

# Downtown Master Plan Codifications

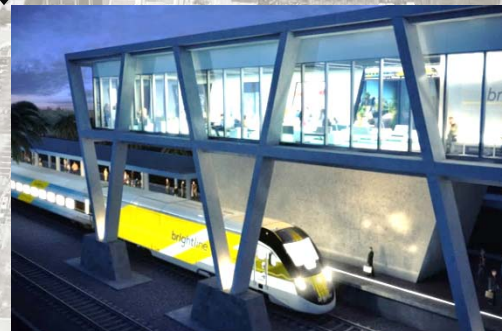
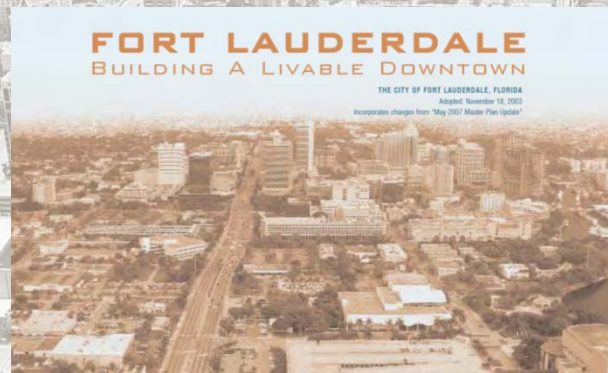
City of Fort Lauderdale  
Department of Sustainable Development  
September 18, 2019



# DOWNTOWN MASTER PLAN VISION



- Adopted in 2003
- Updates in 2007
- Set **Vision** for Downtown as a “Live, Work, Play” Environment
- Flexibility to Meet intent; Qualitative and Quantitative Guidelines



# CHARACTER AREAS

## DOWNTOWN CORE

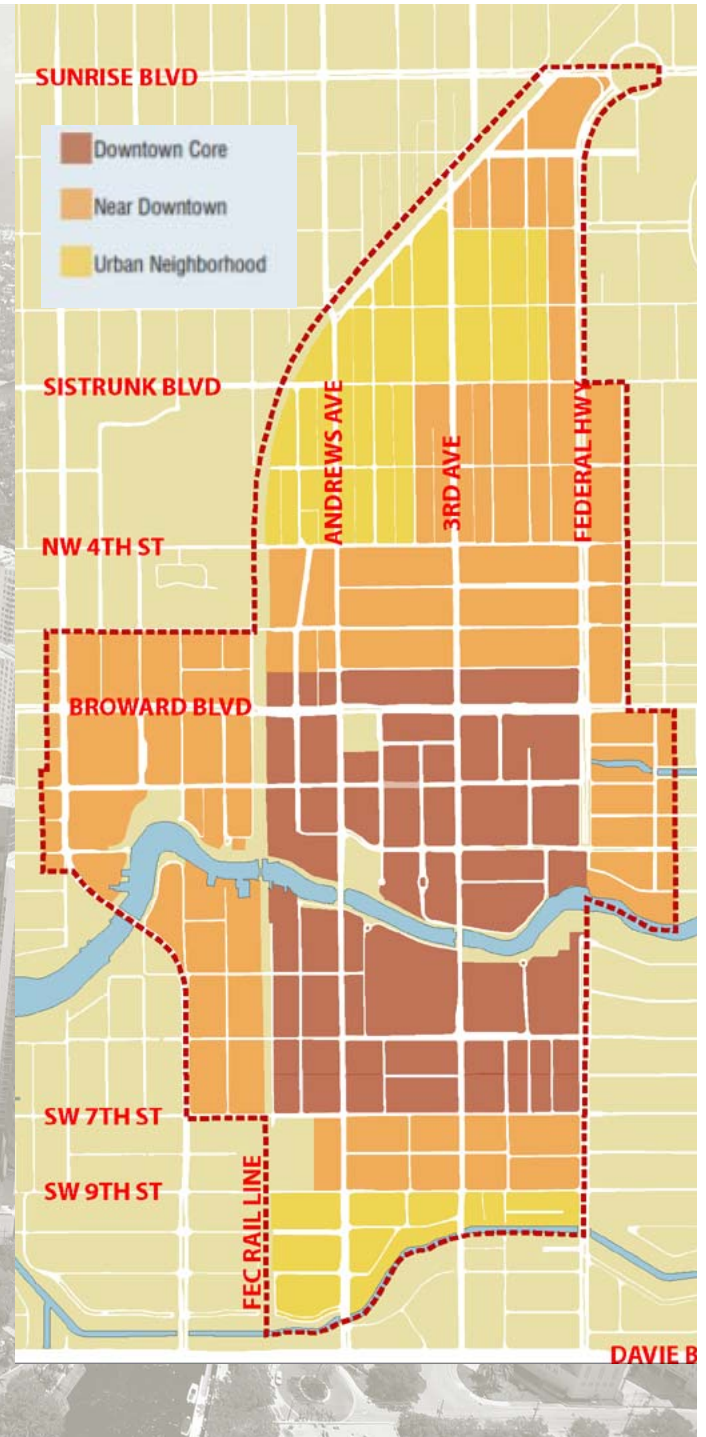
*Characterized by slender towers, minimal step-backs among mixed lower buildings. A 'central-business district' feeling with an arrangement of vertical towers & strong skyline image.*

## 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.*



# GETTING TO QUALITY ARCHITECTURE

*What is "good" Architecture?*

- Building Façade Design
- Materials & Durable Quality
- Creative Building Façade Composition
- Parking Podium Facades Lined with Active uses or Exceptional Treatment
- Response to Natural Environment
- Original Style/Self-confident Design
- 'Fifth' Façade (Roofscape design)
- "Skyline Drama" / Exceptional Design (Tall Building Tops)



# QUALITY ARCHITECTURE

## *BUILDING MATERIALS AND DURABILITY*

Encourage high quality materials for the entire building, with a special emphasis on detailing and durability for the first 2 floors



# GETTING TO "SENSE OF PLACE"

*Ground Floor Design; Encourage Transparency, Views and Street Activity*

- Promote Street Activity and Exceptional Pedestrian Experience
- Maintain significant glass coverage for storefronts
- Maintain double-story height for Ground floors
- Encourage restaurants to provide clear visual and physical connections to outdoor seating
- Discourage tinted glass; opaque, smoked, or decorative glass for accents only



# "SKYLINE DRAMA" (BUILDING TOPS)

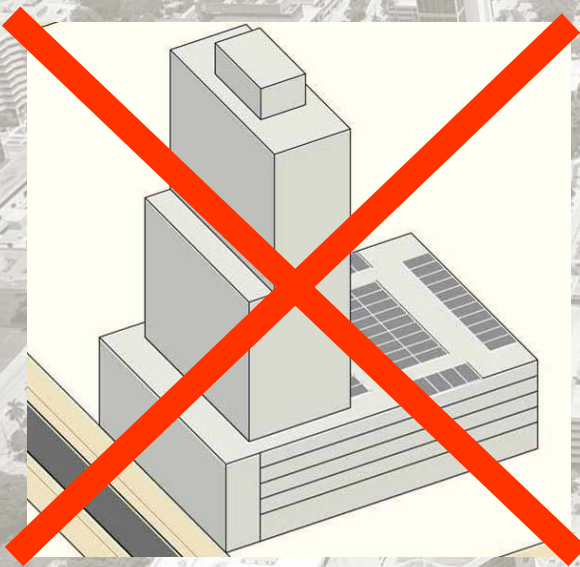
*Encourage towers to contribute to the skyline through architecturally expressive 'tops', including, but not limited to, the following:*

- Sculpted roof forms
- Terracing of uppermost levels
- Vertically expressive roof forms
- Unusually shaped roof forms
- Innovative 'green' elements
- Special Materials and Lighting
- Expressive Tops required for tall buildings above 30 stories in Near Downtown & Downtown Core
- Integrated with the architecture of the building
- Public uses and viewing decks at upper levels



# THE "5TH FAÇADE" (ROOFSCAPE)

*Encourage green roofs and other amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) & sustainable roof treatments (environmental benefits)*



Discouraged

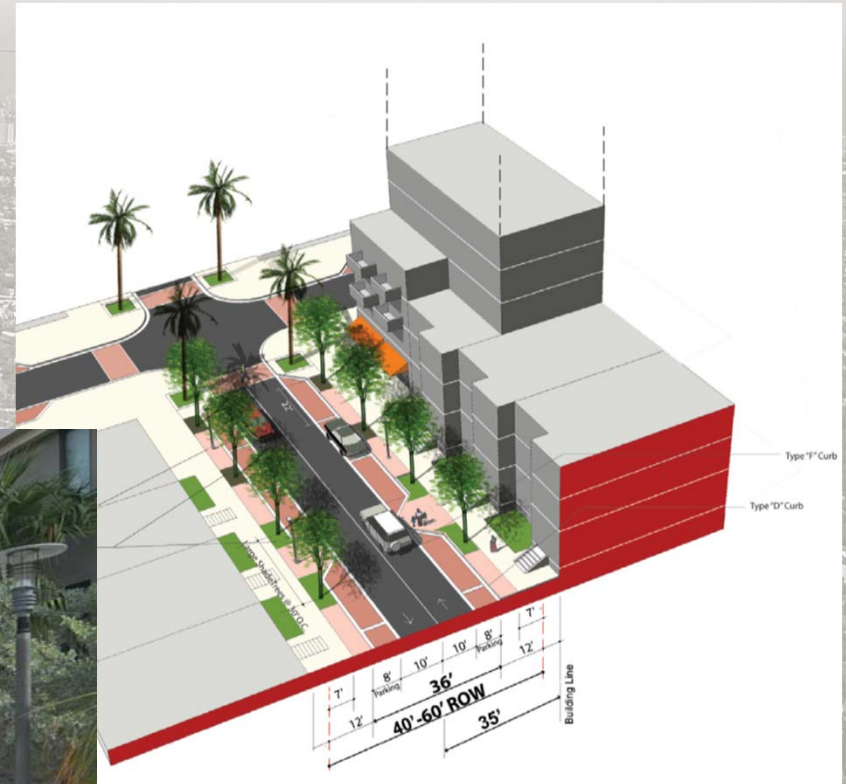


Encouraged



# Streetscape Design

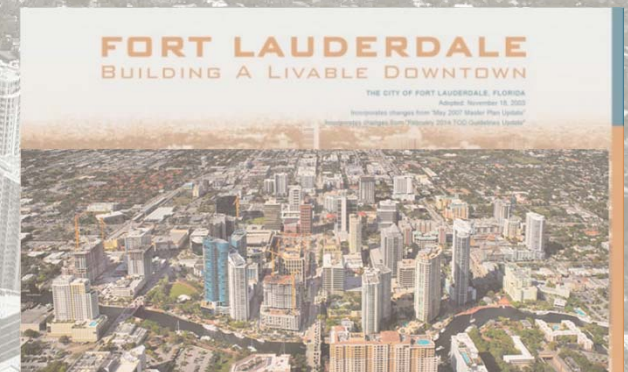
*Encourage safe, comfortable and walkable streets that promote an exceptional pedestrian experience and sense of place.*





## Codifications Summary:

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



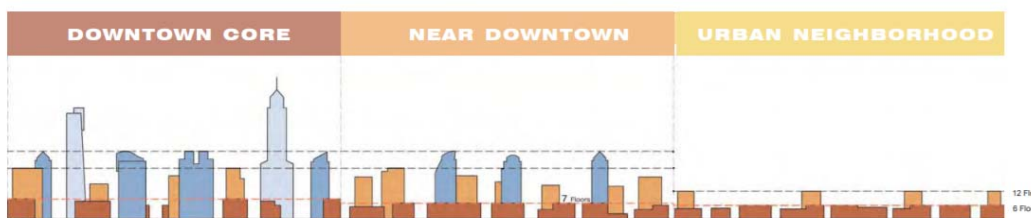
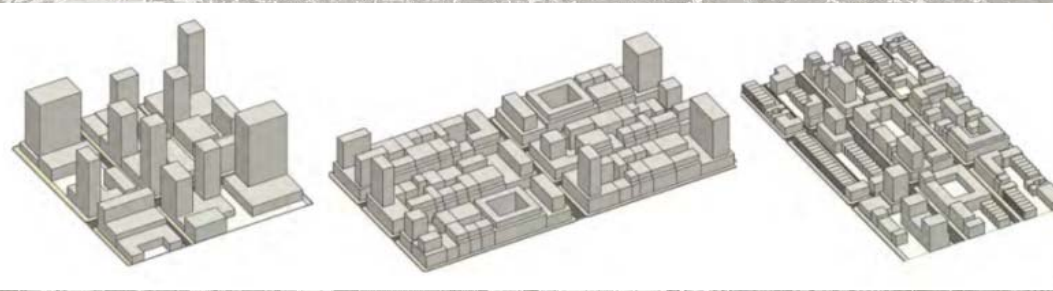
# DOWNTOWN MASTER PLAN CODIFICATIONS



## Building Floorplate Sizes

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

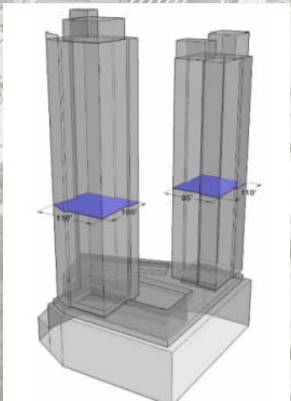
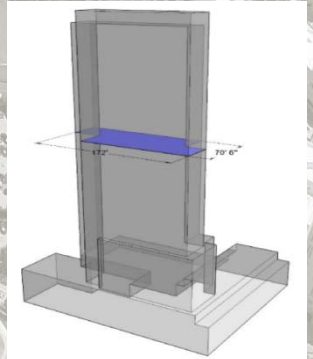
- Intent:* Dimension that calculates how “bulky” a tower is and helps address building mass and scale; Building towers remain slender in appearance and provide light and air between buildings and at street level.



**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

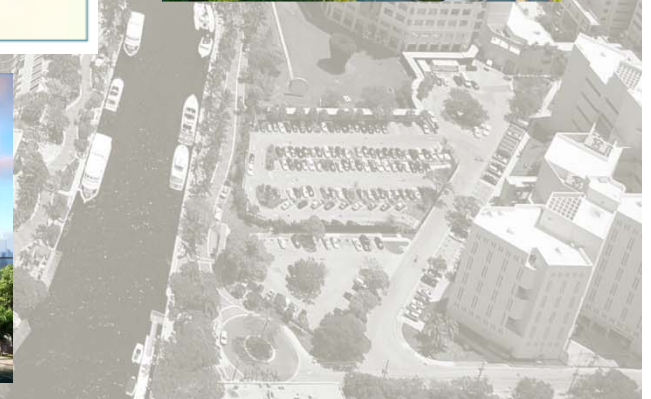
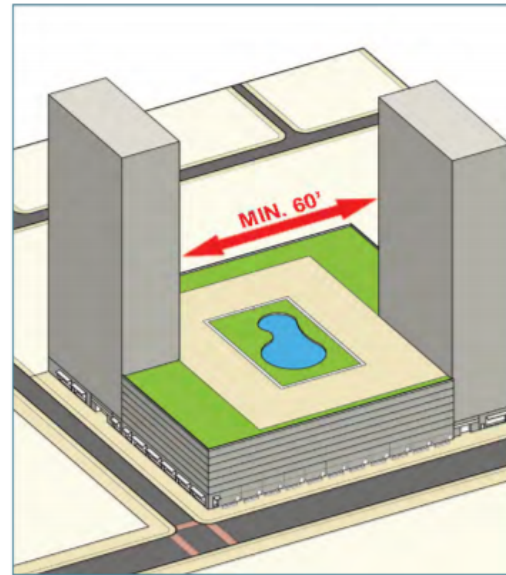
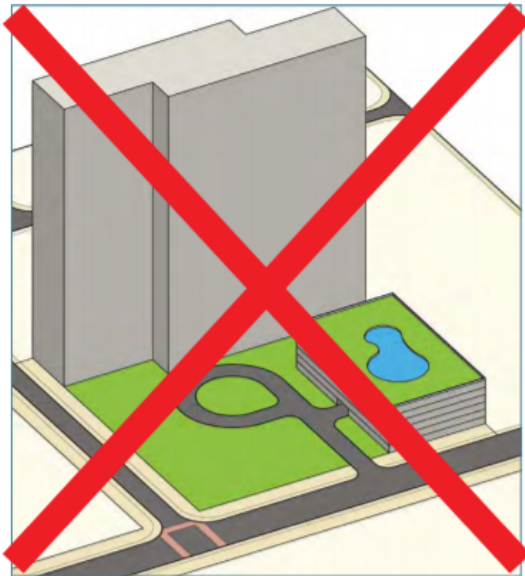
Max. Floorplate Size:	
Office:	32,000 SF no max to 7 floors
Residential:	12,500 – 18,000 SF no max to 7 floors

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 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.

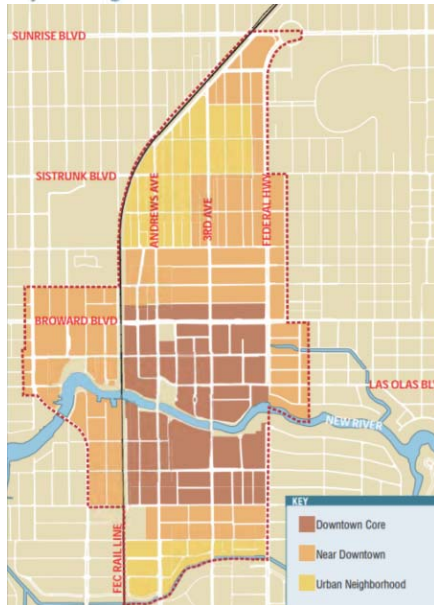


**B-4**

REVISED MAY 2007

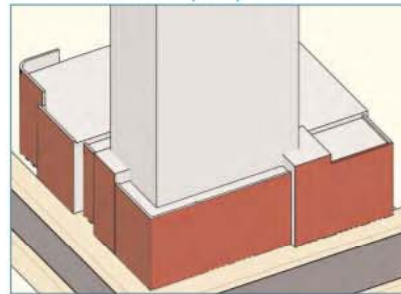
**Framing the street: encourage maximum building 'streetwall' length of 300'.**

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.



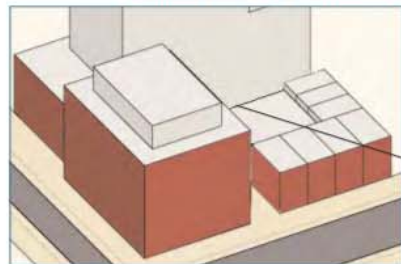
Building streetwalls in the Near Downtown and Urban Neighborhood that exceed 300' in length should be encouraged to create variation in the physical design and articulation of the street-wall through the following examples:

- division into multiple buildings/ but without superficial facade parapets

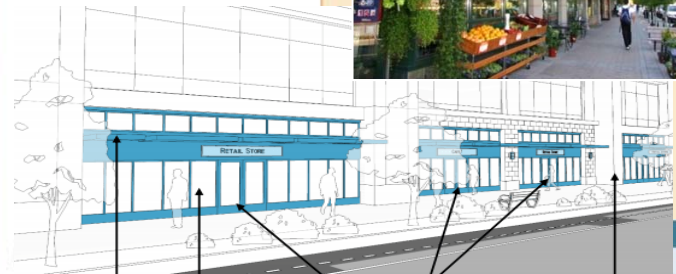


**LESS PREFERRED**

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

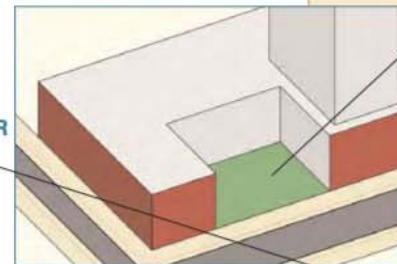


**PREFERRED**



Public plaza/ open space lined with active ground floor uses

OR



**PREFERRED**

**NOTE**

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



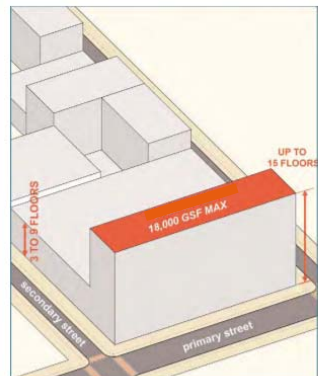
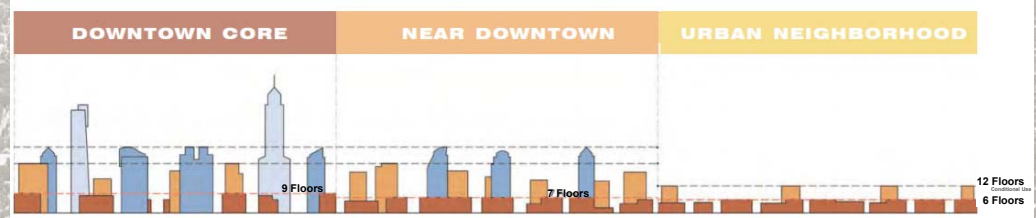
# DOWNTOWN MASTER PLAN CODIFICATIONS



## Building Podium Heights and Stepbacks

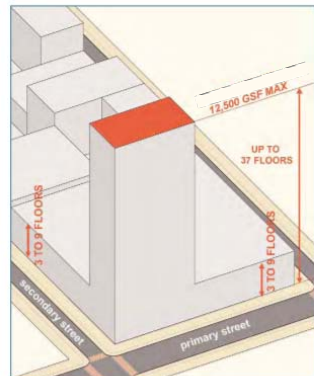
- **Codify Podium Heights and Stepbacks based on Character Area.**

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



**BUILDINGS UP TO 15 FLOORS** [Figure 4.204]

**RESIDENTIAL**



**BUILDINGS ABOVE SHOULDER (WHEN OVER 15 FLOORS)** [Figure 4.205]

**DOWNTOWN CORE**

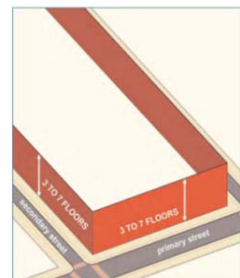
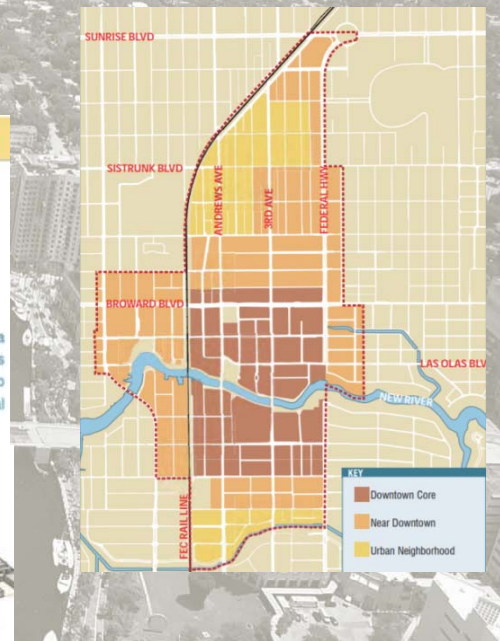
**Use:**  
Mixed use “center”  
More commercial/civic  
High density housing

**Form:**  
Verticality and density characterized by slender towers with minimal step-backs among mixed lower buildings. A ‘central-business-district’ feeling is created by the ‘forest-like’ arrangement of verti-

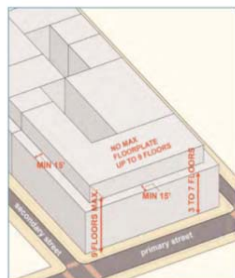
**URBAN NEIGHBORHOOD**

**Use:**  
Primarily residential  
Community retail & employment

**Form:**  
A varied neighborhood scale including a mix of housing types such as townhouses and apartment buildings. Buildings step back above defined bases, and vertical elements emphasize primary streets.



[Figure 4.207]



**NON-TOWER OPTION** [Figure 4.206]

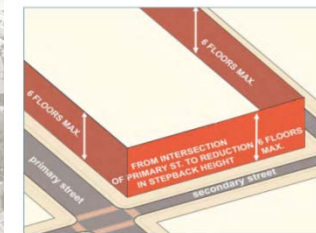


**NON-RESIDENTIAL** [Figure 4.200]

**NEAR DOWNTOWN**

**Use:**  
Institutional, retail, and office  
More housing variety

**Form:**  
Strong framing of the street defined by emphasis on 6-8 story building ‘shoulders’ with towers stepped back above.



[Figure 4.210]





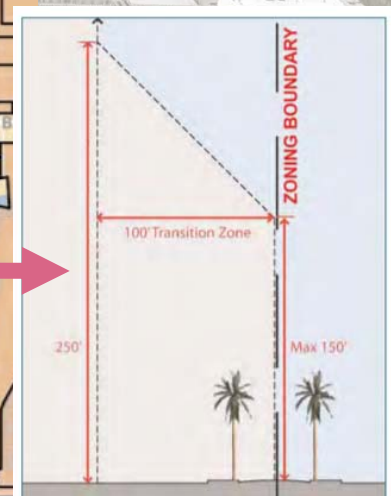
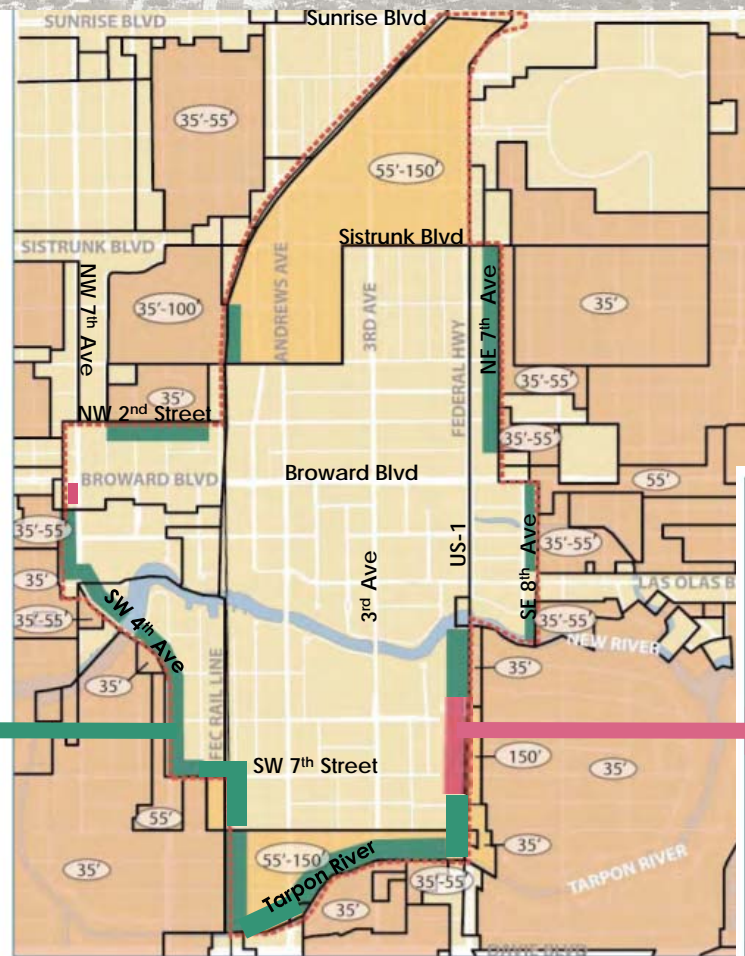
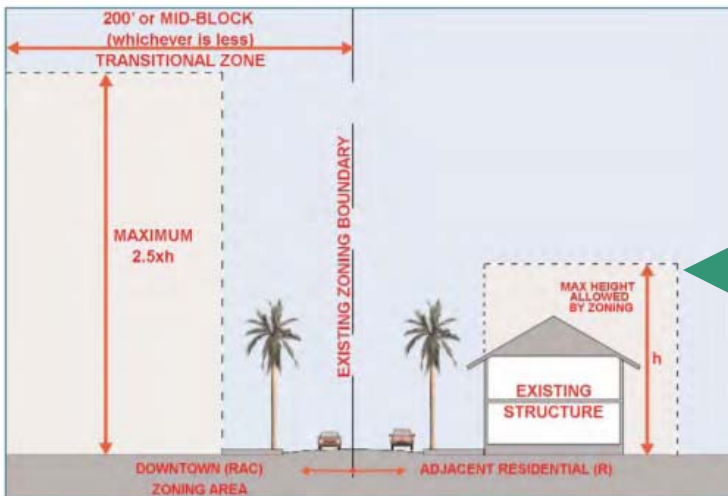
## Transition Zones

### 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:

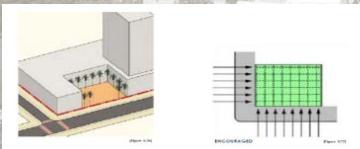
**Min. 150 sq. ft. per unit;**

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:

d. **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 25% pervious landscaping and minimum 40% provided at-grade.



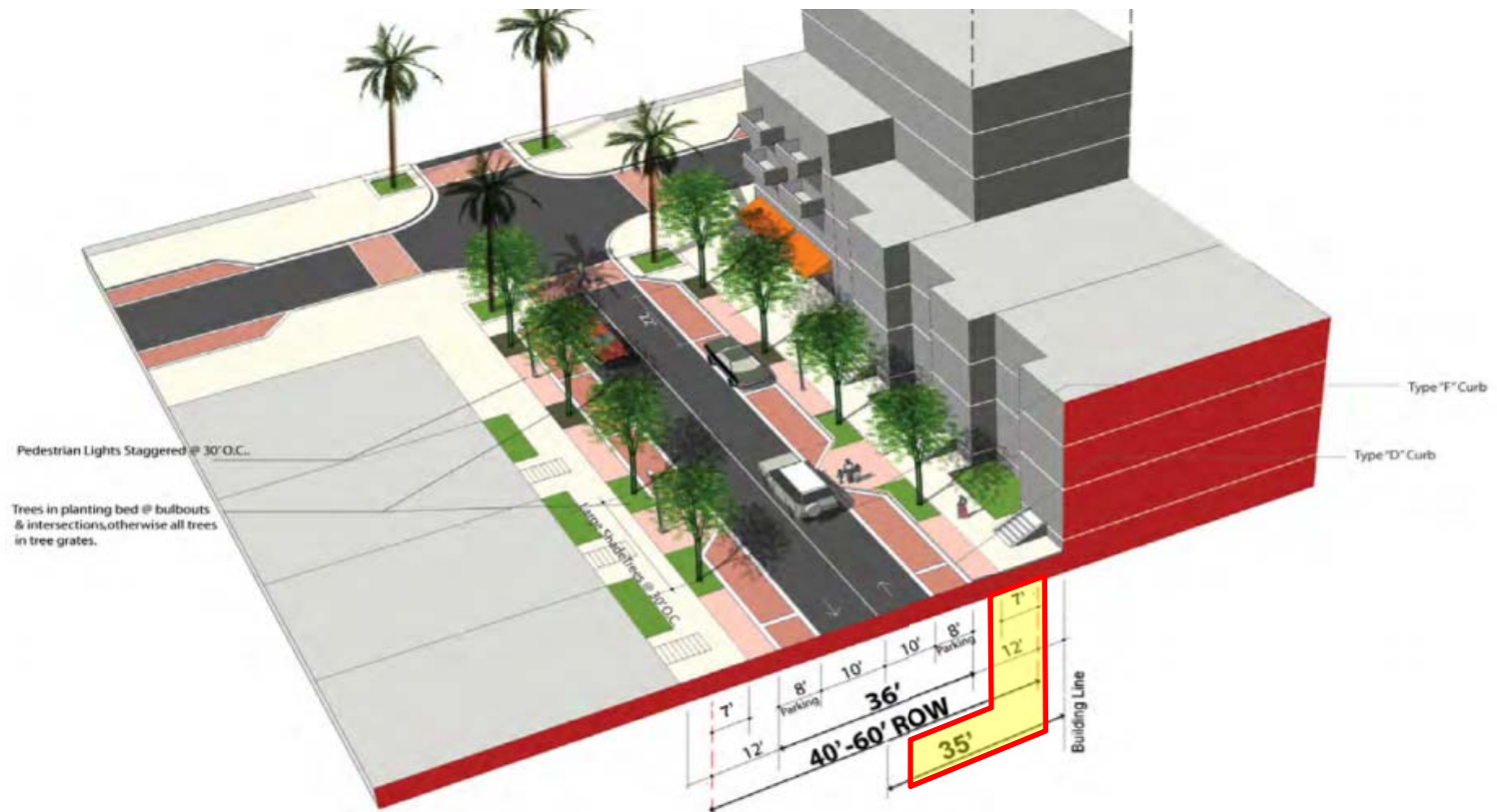




## Streetscape Design - City jurisdiction

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

\*When utilities conflict with street trees, other design solutions that incorporate trees will need to be provided.



# DOWNTOWN MASTER PLAN CODIFICATIONS



## • Review Process

- Apply MP Standards to Residential and Nonresidential Development
- Update City Commission Call-up Criteria and Notification Policy
- Determine Process for Requesting Relief from Dimensional Standards

### FORT LAUDERDALE BUILDING A LIVABLE DOWNTOWN

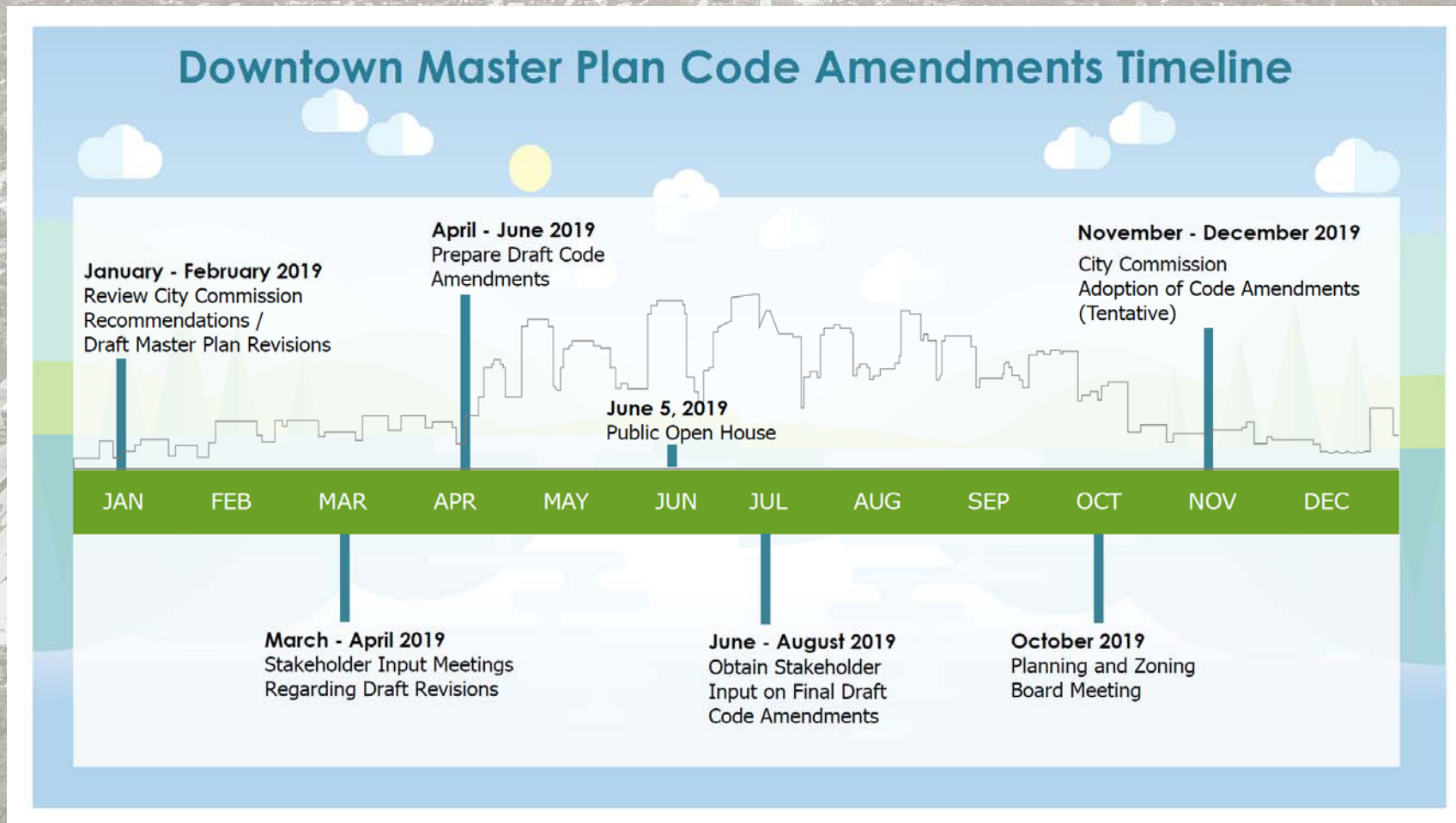
THE CITY OF FORT LAUDERDALE, FLORIDA  
Adopted November 18, 2003  
Incorporates changes from "May 2007 Master Plan Update"  
Incorporates changes from "2014 SDO Outlines Update"



# DOWNTOWN MASTER PLAN CODIFICATIONS



## Project Timeline:





# Questions and Comments?

Please contact us:

954-828-6163 or e-mail: [planning@fortlauderdale.gov](mailto:planning@fortlauderdale.gov)

For additional information please visit:

<https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-andplanning/planning-initiatives/downtownmaster-plan>