



DESIGN REVIEW - UPTOWN

Planning Area: Uptown Urban Village: Illustrations of Design Standards | Rev. 03/22/2022

BACKGROUND INFORMATION: The intent of a design review is to assist applicants by identifying compliance with the applicable master plan design requirements. This form should be submitted by applicants prior to Development Review Committee site plan submittal and used as a guide in generating plans for the site plan submittal. Applicants will receive a form attached to their Development Review Committee Case Comment Report informing the applicant whether the item does/does not meet the intent of the respective master plan.

PROJECT NAME:		NOTES: • Principles in bold are dimensional standards required by the Unified Land Development Regulations (ULDR) Section 47-37B.
PROJECT ADDRESS:		
ZONING DISTRICT:		
CONTACT NAME:		
CONTACT EMAIL:		

INSTRUCTIONS: Provide a response to each item with how the proposed project meets the design standard.

Uptown Urban Village Supplemental Standards		DESCRIBE HOW PROJECT MEETS INTENT
1	Drive-thru facilities for food and beverage uses, and banks shall only be permitted in the UUV-NE and UUV-SW Districts.	
2	Drive thru windows shall be located in the rear yard or a side yard that does not front a public street.	
3	Sight visibility shall be designed to not interfere with the circulation of pedestrian or vehicular traffic on the site itself, and on the adjoining streets, alleys or sidewalks.	
4	Drive-thru lanes and vehicle stacking areas adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by railings or hedges at least thirty-six (36) inches in height.	
5	Drive-thru elements shall be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building.	
6	Drive-thru displays, ordering areas, and parking canopies shall not serve as the singularly dominant feature on the site or as a sign or an attention getting device.	
7	Entries and/or exits to drive-thru facilities shall be a minimum of one-hundred (100) feet from any intersection as measured from the edge of the drive closest to the intersection to the property line at the intersection. Shorter distances from road intersections may be approved if the Development Review Committee (DRC) determines that public safety and/or the efficiency of traffic circulation are not being compromised.	
8	Drive-thru stacking lanes shall be adequate to accommodate projected queues of at least six (6) vehicles per drive-thru lane for food and beverage services and at least four (4) vehicles per drive through lane for banking services without interfering with on or off-site traffic flows.	
9	All service windows and ground mounted equipment associated with the drive thru shall be screened from public view.	
10	Landscaping shall screen drive-thru aisles from adjacent uses to minimize the visual impacts of reader board signs and directional signs.	

Building Orientation and Design		DESCRIBE HOW PROJECT MEETS INTENT
1	Primary customer and/or resident entrances shall face the primary, secondary, and tertiary roads, and connect directly to the sidewalk along these roads (Figure 5.8).	



- 2 Building entrances shall be provided for each separate ground floor commercial tenant space along the elevation facing the principal street.
- 3 Entryways shall be differentiated from the remainder of the facade through at a minimum, the use of color, change in materials, application of architectural features (arches, columns, colonnades, etc.), setbacks, offsets, and level changes (Figure 5.8).
- 4 Ground floor shall not be less than 15 feet in height for mixed-use development and commercial buildings fronting primary and secondary streets.
- 5 Walls of buildings along primary and secondary streets shall have fenestration containing transparent glass minimum of fifty (50) percent of the building wall area fronting the street.
- 6 Building facades facing primary and secondary streets shall include building articulation that includes the following (Figures 5.8 and 5.9):
 - a. For every one hundred (100) feet of building facade length, there shall be a minimum of two (2) feet of building articulation including but not limited to projections, recesses, or reveals;
 - b. First two floors shall contain a minimum of two (2) building materials where such material shall be of high quality and stucco shall not be counted to meet the two (2) material requirement; and
 - c. Building corners shall contain special corner treatments both vertically and horizontally to emphasize the building corner.

Mixed-Use Development Requirements

DESCRIBE HOW PROJECT MEETS INTENT

- 1. Arrangement of Uses:
 - a. Mixed-use developments shall include allowable residential dwelling unit types that are horizontally or vertically integrated with any mix of allowable retail, service, or office uses.
 - b. Horizontally integrated mixed-use developments shall be designed so that residential units face other residential units, open spaces or the front and principal entries of non-residential or mixed-use buildings located across a public street (UUV-NE, UUV-NW and UUV-SE) (Figure 5.10).
 - c. Vertically integrated mixed-use developments may include residential units on any floor above the ground floor of the development (UUV-NE, UUV-NW and UUV-SE) (Figure 5.10).
 - d. Ground floor facades shall be designed to accommodate retail and service uses. With the exception of live-work units, which permit some residential use behind ground floor commercial space, ground floors of mixed-use structures shall be limited to authorized non-residential uses.

Landscaping

- 1. Landscape and tree preservation requirements shall comply with Section 47-21, ULDR.
- 2. Landscape requirements for vehicular use shall comply with Section 47-21.12, ULDR.

5.7 Pocket Parks, Communal Space, Plaza/Gathering Area Requirements

- A. Pocket parks will be required and based on the number of units. Pocket parks must be provided at grade not as part of private amenity area or required communal areas (Table 5.4 and Figure 5.11).
- B. Communal space will be required in addition to required pocket parks if 50 percent or more of the total units are 450 square feet or smaller. Communal space



may be at grade, within the building, or as part of an amenity area but it will need to be defined (Table 5.4).
C. Plazas and gathering areas or public terrace requirements are for the nonresidential portion of a mixed-use project of commercial uses over a certain size. Outdoor dining areas may be included in the plaza/gathering area square footage (Table 5.4 and Figure 5.11).

BUILDING DESIGN STANDARDS: SRAC-SA **DESCRIBE HOW PROJECT MEETS INTENT**

- B-10 5.8 Uptown Urban Village Parking Standards
 - A. Parking and Loading
Parking and loading shall be provided in accordance with Section 47-20, ULDR except as otherwise provided in this section. Parking and passenger loading areas along secondary and tertiary streets abutting a development may be counted towards minimum parking requirements at the rate of one space per 20 feet of curb-line abutting the development site.
- B-11 B. Surface Parking Lot Design
In addition to the provisions of Section 47-20, ULDR, the following provisions shall be applied to surface parking lots:
 - 1. Surface parking shall be located based on the following:
 - a. In the UUV-NE district, with the exception of not more than a single aisle of parking along Andrews Avenue with parking on both sides of the aisle, surface parking shall be located behind the front building lines of the building nearest to Andrews Avenue (Figure 5.12).
 - b. In the UUV-NW and UUV-SE districts, surface parking shall be located behind the front building lines along primary or secondary streets. Parking in front of the building may be permitted along Cypress Creek Road if screened from the street (Figure 5.13).
 - c. In the UUV-SW and UUV-SC districts, parking may be located anywhere outside of required planting and screening areas.
 - 2. Surface parking shall be organized into parking areas having no more than 200 spaces that are separated by perimeter landscaping and island plantings.
 - 3. Parking lot landscaping shall comply with the provisions of Section 47-21.12, ULDR.
- B-12 C. Structured Parking
In addition to the provisions of Section 47-20.9, ULDR, the following provisions shall apply to parking structures:
 - 1. Parking structures fronting primary and secondary streets shall meet the following:
 - a. Ground floor must contain active uses for a minimum of seventy (70) percent of the building frontage (Figure 5.14);
 - b. Upper levels of the parking structure shall be screened from public view with the liner units or active use or exceptional architectural screening material. Screening material can be architectural materials such as perforated metal, green screen or planters whether live or artificial, or artistic elements (Figure 5.15);
 - c. Parking structure stairwells shall be designed with enhanced architectural elements and enhanced tower top design. (Figure 5.16);
 - d. Access to parking structures shall be from secondary streets unless property fronts only primary street (Figure 5.17); and
 - e. Standards stated above are not applicable to properties in the UUV-SW and UUV-SC.



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2. Parking structure design shall comply with building design and material requirements outlined in Chapter 5.6.

B-13 D. On-Site Passenger Loading Areas

1. Passenger loading areas shall meet the following:
a. Location is limited to secondary and tertiary streets;
b. Limited to one-way traffic movement; and
c. Areas designated for passenger loading and/or valet service shall be limited to twenty (20) percent of building frontage (Figure 5.18).

2. Covered passenger loading areas shall meet the following:
a. Building frontage shall be a minimum width of one hundred fifty (150) in building length (Figure 5.19); and
b. Porte cochere or covered area shall not exceed eight (80) feet or twenty-five (25) percent of the building width, whichever is less (Figure 5.19).

B-14 E. Service Areas

Loading and service areas shall be screened from view from public rights-of-way and abutting properties through a combination of building design, location, landscaping, walls and/or fencing.

B-15 F. On-site Amenities

The following is a list of recommendations for development that are adjacent to or contain on-site amenities (Figure 5.20):

- Safe, visible, and easily recognizable access points;
- Access to multi-use trails or other walkways;
- Proper lighting for safety and security;
- Decorative site furnishings (i.e., seating, trash receptacles, lighting, special paving, bicycle racks, etc.);
- Special site features (i.e., water features, monuments, amphitheater, etc.);
- Building facades facing amenity areas should have building entries, windows, or outdoor seating; and
- Encourage food and flower vendors, and artwork.

B-16 5.9 Uptown Urban Village Landscape, Sidewalk and Streetscape

A. The streetscape shall include three (3) zones: street tree/furniture zone, sidewalk clear zone, and frontage zone located adjacent to the curb (Figure 5.21).

B-17 1. Street Tree/Furniture Zone:

a. Primary and Secondary - Minimum five (5) foot wide street tree/furniture zone.
b. Tertiary Street - Minimum two (2) foot wide furniture zone (street trees not required).
c. Street tree/furniture zone is intended for the placement of street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
d. Street tree/furniture zone shall be planted with street trees at an average spacing not greater than thirty (30) to fifty (50) feet on center.

B-18 2. Sidewalk Clear Zone:



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- a. Primary, Secondary, and Tertiary Streets - Minimum seven (7) foot wide sidewalk clear zone.
- b. Sidewalk clear zone shall be hardscaped, located adjacent to the street tree/furniture zone, and comply with ADA Standards.
- c. Where required, the sidewalk shall extend onto private property with a sidewalk easement provided.

B-19 3. Frontage Zone

- a. Primary, Secondary, and Tertiary Streets - Minimum two (2) foot wide frontage zone.
- b. Frontage zone is intended to accommodate sidewalk cafes, store entrances, retail display or landscaping.
- c. Frontage zone is not required if the sidewalk corridor is adjacent to a landscaped space

B-20 B. Streetscape improvements are required to be made as a part of a development. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site.

1. These streetscape improvements may include but are not limited to the following (Figure 5.22):

- Street Trees
- Sidewalk
- Parking
- Medians
- Curb and Gutter
- Landscaping
- Street Furniture
- Street Lighting
- Transit Stop
- Traffic Control devices

2. Each applicant shall be responsible for making the streetscape improvements in accordance with the adopted design standards applicable to the abutting right-of-way. If a right-of-way is not under City of Fort Lauderdale jurisdiction and the authority with jurisdiction will not permit the improvement, or if, as determined by the Director or Designee, the streetscape improvement cannot reasonably be made at the time the development is constructed, the department shall estimate the cost of the streetscape improvement and the sum shall be paid by the applicant to the City to be held and earmarked for such streetscape improvement to be made in the future. If the streetscape improvement is unable to be made within five years of development approval, the sum shall be refunded to the applicant including interest accrued at a rate accrued on similar City funds.

3. Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with overhead lines or other obstructions as approved by the City's Landscape Planner or may be modified based on an alternative design found to achieve the underlying intent of the streetscape design as indicated in the adopted design standards.

4. Applicant shall be required to execute maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's



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expense. The City Engineer is authorized to execute said agreement on behalf of City.

B-21 5.10 Uptown Urban Village Sign Standards

All signs in Uptown Urban Village zoning districts shall comply with the regulations in Section 47-22, ULDR and the standards for blade signs, above-canopy signs, and monument signs in this section.

B-22 A. Blade Signs (Figure 5.23) shall:

1. Be permitted on buildings six (6) stories or higher.
2. Be erected perpendicular to the street along each street frontage.
3. Extend a maximum of five (5) feet from the building wall.
4. Have a maximum height of not more than ten (10) times the width of the sign.
5. Be located a minimum twenty-eight (28) feet above the ground level.
6. Be positioned between the second story and the top of the parapet or roofline.
7. Be allowed to have internal illumination, provided that the background is opaque except immediately behind the letters and logo so that the letters and logo appear as silhouettes.

B-23 B. Above-Canopy Signs (Figure 5.24) shall:

1. Be permitted parallel to the main building entrance canopy.
2. Have a maximum height of five (5) feet from the top of the building entrance canopy.
3. Have a maximum width of no more than sixty (60) percent of the length of the building entrance canopy.

B-24 C. Monument Signs (Figure 5.25) shall comply with the following standards:

1. Prohibited in the streetscape zone or within the building setback when building is at the minimum setbacks.
2. There shall be no conflict with pedestrian clear paths.
3. Have a maximum height of six (6) feet and an area no larger than sixty (60) square feet per face.
4. Be erected onto a base or frame, presenting a solid, attractive and well-proportioned appearance that complements the building design and materials.

B-25 5.11 SENSE OF PLACE ELEMENTS

Development projects are encouraged to incorporate creative design elements into their design. Such elements should be an artistic, social, and functional component of the project and overall Uptown Urban Village Area. Sense of place elements are highly recommended for large, mixed use projects within the Uptown Urban Village Area and for key gateway properties. Building illumination should also be encouraged as a sense of place element for Uptown Urban Village. Future branding of the area should also



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focus on creating a unique visual representation of Uptown Urban Village (Figure 5.26).

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