

NEIGHBORHOOD DESIGN CRITERIA REVISIONS

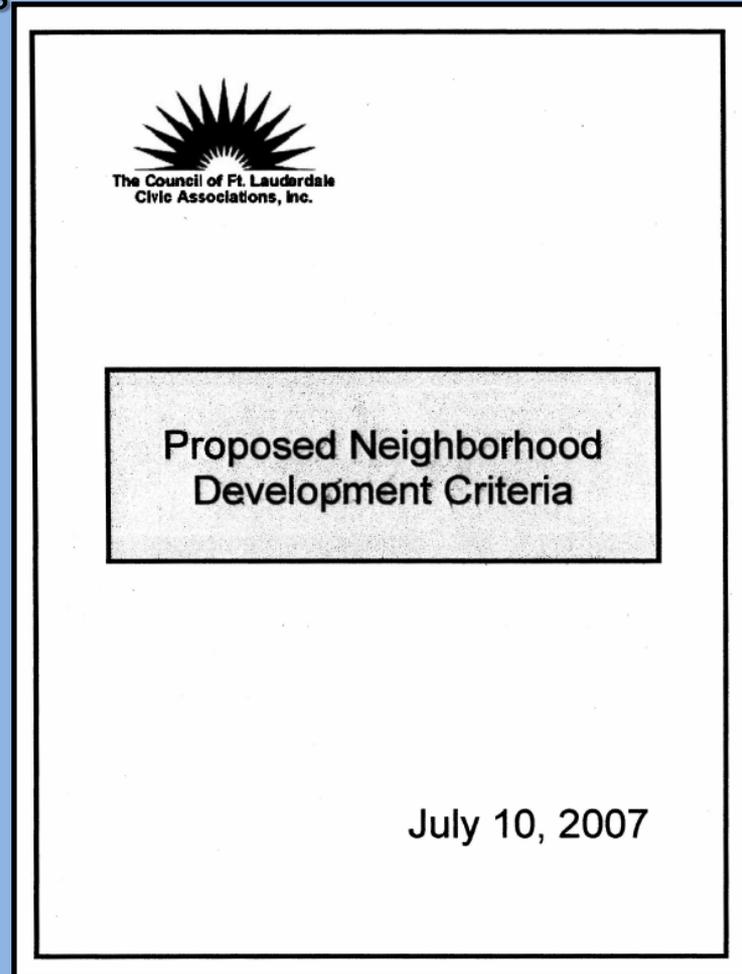
NDCR

FAST TRACK

LOW HANGING FRUIT

BACKGROUND:

- Effort Started in 2007 by Council of Fort Lauderdale Civic Associations (CFLCA)
- CFLCA Presentation to the City Commission 2008
- Update to Outdated Zoning Code Regulations
- Maintain Traditional Residential Character
- Winter & Associates (Consultants)
- Planning and Zoning Board
- City Commission



HOW DO WE MAINTAIN TRADITIONAL RESIDENTIAL CHARACTER?

- Front Entrances Facing the Street
- Landscaping in the Front Yard
- Limiting Garages as the Prominent Feature
- Limiting Driveways in Front Yards

WHAT ARE WE TRYING TO ACCOMPLISH?

Maintain Features of Traditional Residential Development

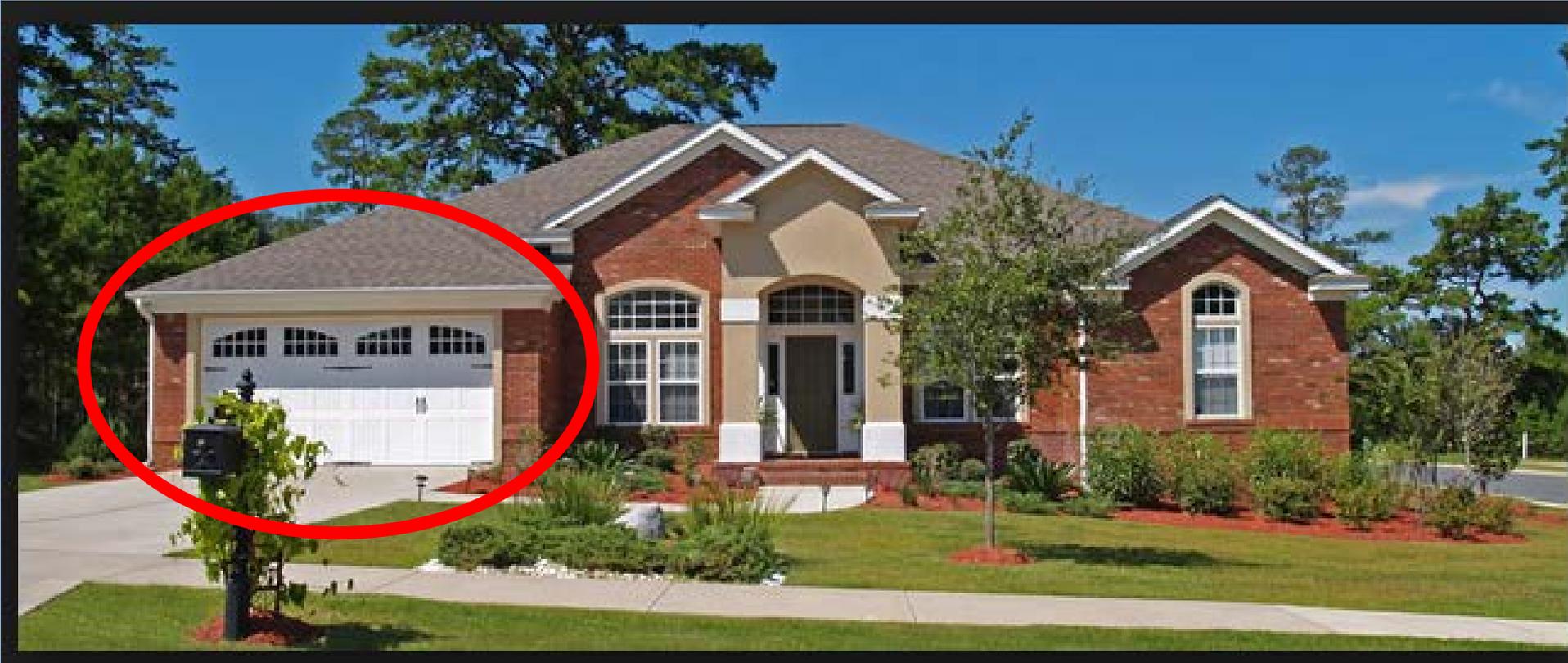
Attached Single Family Residential:

- Townhouse Development
- Cluster Development
- Duplex / Two Family Development

FRONT ENTRANCES THAT FACE THE STREET



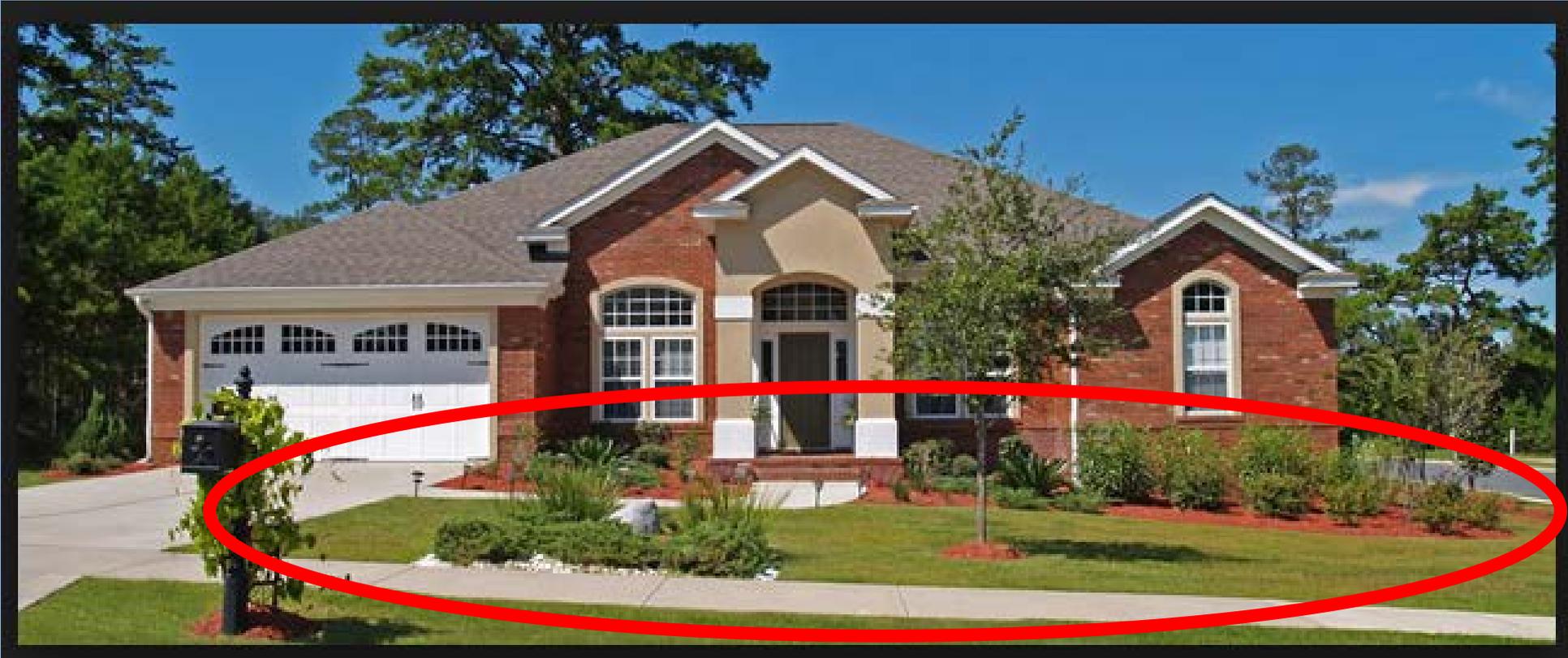
GARAGES THAT ARE NOT THE MOST PROMINENT FEATURE



DRIVEWAYS THAT DO NOT CREATE LARGE EXPENSES OF PAVEMENT



LANDSCAPING AND GREENSPACE VISIBLE FROM THE STREET



GLASS & ARCHITECTURAL FEATURES



WHAT DOES OUR CURRENT CODE PERMIT?



- EXCESSIVE DRIVEWAYS
- GARAGES

WHAT DOES OUR CURRENT CODE PERMIT?

- Expansive Driveways
- Garages as the Prominent Feature
- Limited Landscaping
- Low Visibility Front Entrances
- Paving In Swales



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WHAT CAN OUR PROPOSED REGULATIONS LOOK LIKE FOR ATTACHED SINGLE FAMILY DWELLINGS?

TOWNHOUSE

DUPLEX/TWO FAMILY

CLUSTER

LIMIT AND SEPARATE GARAGES AND DRIVEWAYS



LIMIT & ENCOURAGE PARKING IN THE REAR AND REQUIRE FRONT ENTRANCES TO FACE THE STREET WITH VISIBLE LANDSCAPING



ALLOW ARCHITECTURAL FEATURES IN YARDS



PROPOSED AMENDMENTS:

TOWNHOUSE

DUPLEX/TWO FAMILY (CURRENTLY NO REGS)

- Front Entrance Required to Face the Street
- Front Entryway Permitted to Extend into Front Yard
- Front Entryway Connected to the Sidewalk
- 30% Glass Requirement on Front Facade
- Driveways Separated By At Least 8-feet
- Garages Not Permitted Take Up More Than 50% of Façade
- Front Yard Reduced if Parking is Placed in the Rear
- 35% Landscape Requirement

PROPOSED AMENDMENTS: CLUSTER DEVELOPMENT

- Front Entrance Required to Face the Street
- Front Entryway Permitted to Extend into Front Yard
- Front Entryway Connected to the Sidewalk
- 30% Glass Requirement on Front Facade
- Reduced Front Yard to Permit Required Rear Parking
- Driveways (1 Two-Way or 2 One-Way)
- 35% Landscape Requirements

PROPOSED AMENDMENTS:

ADDITIONAL LANDSCAPE REQUIREMENT

- Swale Areas May Only be Paved for the Purposes of Driveway Entrances and/or On-Street Parking (where appropriate)







WHAT WE'VE HEARD:

DEVELOPER OUTREACH MEETING – 05/01/2016

- Consider Reducing Side Yard Setback Requirement
- Reduce the Minimum Size for Townhouse Units
- Reduce Proposed Separation of Front Entrances
- Allow for Larger Front Porches Than Currently Proposed
- Allow Alternatives to Proposed Pervious Requirement
- Allow Garage Access on Corner Lots for Cluster
- Allow Principal Entrances to Share Front Porch

WHAT WE'VE HEARD:

CFLCA BOARD MEETING – 05/23/2016

- Architectural Interest on the Waterway
- Require Facilities & Locations for Recycling & Waste in Garages
- Pervious Pavement as Requirement
- Wall Requirements When Parking is in the Rear

WHAT WE'VE HEARD:

OPEN HOUSE – 06/06/2016

- Measure Setback from the Street and not the Property Line
- Garage Limitation May Have a Negative Impact to Property Value
- 35% Landscape May Be Excessive
- 8-Foot Separation of the Garage May be Difficult to Design
- Define What Garage Width Means
- Allow Duplex/Two-Family to be Located Behind One Another
- Impacts of Alleys Shared with Commercial Uses
- Incentivize Carports

WHAT WE'VE HEARD:

CFLCA MEETING – 06/14/2016

- 35% Landscape May Negatively Impact Potential Development
- 30% Glass Requirement May Create Opportunity for Crime
- Guest Parking
- Side Yard Setback Requirements

WHAT WE'VE HEARD:

OPEN HOUSE – 06/23/2016

- Separation of Pedestrian Path to Front Door May Conflict w/Landscape Requirements
- 8-foot Driveway Separation May be a Concern
- Location Requirements for Trash Receptacles
- How Are Other Cities Dealing w/Similiar Issues
- Require Extra Street Trees Along the Right-of-Way

30% GLASS REQUIREMENTS:

R15054: Landmark 21

Façade = 18 FT X 25 FT

Window Coverage = 63 SF (14 % of Façade)



30% GLASS REQUIREMENTS:

R15040: Sistrunk Townhomes
Façade = 20 FT X 37 FT
Window Coverage = 224 SF (30.27% of Façade)



30% GLASS REQUIREMENTS:

R15028: Flagler Townhomes
Façade = 21.5 FT X 40 FT
Window Coverage = 344.5 SF (40.05% of Façade)



30% GLASS REQUIREMENTS:

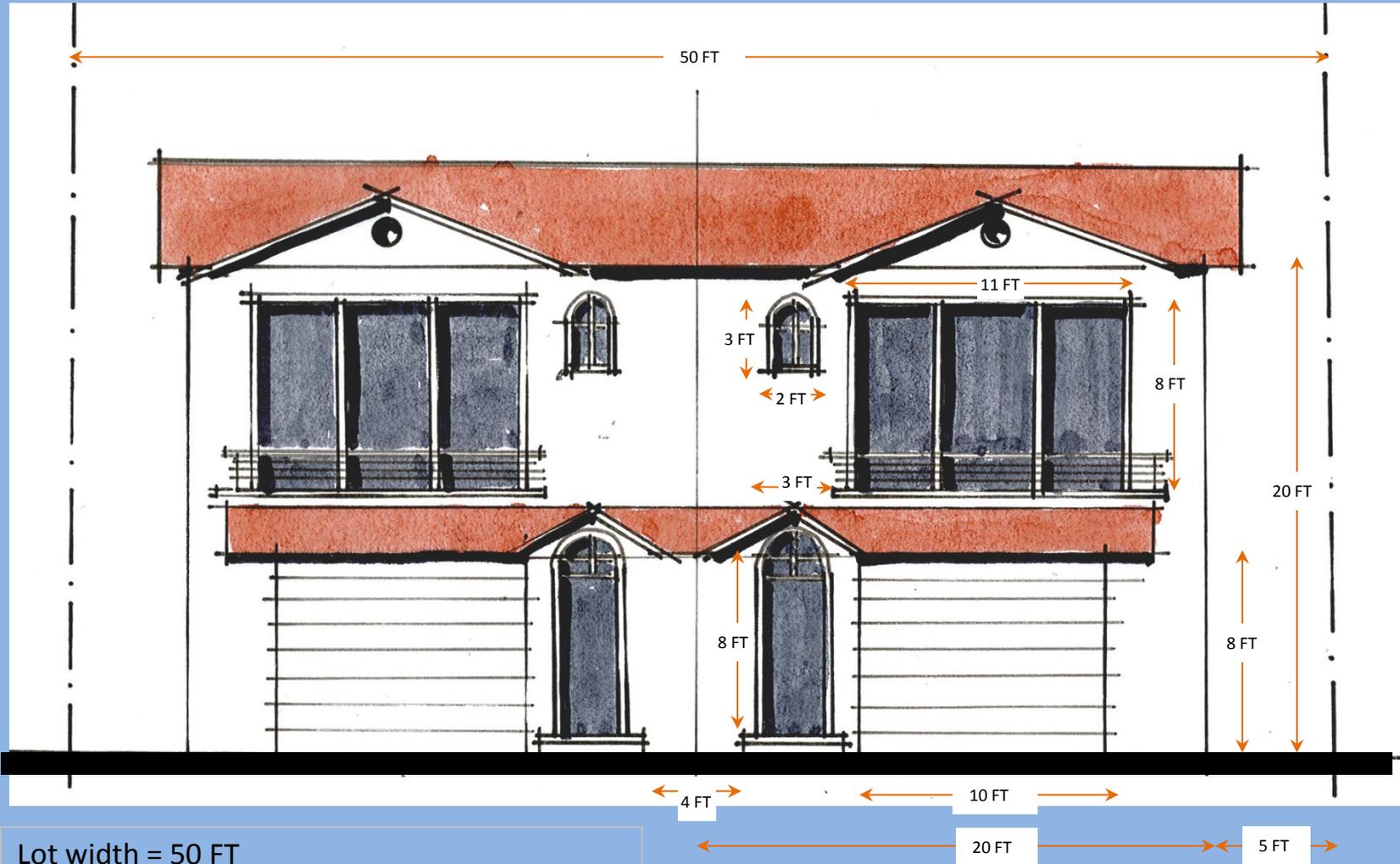
R14065: 17th Place
Façade = 23 FT X 34 FT
Window Coverage = 252 SF (32.22% of Façade)



SINGLE CAR GARAGE EXAMPLE:

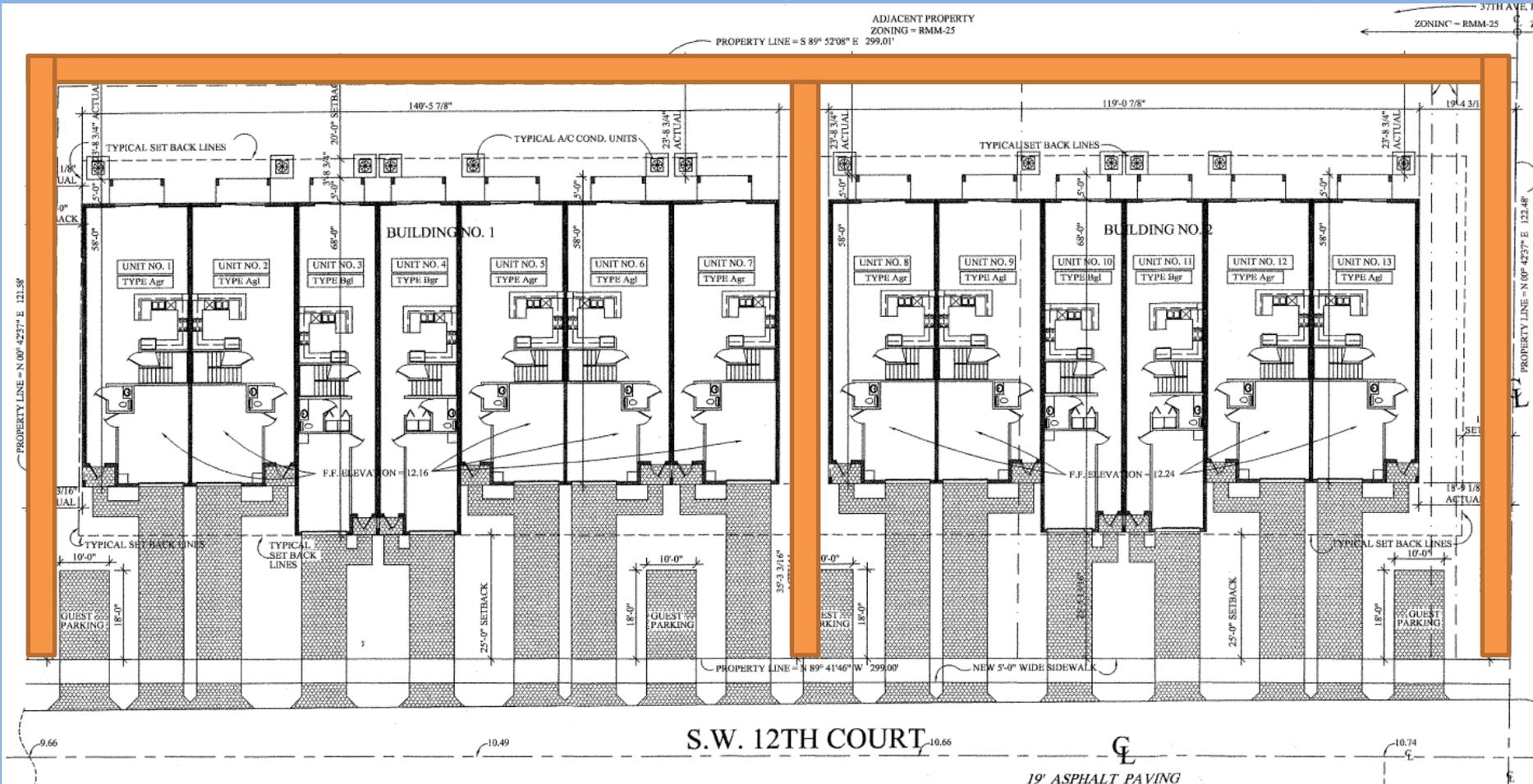


30% GLASS/GARAGE REQUIREMENT EXAMPLE:



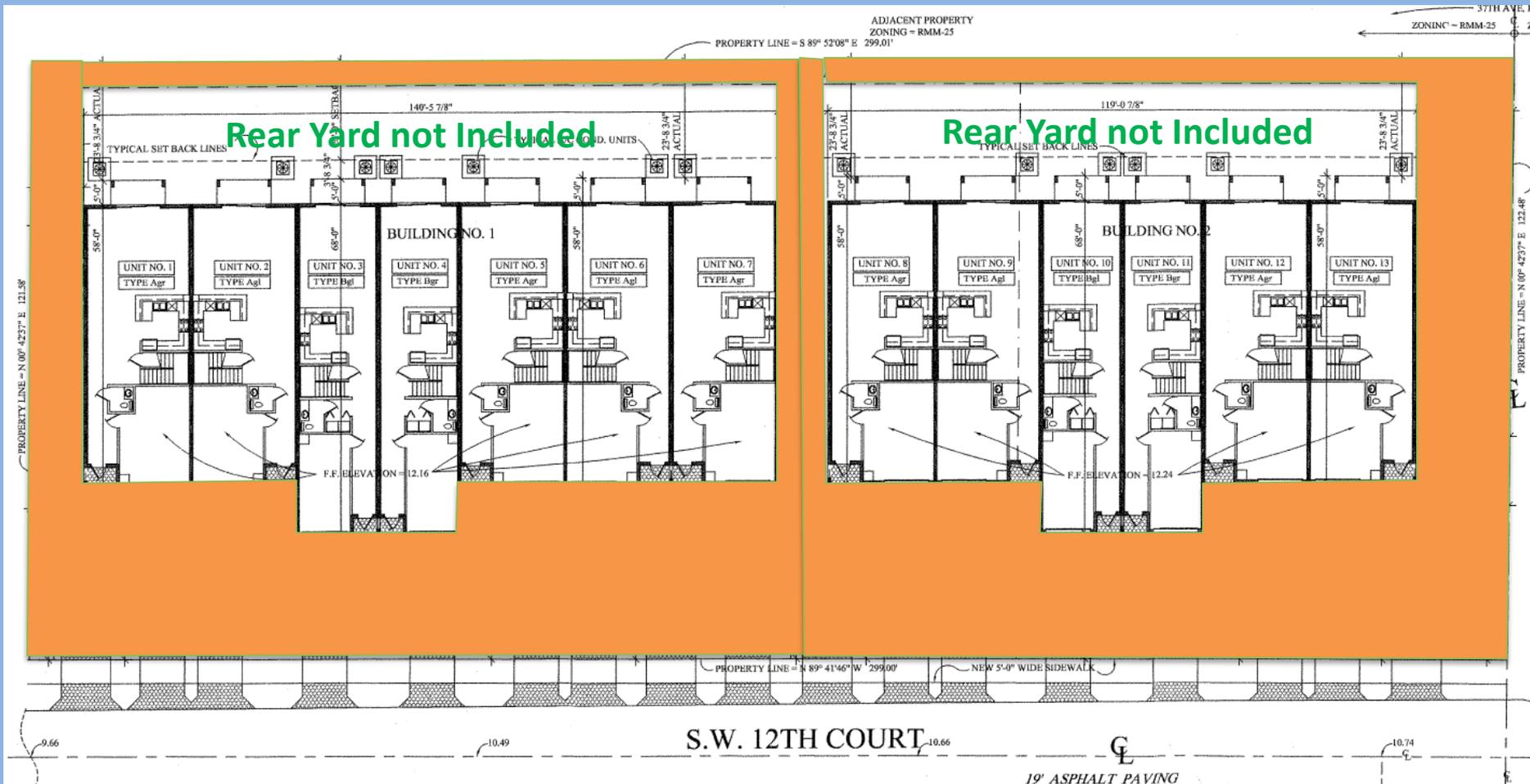
Lot width = 50 FT
Garage width = 10 FT
Façade Area = 800 SF
Window Coverage = 240 SF (30 % of Façade)
Distance between pedestrian entrances = 4 FT

35% LANDSCAPE REQUIREMENT TODAY:



35 % Landscaping – Only For Common Areas

35% LANDSCAPE REQUIREMENT PROPOSED:



35% of this Area required to be Landscaped

PROPOSED AMENDMENTS:

Questions & Comments

PROPOSED AMENDMENTS: NEXT STEPS

- Further Stakeholder Engagement
- Revise Draft Language as Appropriate
- Planning and Zoning Board in August/ September
- City Commission 1st & 2nd Reading Fall 2016