

16th Street Master Plan

Miami Beach

Before



After



Downtown Master Plan

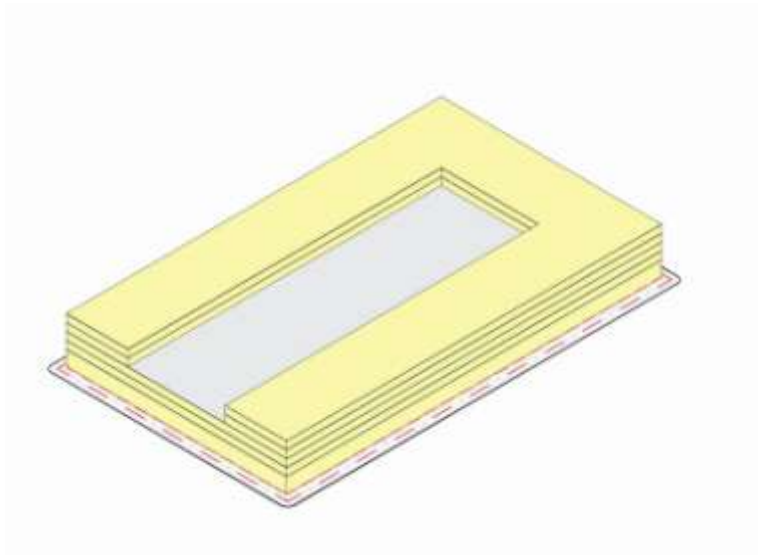
West Palm Beach

Develop new urban regulations and architectural guidelines which promote **flexible** building forms and a range of uses.

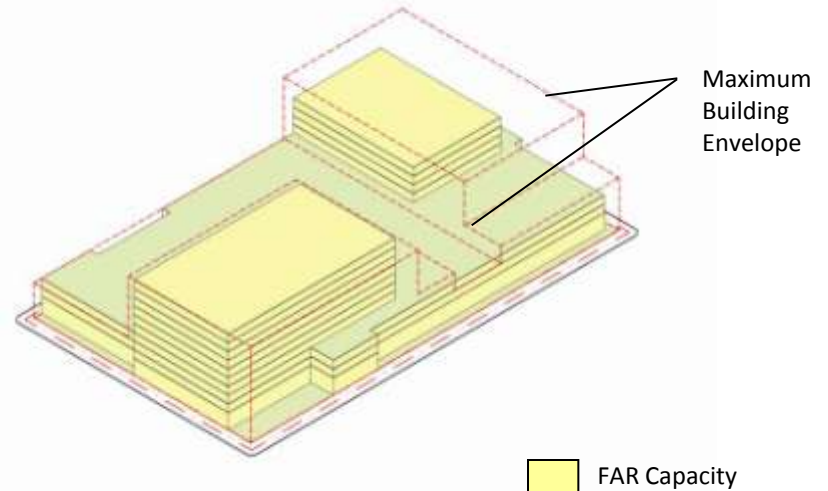
This represents a fundamental shift in zoning...

...Translating the FORM BASED code to an FAR to accommodate building variation.

FORM BASED



CHARACTER & CAPACITY BASED
CAN NOT FILL THE ENVELOPE



Downtown Master Plan

West Palm Beach

STRATEGY FOR URBAN REGULATIONS

- **PLANNING AREA CATEGORIES:**

Establishing districts based on three overall categories.

- **DEFINING DISTRICTS:**

Strengthening existing neighborhoods and their attributes to encourage new uses identified in the market study.

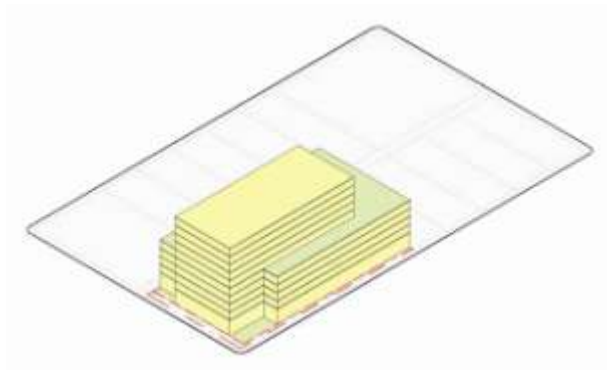
- **DEFINING SUB-DISTRICTS:**

Establishing sub-districts which describe the maximum allowable development capacity for proposed developments.

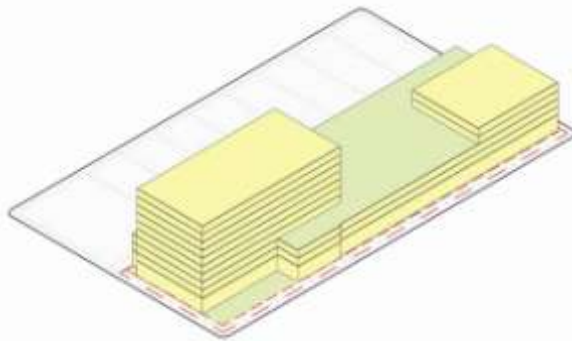
- **IDENTIFYING LOT SIZES:**

Accommodating development for three ranges of lot sizes.

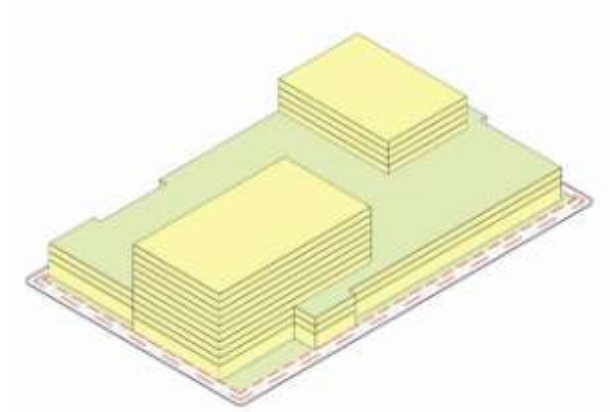
 FAR Capacity



LOTS < 50,000SF



LOTS 50,000- 80,000SF

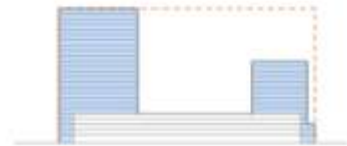
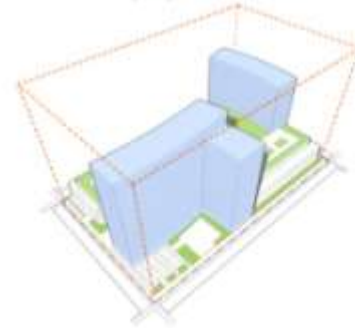
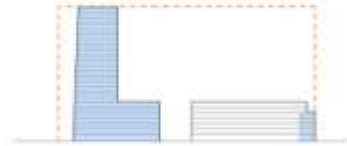
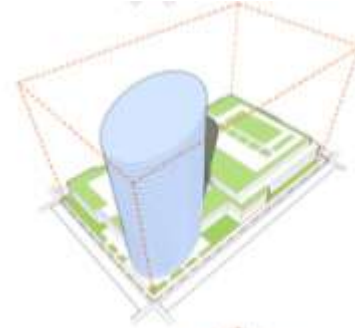
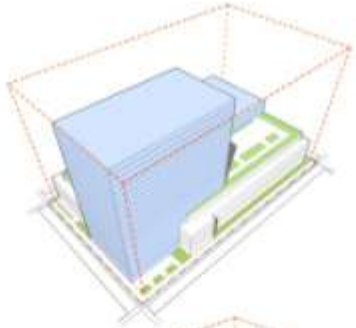


LOTS > 80,000SF

Downtown Master Plan

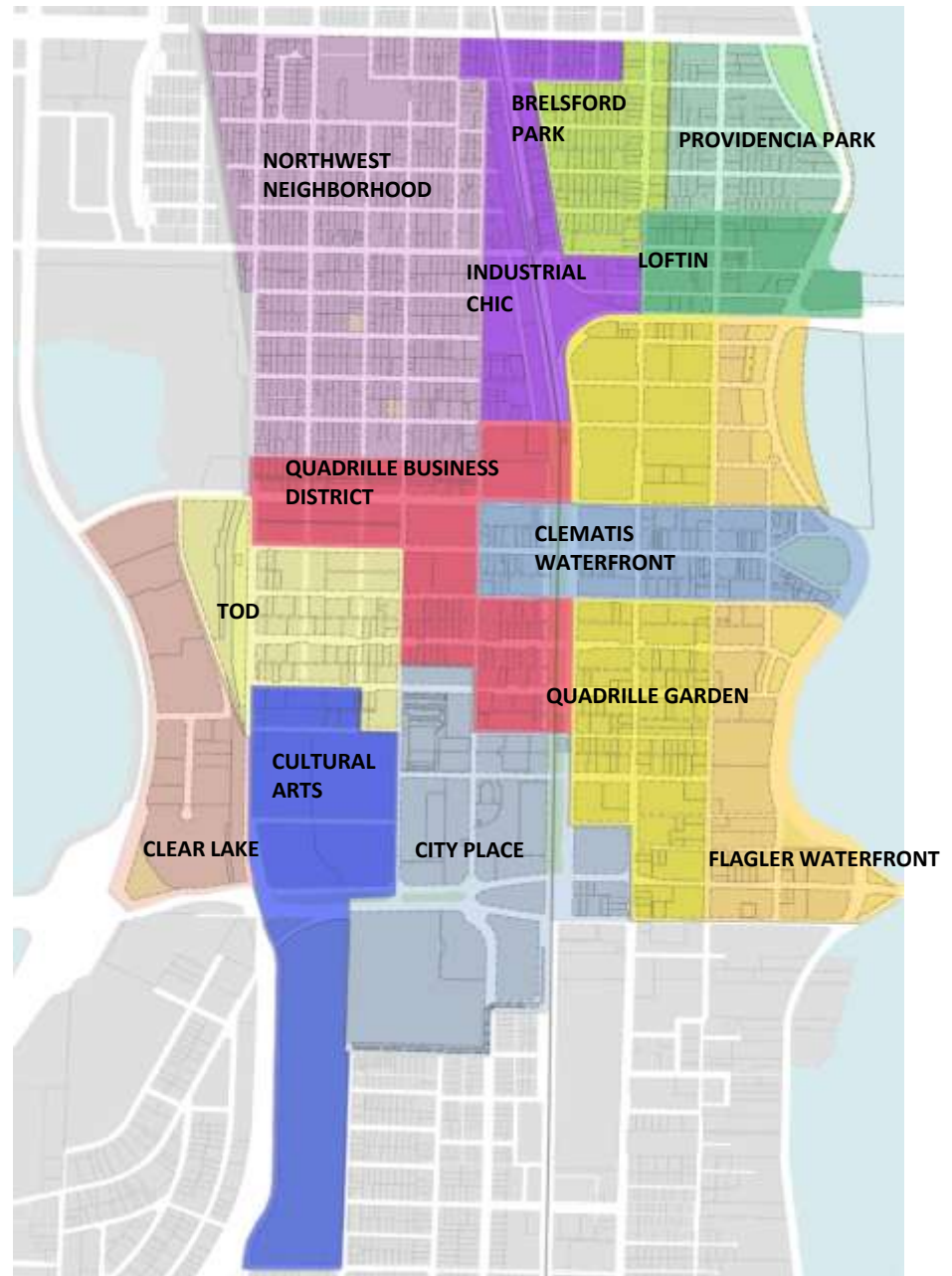
West Palm Beach

Enable a true range of building forms.

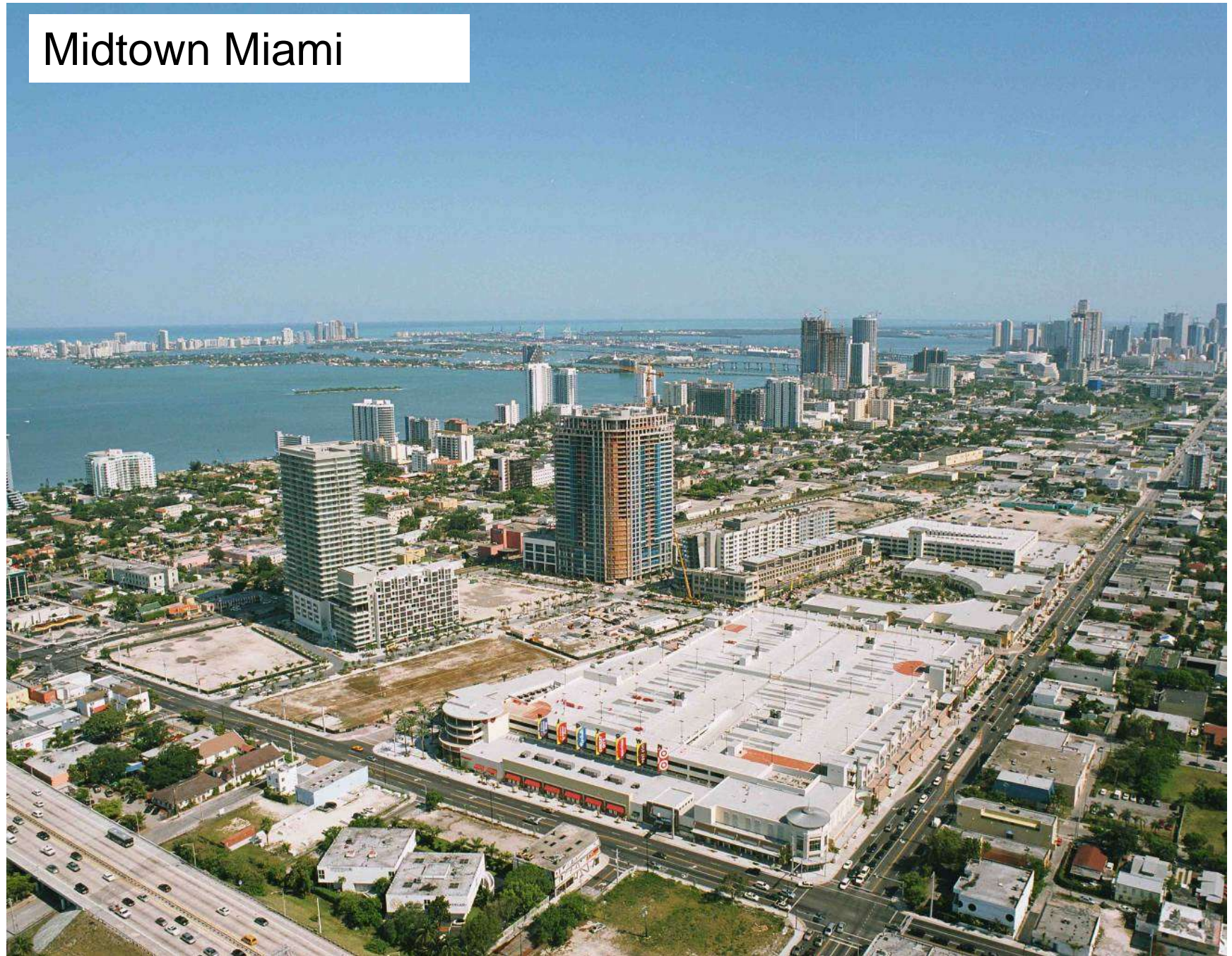


Downtown Master Plan

West Palm Beach



Midtown Miami



Midtown II

Miami

