

Downtown Master Plan Codifications

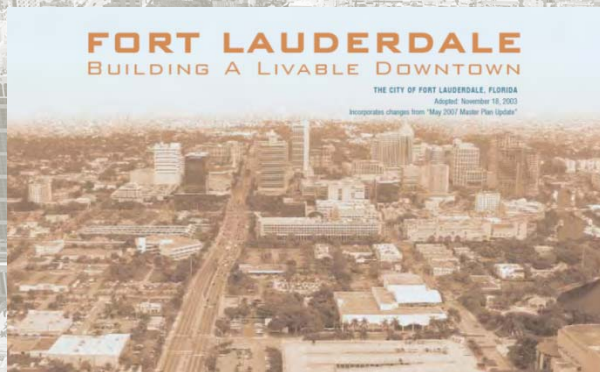
City of Fort Lauderdale
Department of Sustainable Development
October 20, 2020



DOWNTOWN MASTER PLAN BACKGROUND



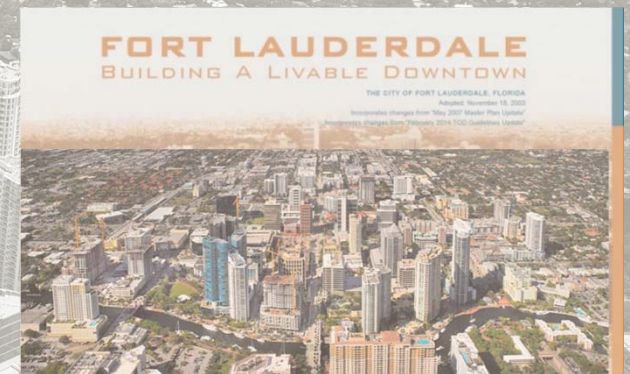
- Adopted in 2003
- Updates in 2007
- Set **Vision** for Downtown as a “Live, Work, Play” Environment
- 2020 Update: “Codify Master Plan”





Codifications Summary

- Downtown Character Areas (updated)
- Transition Zones (updated)
- Building Floorplate Sizes
- Tower Separation Requirements
- Building Streetwall Length Maximum
- Building Podium Heights and Stepbacks
- Open Space Requirements (updated)
- Streetscape Design (local streets)
- Apply MP Standards to All Development (updated)
- Review Process Criteria (updated)



DOWNTOWN MASTER PLAN CODIFICATIONS



Public Outreach

	MEETING	LOCATION
December 18, 2018	City Commission Workshop	City Hall
January 10, 2019	Downtown Development Authority	Broward Center
March 12, 2019	CFLCA General Meeting	City Hall
March 13, 2019	Economic Development Advisory Board	City Hall
March 21, 2019	Rio Vista Civic Association Board Meeting	Rio Vista Church
April 4, 2019	Tarpon River Civic Association Board Meeting	Southside Center
April 25, 2019	Downtown Civic Association	Florida Atlantic University
May 8, 2019	Downtown Council	Southside School
May 17, 2019	Broward Workshop - Urban Core Committee	Broward Center
June 3, 2019	District 1 Pre-Agenda Meeting	Beach Community Center
June 5, 2019	Community Open House	City Hall 8th Floor Cafeteria
June 13, 2019	Downtown Development Authority	Broward Center
August 6, 2019	Chamber of Commerce; Government Affairs Committee	512 NE 3rd Avenue
August 6, 2019	Tarpon River Civic Association Representatives	700 NW 19 Ave
September 18, 2019	Planning and Zoning Board Intro Presentation	City Hall
October 16, 2019	Planning and Zoning Board Review	City Hall
November 14, 2019	Downtown Development Authority / Chamber	Broward Center
February 26, 2020	Fort Lauderdale Forum	Broward College
July 14, 2020	Downtown Development Authority Director	Virtual
July 14, 2020	Downtown Civic Association Board Meeting	Virtual
July 16, 2020	Rio Vista Association Board Meeting	Virtual
July 23, 2020	Sailboat Bend Association Board Meeting	Virtual
August 5, 2020	Flagler Village Association Meeting	Virtual
August 20, 2020	Victoria Park Association Board Meeting	Virtual
September 15, 2020	Chamber of Commerce; Real Estate Council	Virtual
September 16, 2020	Planning and Zoning Board Review	Virtual



Public Comment Highlights

General Comments

- **Revise Downtown Character Area Boundaries;** address compatibility and reflect changes in development patterns (map updates proposed)
- Additional **focus on building height, separation requirements and transition zones**
- Include **process to request flexibility** from adopted standards case by case basis (process included)
- Concerns with **applicability to non-residential development**

Policy Direction / Potential Future Amendments:

- **Requests for implementation of minimum residential unit size** (400 SF) consistent with existing minimum for efficiency unit;
- **Request for minimum residential parking in RAC-CC zoning** (1 space per unit)
- **Request for subsequent effort to address open space and landscaping criteria** (more meaningful results in built environment)

Existing

Downtown Character Areas

DOWNTOWN CORE

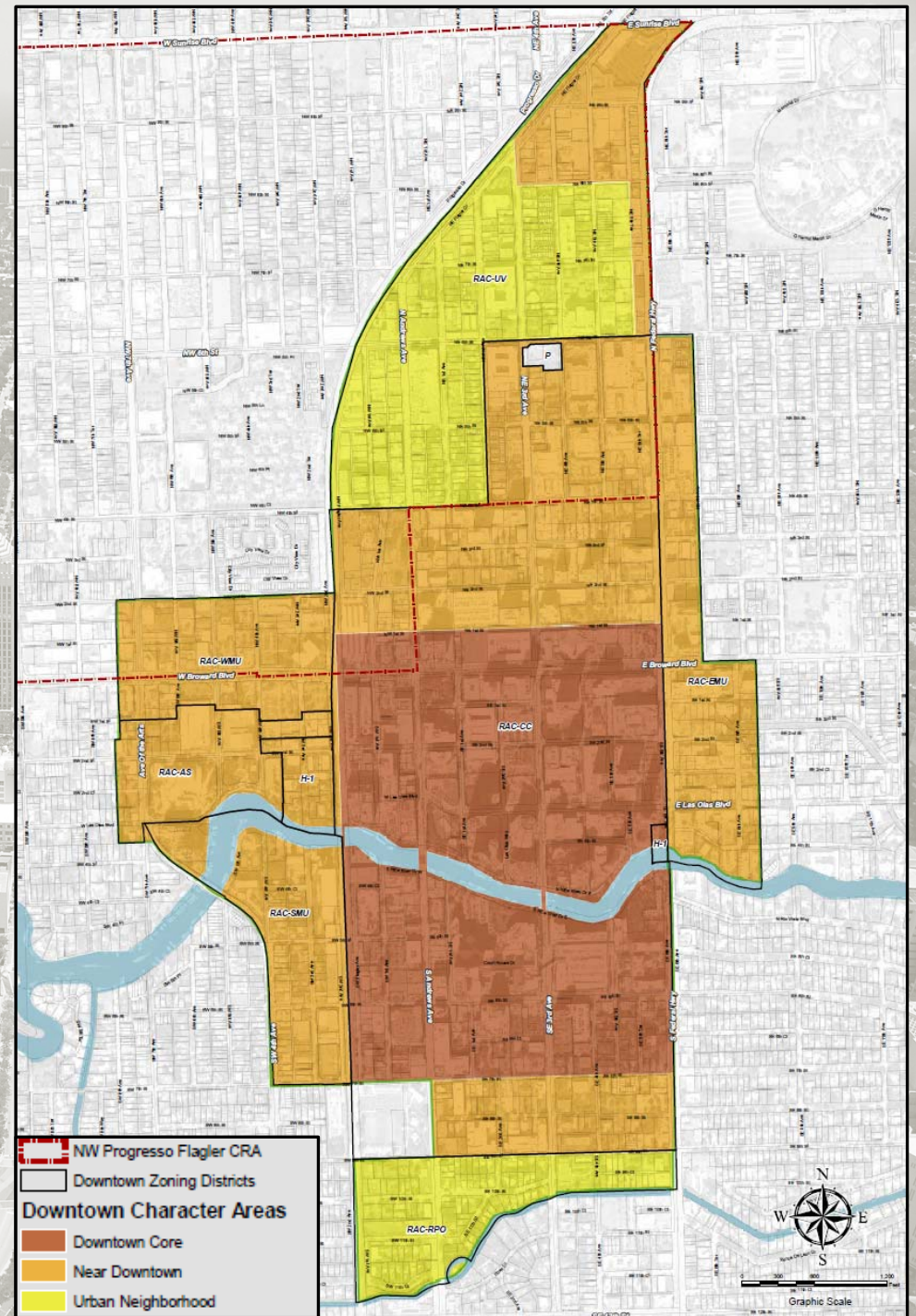
- *Characterized by slender towers, minimal step-backs among mixed lower buildings. A 'central-business district' feeling with an arrangement of vertical towers & strong skyline image.*

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 residentially-defined bases, and limited vertical elements.*



Proposed

Downtown Character Areas

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

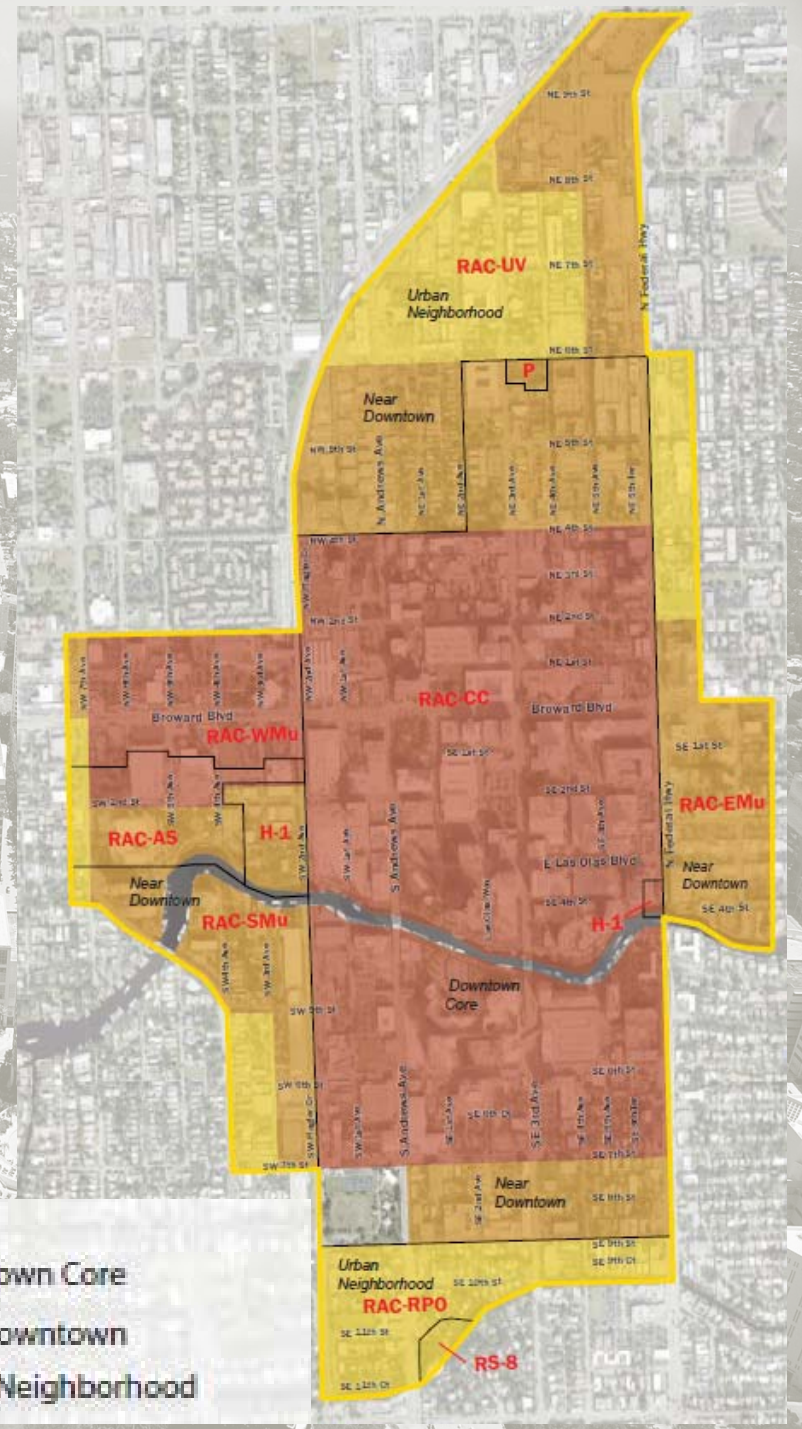
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URBAN NEIGHBORHOOD

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

LEGEND

-  Downtown Core
-  Near Downtown
-  Urban Neighborhood



Existing

LEGEND

- Downtown Core
- Near Downtown
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Proposed

LEGEND

- Downtown Core
- Near Downtown
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DOWNTOWN MASTER PLAN CODIFICATIONS



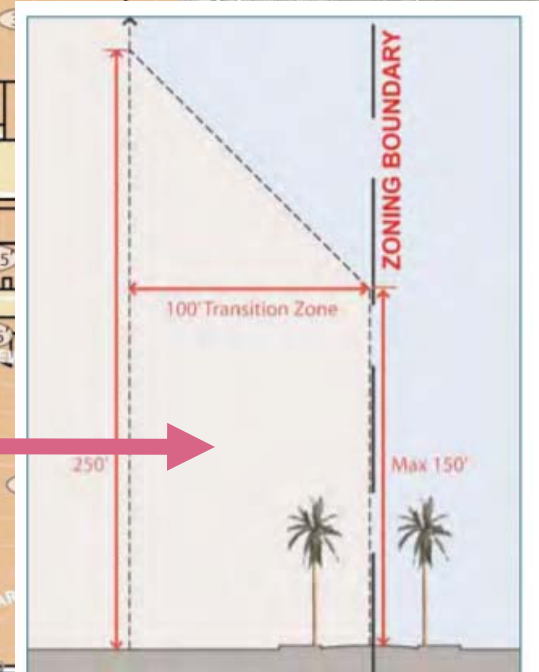
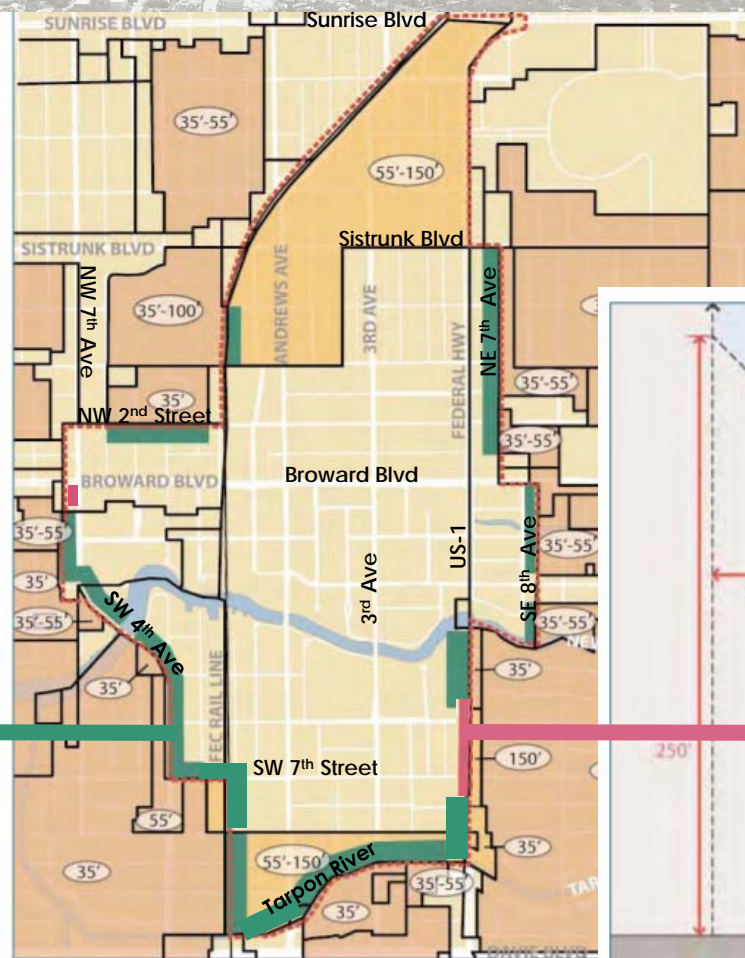
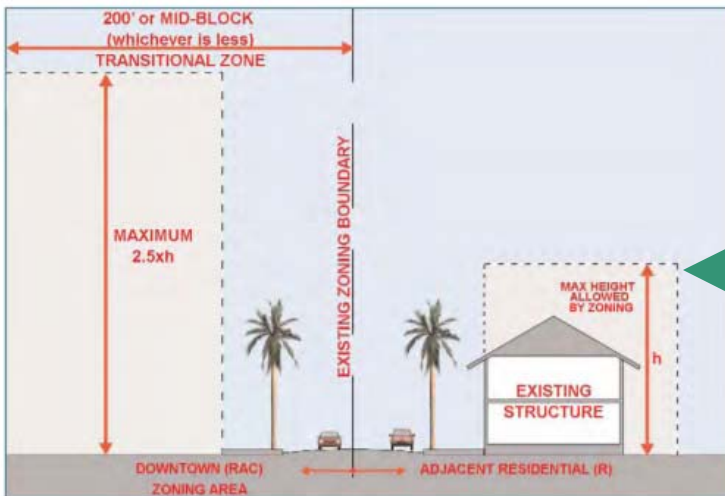
Transition Zones

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.

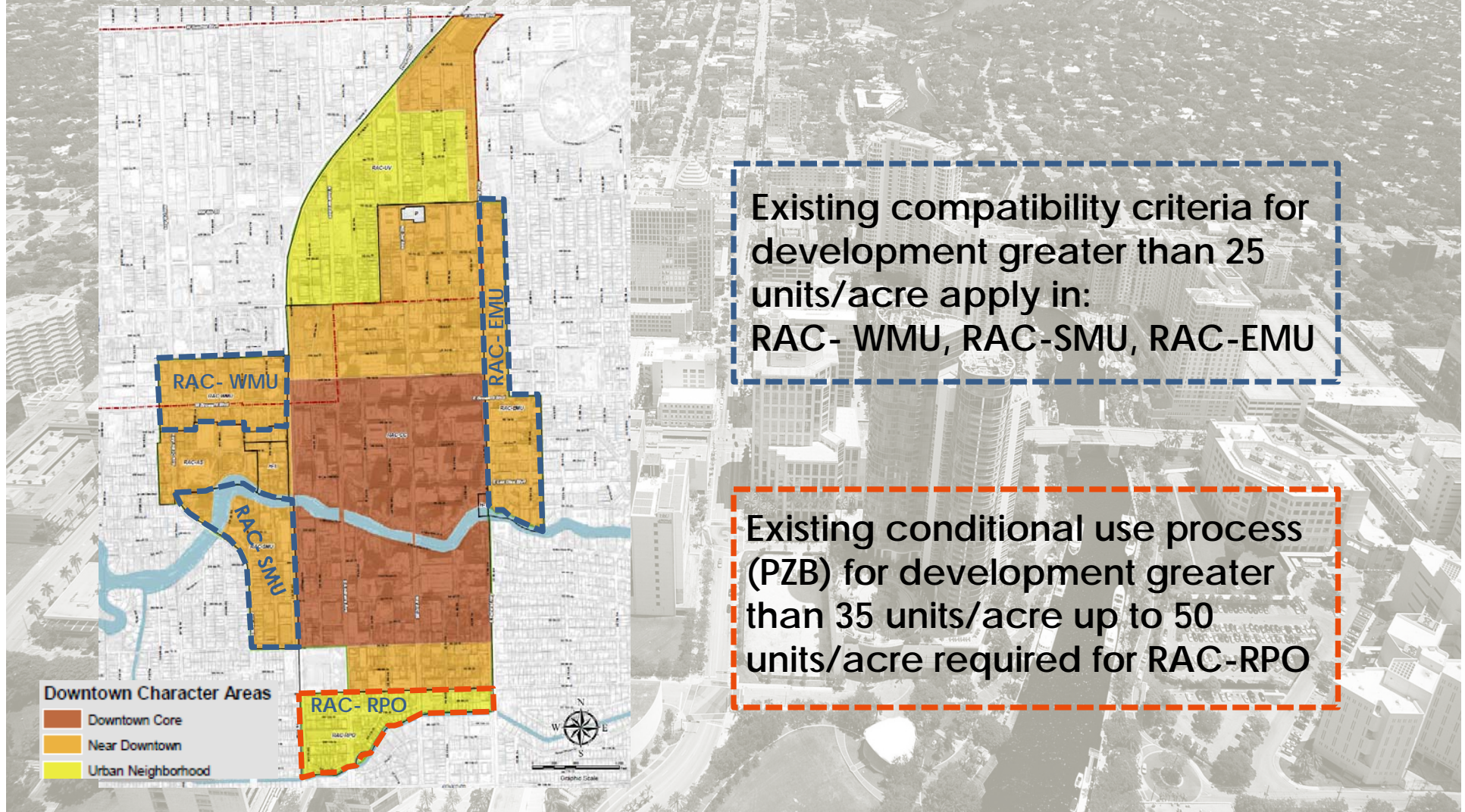
Where D-RAC zones abut any zoning districts with height limit of up to 60 feet, the Master Plan encourages a mid-block or 200-foot wide height transition zone, where the height of proposed buildings would be a maximum of two and a half times the maximum height of the adjacent residential zoning district.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





Existing Transitional Zoning Compatibility Criteria



DOWNTOWN MASTER PLAN CODIFICATIONS



Existing Code Dimensional Requirements

	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU
Maximum Building Height	See** South of SE/SW 7 St., and North of NE/NW 5 St., 150 ft. maximum at boundary****	See**	55 ft. up 150 ft.*** Unspecified for South of NE/NW 5 St. See**	55 ft. up to 150 ft.***	See**
Maximum Plot Coverage	95%	90%	90%	85%	95% (Nonresidential) 75% (Mixed Use & Residential)
Maximum Density	none	35 du/acre	none	35 du/acre - up to 50 du/acre***	none greater than 25 du/acre see Section 47-13.13
Setbacks*	Vary by district and use				
General Step Backs (based on street type / location)	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.				
General Design	<p>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.</p> <p>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.</p> <p>Principal structures shall provide minimum four facade architectural features: variation in roofline, terracing, cantilevering, angling, balconies, arcades, cornices, architectural ornamentation, material banding, courtyards, plazas or landscaped areas which encourage pedestrian interaction between development site and public areas.</p>				

* 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.

DOWNTOWN MASTER PLAN CODIFICATIONS



Master Plan Dimensional Requirements

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

* Apply Transition Criteria

** Heights above 6 Floors and up to 12 Floors in the Urban Neighborhood character area and RAC-RPO zoning districts subject to Conditional Use Permit, except parcels abutting Andrews Avenue and Federal Highway

DEVELOPMENT COMPARISON



Prior to Downtown
Master Plan

After



488 Residences at Riverwalk



The Rise

DEVELOPMENT COMPARISON



Prior to Downtown
Master Plan



After



1st Avenue Residences



Alluvion



New River Central



4 West Las Olas

DEVELOPMENT COMPARISON



Applicability to Non-residential

Intent to Include Non-residential

- Consistency in **built environment and building design**;
- Consistency in **public realm design** and experience;
- Provides for **high-quality development** throughout downtown;
- Recent non-residential projects **found value in using the DMP**.

The Main on Las Olas



Dalmar Hotel



BUILDING DESIGN - TOWERS



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



100 Las Olas

BUILDING DESIGN - PEDESTRIAN VIEWS



Form-Based Regulations Do Not Restrict Quality Building Design



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

105 N. Federal



The Main Las Vegas

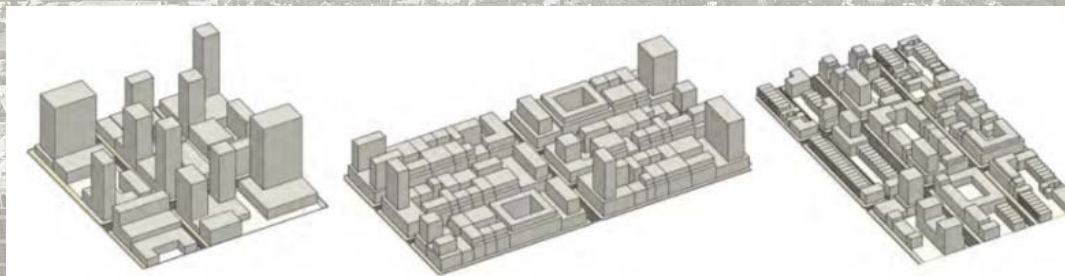
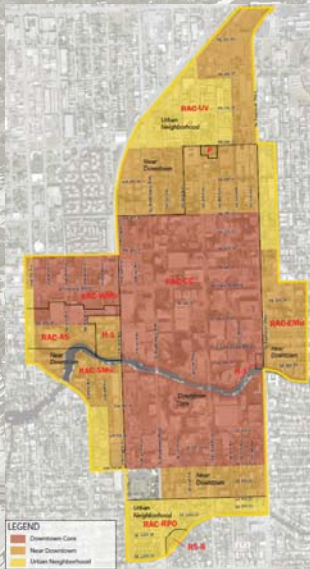
DOWNTOWN MASTER PLAN CODIFICATIONS



Building Floorplate Sizes:

- Codify Building Floorplate Sizes based on Character Area.**

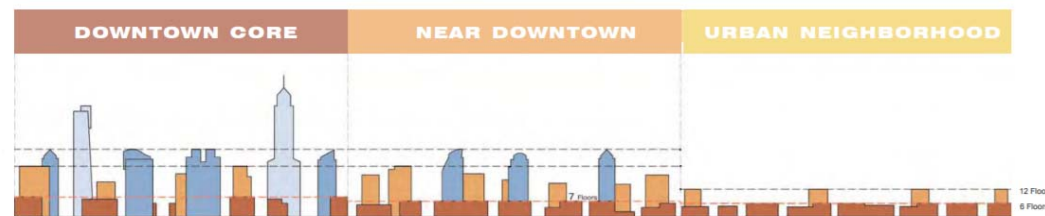
- Intent:* Dimension that calculates how “bulky” a tower is and helps address building mass and scale; Building towers remain slender in appearance and provide light and air between buildings and at street level.



Fort Lauderdale



Vancouver, BC



Max. Height: no height limit

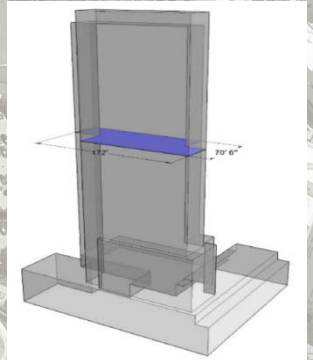
Max. Height: 30 floors

Max. Height: 6 floors
12 floors by “conditional use process” per ULDR (where allowances for additional height are permitted for specific locations pursuant to the ULDR, then the ULDR shall control)

Max. Floorplate Size:
Office: 32,000 SF
no max to 9 floors
Residential: 12,500 – 18,000 SF
no max to 9 floors

Max. Floorplate Size:
Office: 32,000 SF
no max to 7 floors
Residential: 12,500 – 18,000 SF
no max to 7 floors

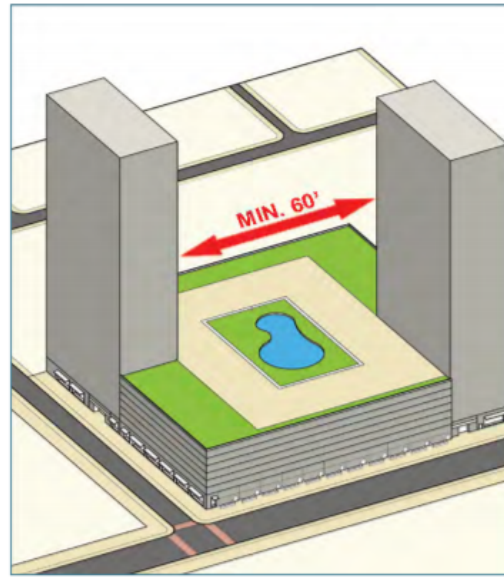
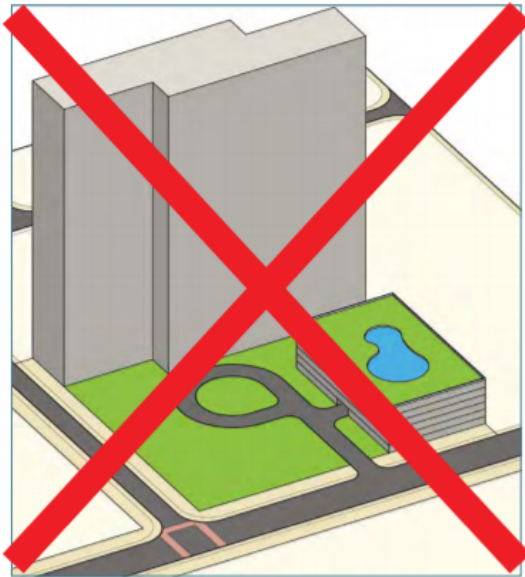
Max. Floorplate Size:
Office: 16,000 SF
no max to 5 floors
Residential: 10,000 SF
no max to 5 floors





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.

B-4

REVISED MAY 2007

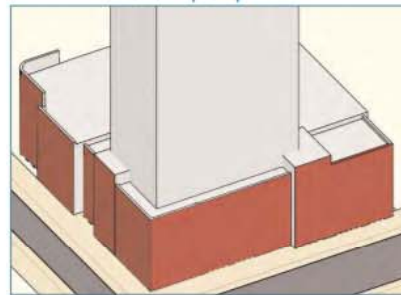
Framing the street: encourage maximum building 'streetwall' length of 300'.

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.



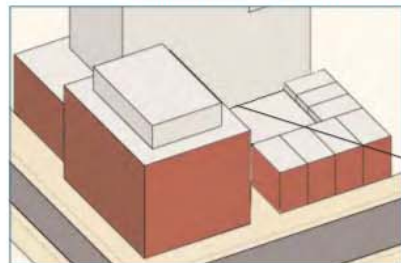
Building streetwalls in the Near Downtown and Urban Neighborhood that exceed 300' in length should be encouraged to create variation in the physical design and articulation of the street-wall through the following examples:

- division into multiple buildings/ but without superficial facade parapets

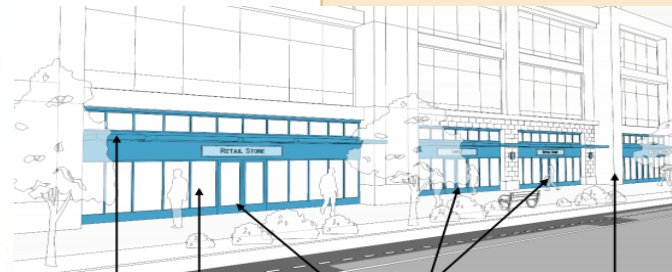


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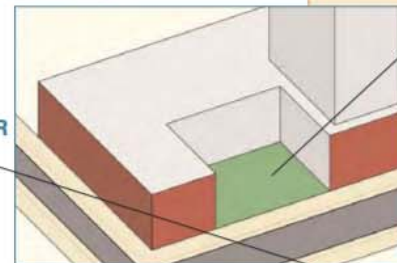
- a break/ articulation of the façade; OR,
- significant change of massing/ façade design



PREFERRED



OR



PREFERRED

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

- Codify Podium Heights and Stepbacks based on *Character Area*.

-
- TYPICAL BUILDING HEIGHT BY AREA**
- | Area | Typical Building Height (Floors) |
|--------------------|----------------------------------|
| Downtown Core | 9 Floors |
| Near Downtown | 7 Floors |
| Urban Neighborhood | 6 Floors |

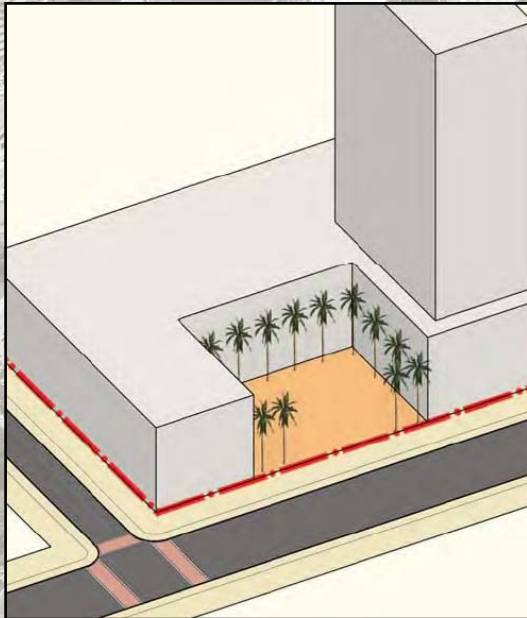




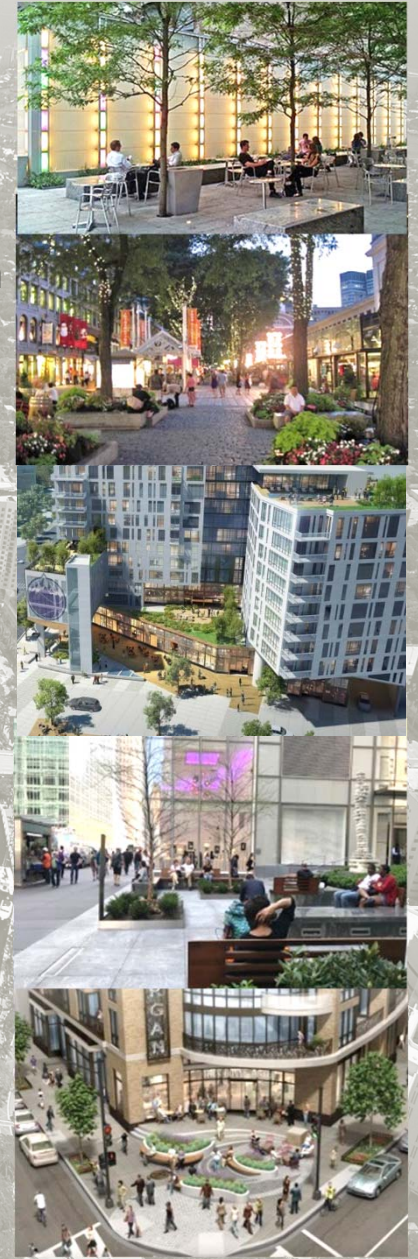
Open Space

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.



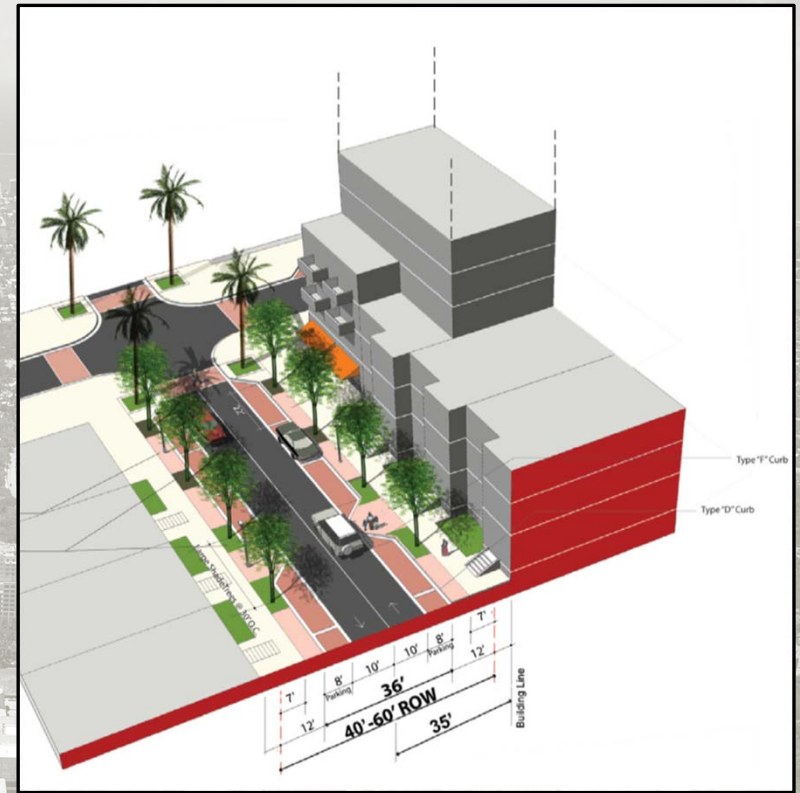


Open Space Requirements

Existing RESIDENTIAL Except for City Center (RAC-CC)	
Development Units/Density	Open Space (sq. ft.)
50 units or less / 25 units per acre or less	200 sq. ft. per unit (Minimum)
51 and 150 units / greater than 25 units per acre	150 sq. ft. per unit (Minimum 10,000 sq. ft.)
150 units or more / greater than 60 units per acre	100 sq. ft. per unit (Minimum 22,500 sq. ft.)
New RESIDENTIAL in RAC-CC and NONRESIDENTIAL	
Use	Open Space(sq. ft.)
Residential	Min. 10 % of gross lot area (partial credit for landscaping improvements constructed in street considered).
Nonresidential Uses	

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.

Follow DMP Streetscape cross-section guidelines

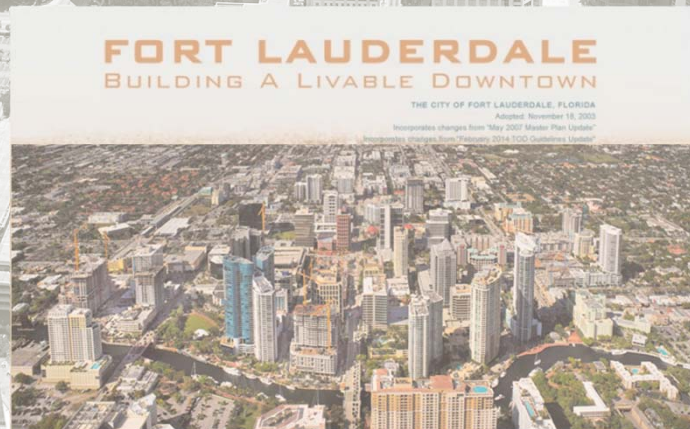
3D perspective view of a street layout. The diagram shows a 40'-60' ROW (Right of Way) with a 36' travel lane, a 35' sidewalk, and a 12' planting bed. A building is shown with a Type 'F' Curb and a Type 'D' Curb. The sidewalk is labeled 'Pedestrian Lights Staggered @ 30' O.C.'. The planting bed is labeled 'Trees in planting bed @ bulbouts & intersections, otherwise all trees in tree grates'. The diagram also shows a 30' O.C. spacing for trees in the planting bed.

DOWNTOWN MASTER PLAN CODIFICATIONS



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 CODIFICATIONS



Project Timeline

Downtown Master Plan Code Amendments Timeline

