

Neighborhood Development Criteria Revisions Fort Lauderdale, Florida



The City of Fort Lauderdale's residential neighborhoods have experienced significant development pressure, resulting in increased densities and changing development patterns. While a number of neighborhoods have been revitalized, residents are concerned that the design of some new development has had a negative impact on neighborhood character.

Winter & Company is working with the City to recommend potential changes to the regulations that guide single and multi-family residential development. The process began with an evaluation of the city's diverse residential development patterns and a public process to review concerns and set related goals and objectives. It will continue with an exploration of alternative tools and recommendations for potential regulatory changes.

Services:

- Interactive community workshops
- Documentation of neighborhood concerns
- Neighborhood character evaluation
- Goals and objectives for future development
- Exploration of alternative tools
- Recommended regulatory changes

Client:

Adrienne Ehle
City of Fort Lauderdale
Planning and Zoning
Department

Date: 2008, 2009, 2010



Throughout the extensive public process, Winter & Company is using computer-generated models to show development alternatives that illustrate different combinations of potential regulatory tools.

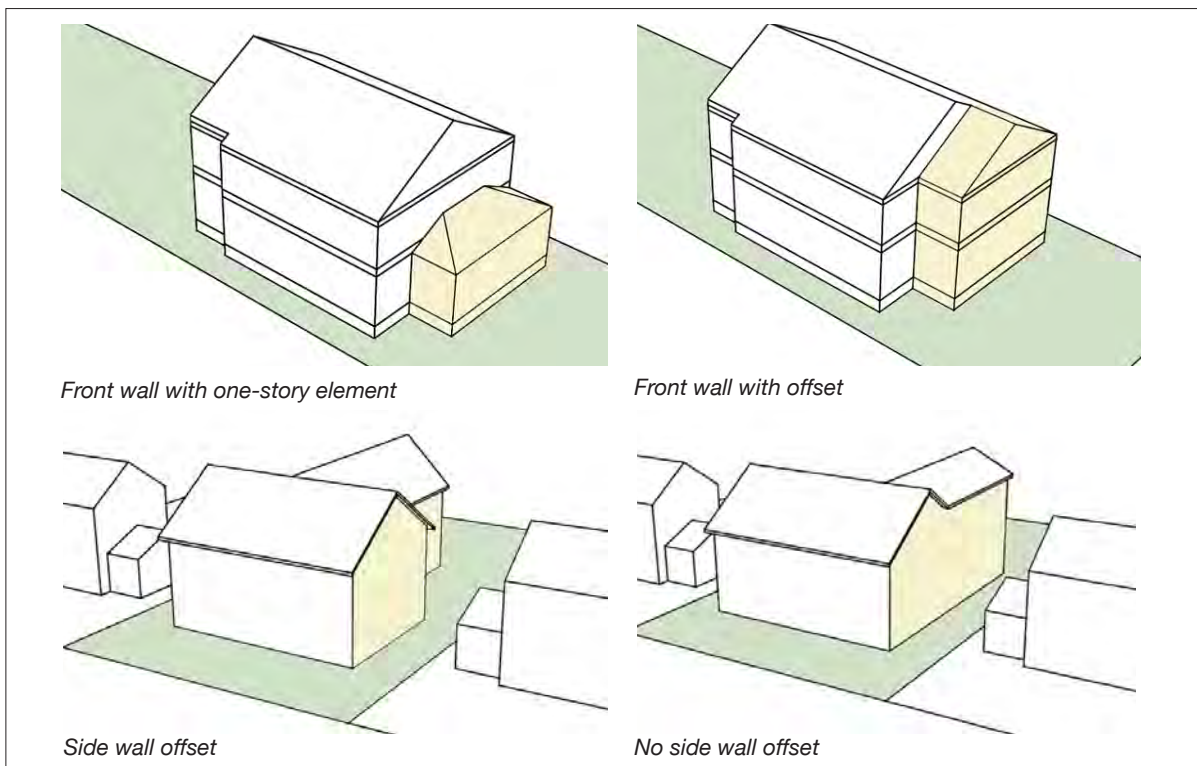
**Neighborhood Development Criteria Revisions
Fort Lauderdale, Florida (continued)**



Because many of the city's neighborhoods are threaded with canals, a project goal is to address the development character as experienced from the water.

One of the goals identified through the Neighborhood Development Criteria Revisions project includes maintaining and enhancing the character of the street, ensuring that new multi-family development is compatible with single-family neighbors and promoting appropriate transitions along zone district boundaries. Potential tools to promote these goals include:

- Revised open space standards to maintain front yard and canal-side landscape areas
- Parking location standards to mitigate the impact of parked cars and street-facing garage doors on pedestrians
- Height and setback standards to ensure compatible transitions with adjacent lower-scale development
- Articulation standards to break down the apparent mass and scale of larger buildings



Wall articulation standards are one potential tool under consideration to help break down the apparent mass and scale of larger structures in Fort Lauderdale's residential neighborhoods.