

Sec. 94-123. - Flagler waterfront district (FWD).

- a. *Intent.* The Flagler waterfront district is located along Flagler Drive, the city's scenic intracoastal waterfront roadway. The neighborhood is characterized by high-rise condominium buildings and office towers. Any new development within this district shall be encouraged to provide pedestrian connectivity to the waterfront and the waterfront parks and open space. Buildings shall be designed to preserve views to the intracoastal waterway.
- b. *Development characteristics.*
 1. Building amenities and entrances are encouraged to be located on the ground floor fronting Flagler Drive to increase visual connections to the waterfront and enhance the quality of the public space at the ground floor.
 2. Active uses are encouraged on all building facades fronting urban open space designations.
- c. *FWD subdistricts shall include:* FWD-5.
- d. *Subdistrict requirements.* Developments shall comply with Table IV-27.
- e. *Additional subdistrict requirements.*
 1. *Uses.*
 - a. Ground floor residential, if provided, shall be raised a minimum of 18 inches above the sidewalk elevation.
 2. *Special requirements.*
 - a. All proposed developments within the district shall be subject to special review by DAC.
 - b. Towers shall be oriented toward Flagler Drive to help orient buildings towards the waterfront.
 - c. Entrances to parking structures shall be limited to Olive Avenue and shall not occur on Flagler Drive, whenever possible.

TABLE IV-27: BUILDING REQUIREMENTS — FWD-5			
(a) FAR			
Lot Frontage > 55'	2.75		
Lot Frontage ≤ 55'	3.50		
(b) HEIGHT			
5 stories or 68' whichever is less; 5 (68')			
(c) SETBACKS			
STREET DESIGNATION/SIDE/REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 5 (68')		GROUND TO 5 (68')
	MINIMUM	MAXIMUM	WHEN RESIDENTIAL USES ON GROUND FLOOR
			MINIMUM
Avenue	16'	30'	23'
Primary Pedestrian	16'	30'	23'
Secondary	12'	35'	19'
Side Interior	0' or NFPA	—	0' or NFPA
Rear	5'	—	5'
(d) MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (44')	90%	87%	85%
Tower: 4 to 5 (68')	90%	60%	55%

**TABLE IV-27:
BUILDING REQUIREMENTS — FWD-5**

(e) MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Public	—	3%	5%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.		
Private	25%	25%	25%
(f) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')	
Avenue	60%	60%	
Primary Pedestrian	80%*	60%	
Secondary	30%	—	
*65% for lots with buildable lot frontage ≤ 250'			
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Pedestrian	50%		
Secondary	30%		
(h) MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')	
Commercial	25'	20'	
Residential	Not Permitted	15'	

(Ord. No. 4213-09, § 6(Exh. A), 6-29-2009)