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To: Jim Hetzel, AICP, Principal Urban Planner

From: Jill Quigley, AICP, Senior Associate

Subject: Form Based Code Development Analysis

Date: September 16, 2019

To estimate the gross square feet of a potential development within the Uptown Urban Village area of Fort Lauderdale, a spreadsheet was constructed with certain assumptions based on the form-based code and land development code (LDC). A hypothetical 2.5-acre parcel within the Uptown Urban Village Northeast was chosen as an example of how the form-based code will affect development in the area. The proposed development is assumed to be a mixed-use building with retail on the ground floor, two floors of parking above the retail and residential units on the top floor. Units were determined to be 1,000 square feet which allows for 300 square feet of space per unit for common areas, elevator space and other gathering areas. 15% of the total acreage was set aside as open space/plaza space following the requirements described in chapter 5.7 in the Uptown urban Village design standards. The development contained retail along the primary corridor with minimum setbacks of 10 ft and 5 ft along the secondary street. Parking was assumed based on standards set in the City's development codes which led to a square footage of 288 SF per space and accounts for drive lanes and other access areas for each space.

The 2.5-acre parcel was reduced by 15% to a total of 2.13 acres and then reduced further to account for setback requirements to a final developable parcel size of 2.01 acres. This final site size is roughly 295'x295' which is less than the 300' maximum building length allowed in the district and allows for 87,715 sf of development per building story. To maximize development on the site while complying with the LDC, 87,715 sf of retail, 123 residential units (171,921 sf) with 609 parking spaces (175,430 sf) was the maximum allowable development that fit within the code and parcel limitations. A grand total of 435,066 sf was able to be built resulting in 49 units/acre and a floor area ratio of 2.

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FORM BASED CODE DEVELOPMENT ANALYSIS - DETAILED SPREADSHEET

Gross SF		Allowable Density	Allowable Intensity	Allowable Building Height	Parking SF	Avg Residential Unit (SF)	Lot SF (Less 15%)	Lot Acres (Less 15%)	Lot Acres (Less Setback)	Lot SF (Less Setback)	Open Space/Landscaping/Plaza	Lot SF	Lot Acres	Lot Perimeter (Ft)	Primary Setback (ft)	Secondary Setback (ft)	Parking (Res)	Parking (Non-Res)	Notes and Assumptions
435,066		50/acre	3	75 (6 stories)		1000	92,565	2.125	87,715	2.01	15%	108,900	2.5		10	5	1.2	1/250 sf	UUV-NE district, 1000 SF units (Accounting for 300 SF per unit of common area/elevator/etc.). Commercial along Primary Corridor. 15% of lot set aside for open space/plaza. Max building length 300'. 288 sq ft per parking spot (includes driveway and surrounding access areas)

87025

Max Units/SF	125	326,700
Proposed	49	263,145

Max Spaces	150	1,307
Parking SF	43,200	376,416

Floors*		Proposed	Spots Needed	Sq Ft
1.4 Units		123	147	171,921
1 Com (SF)		87,715	351	87,715
				259,636
Floors		Total SF of Parking		
2	Parking (Spaces)	609	175,430	
	Remaining Spaces	111		