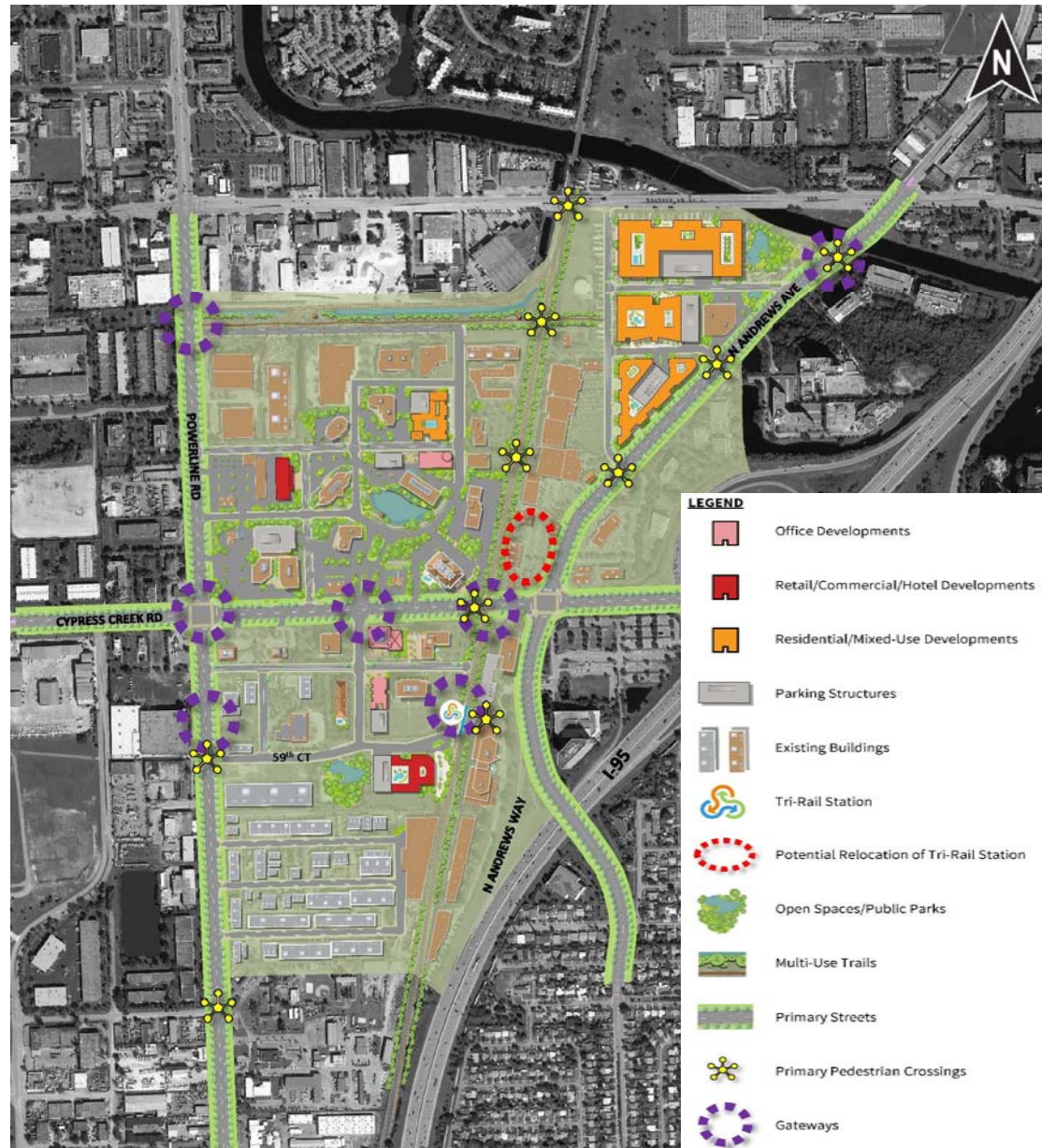
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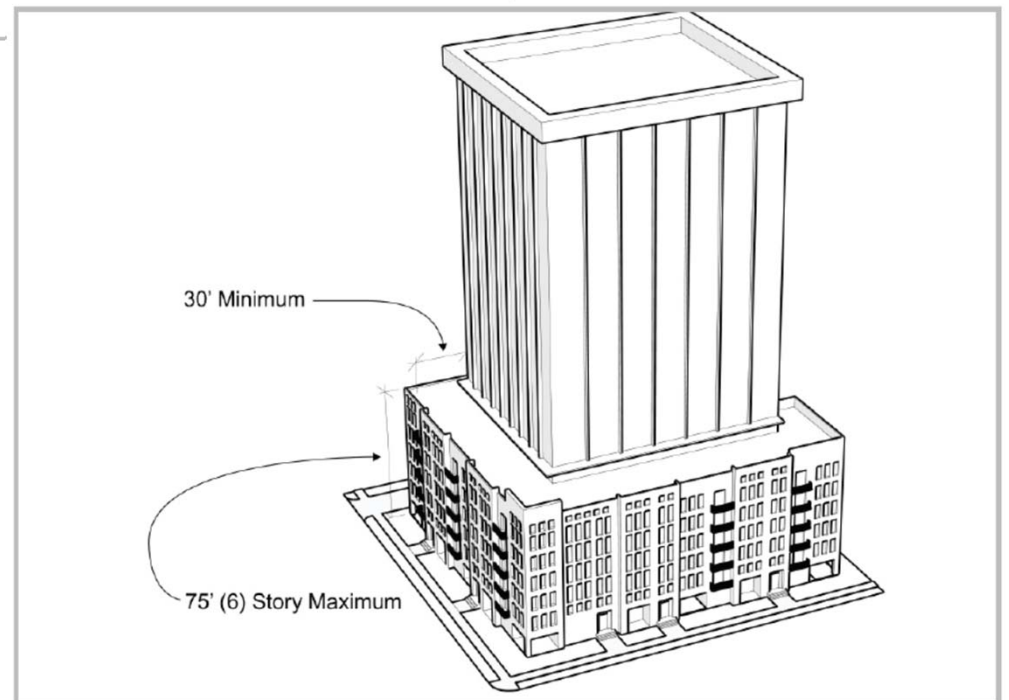
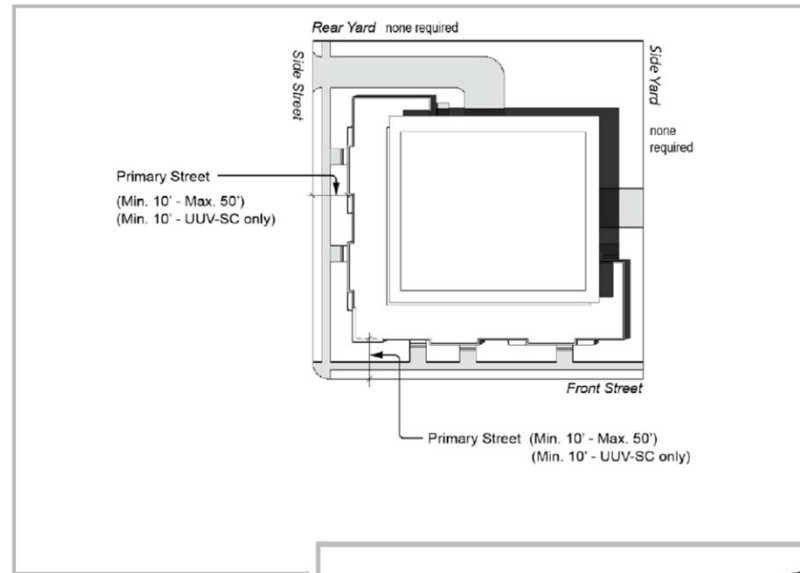


UPTOWN MASTER PLAN AND FORM BASED CODE

FORM BASED REGULATIONS

Intent: To establish dimensional standards and requirements that result in a built form consistent with the vision:

- Building Height
- Density
- Minimum Unit Size
- Building Floorplates
- Tower Separation
- Minimum Lot Size and Width
- Maximum FAR
- Setbacks
- Podium Height



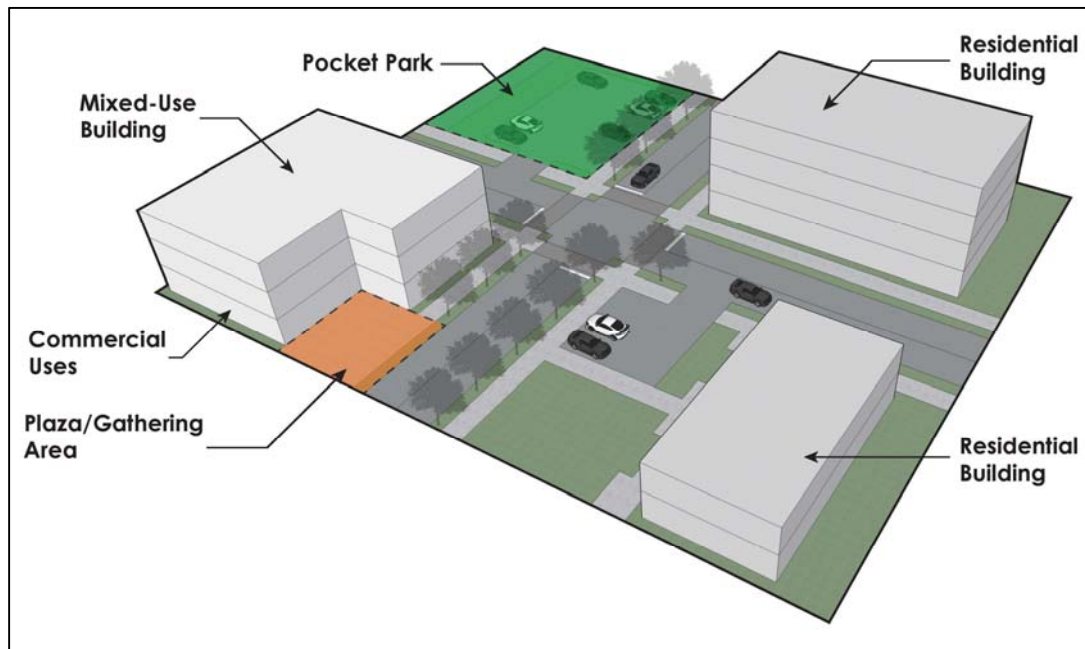
UPTOWN MASTER PLAN AND FORM BASED CODE

FORM BASED REGULATIONS

Intent: Ensure adequate open space and plazas for future population

- Pocket Parks
- Private Communal Space (micro units)
- Plaza/Gathering Areas

	Pocket Park (sf)	Communal Space (sf)	Plaza/Gathering Area (sf)
Residential and Mixed Use			
50 units or less	200 per unit	-	-
51 units to 150 units	150 per unit	-	-
151 units or more	100 per unit	-	-
Residential			
Project with 50% or less of the units at 450 sf	-	1,500 (min)	-
Project with 51% or more of the units at 450 sf	-	3,000 (min)	-
Mixed Use or Commercial			
10,000 to 30,000 sf	-	-	1,000 to 3,000
30,000 sf or greater	-	-	3,000 to 5,000



UPTOWN MASTER PLAN AND FORM BASED CODE

FORM BASED REGULATIONS

Intent: To guide the physical quality of buildings, enhance the pedestrian experience, promote arrangement of uses, and regulate design of parking facilities.

- Building Orientation
- Building Design
- Quality of Materials
- Permitted Uses
- Parking
- Landscaping
- Signage
- Sense of Place Elements



Building Orientation



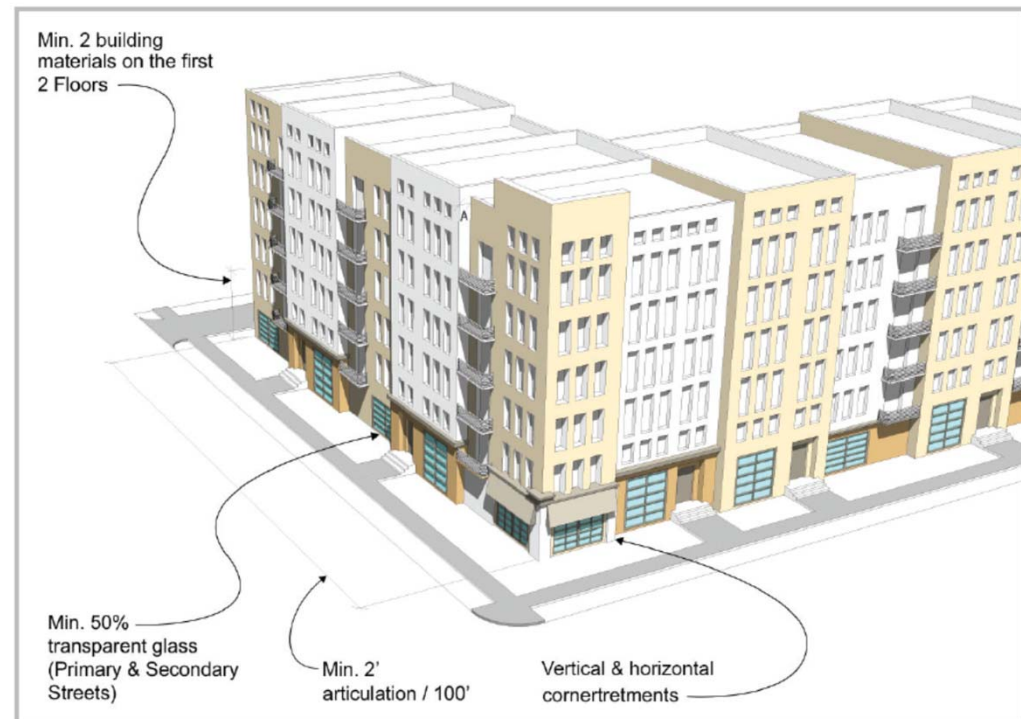
Architectural Glass



Metal Siding



Textured Stucco



UPTOWN MASTER PLAN AND FORM BASED CODE – FUTURE STEPS

IMPLEMENTATION

To identify a variety of strategies to implement the project vision.

- **Land Use Plan Amendment (LUPA)**
- **Approach to Rezoning**
- Development Review
- Mobility Concept
- **Connectivity Plan**
- Potential Relocation of Tri-Rail
- Planning Initiatives/Studies
- **Future Multi-Agency Coordination**
- Summary of Implementation
- Recommendations

LUPA

- Currently on hold, vision can still be achieved with the master plan and zoning
- Future LUPA consideration based on additional analysis of DRI entitlements and area uses

Approach to Rezoning

- Property owner/Applicant initiates site rezone
- Future policy direction re: area-wide rezoning effort

Connectivity Plan

- Macro level; Connect core project area to Lockhart Site, FXE, Downtown and other parts of the City
- Micro level; Connect area through Multi-modal options i.e. Tri-Rail, BCT, Bicycle, etc.

Multi-Agency Coordination

- Jurisdictional control of certain roads
- Tri-Rail (Potential relocation North of Cypress Creek Rd. to promote accessibility, possible P3)
- Broward MPO – funding opportunities

UPTOWN MASTER PLAN AND FORM BASED CODE



NEXT STEPS / PROJECT TIMELINE

CC Conference Meeting	August 20, 2019
PZB Meeting	August 21, 2019
CC First Public Meeting	September 3, 2019
CC Second Public Meeting	September 17, 2019



CITY OF FORT LAUDERDALE

DISCUSSION

AUGUST 20, 2019
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING DIVISION