

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Meeting Minutes

**Tuesday, November 13, 2018**

**12:00 PM**

**Update on the Central Beach Master Plan**

**City Commission Chambers**

## **CITY COMMISSION WORKSHOP**

***FORT LAUDERDALE CITY COMMISSION***

***DEAN J. TRANTALIS Mayor - Commissioner  
BEN SORENSEN Vice Mayor - Commissioner - District IV  
HEATHER MORAITIS Commissioner - District I  
STEVEN GLASSMAN Commissioner - District II  
ROBERT L. McKINZIE Commissioner - District III***

***LEE R. FELDMAN, City Manager  
JOHN HERBST, City Auditor  
JEFFREY A. MODARELLI, City Clerk  
ALAIN E. BOILEAU, City Attorney***

## CALL TO ORDER

Mayor Trantalis called the Workshop to order at 12:12 p.m.

## ROLL CALL

**Present:** Commissioner Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Mayor Ben Sorensen (arrived at 12:31 p.m.) and Mayor Dean J. Trantalis

## QUORUM ESTABLISHED

**Also Present:** City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, City Attorney Alain E. Boileau and City Auditor John Herbst

## OLD/NEW BUSINESS

### [18-1154](#)

#### Update on the Central Beach Master Plan

Mayor Trantalis recognized Anthony Fajardo, Director - Department of Sustainable Development. Mr. Fajardo gave a slide presentation updating the Commission on the Central Beach Master Plan addressing the two-mile Central Beach Area (CBA) on the barrier island and public outreach. Mr. Fajardo gave an overview of the presentation, stating it includes a brief history, input from stakeholders, plans moving forward and basic recommendations. Mr. Fajardo requested Commission direction on feedback received from the community on consultant recommendations.

***A copy of the slide presentation is attached to these minutes.***

Mr. Fajardo reviewed recommendations from public outreach, including: (1) Enhancing connectivity to create a continuous Central Beach experience; (2) Expanding opportunities for pedestrians to experience the active edge of the Intracoastal waterway; (3) Creating a symbolic center gathering place at Las Olas Boulevard and marking other entries to CBA; (4) Creating a variety of usable public spaces for daily use, special events and performances; (5) Making streets more pedestrian oriented with attractive shaded sidewalks with cafes, restaurants, and shops; (6) Creating places for families and children; (7) Preserving and enhancing architectural resources of the CBA; (8) Promoting a mix of uses and users encouraging future redevelopment, especially on key pedestrian-oriented streets where active uses will contribute to the life of the street; and (9) Establishing a comprehensive identity and wayfinding

system. Mr. Fajardo confirmed that a portion of these items are being addressed by other efforts, including Las Olas Boulevard Improvements and the Las Olas Boulevard Parking Garage.

Mr. Fajardo noted work with the Historic Preservation Board (HPB) to address architectural elements in the CBA. He commented on efforts to address prioritizing recommendations for Breakers Avenue that include adding appropriate density on adjoining blocks and supporting a walkable environment. Mr. Fajardo said there is a Capital Improvement Project (CIP) to prioritize this area.

Mr. Fajardo reviewed the current system in place for all zoning districts. He reviewed recommendations, confirming the desire for a consensus driven approach and acknowledging the need for continued neighbor outreach to residents and the development community. Mr. Fajardo confirmed a focus on an active pedestrian realm, expounding on details. He reviewed aspects of current zoning in each of the CBA zoning districts, discussing setbacks and intent.

Mr. Fajardo commented on aspects of the CBA zoning districts and respective details, intent and the need for zoning consistency. He discussed details and criteria of the Design Compatibility and Community Character Scale point system in the CBA's ABA zoning area, explaining proposed recommendations and acknowledging the need to present this to the community for feedback.

Mayor Trantalis commented on the need for openness, visibility and setbacks to accommodate shade trees. Mr. Fajardo concurred, expounding on details of proposed setback recommendations. Commissioner Glassman commented on the ability of the Sunrise Lane area to be unique. Further comment ensued.

In response to Mayor Trantalis, Mr. Fajardo explained Floor Area Ratio (FAR). It is the ratio of floor area to height. He expounded on details and confirmed it is used to limit mass and scale. The ratio is the area (acreage of the site) compared to the floor area of the building. Further comment and discussion ensued on this topic.

Mr. Fajardo discussed Staff recommendations to not remove development rights and tying them to something substantial, expounding on recommendations. The current point system is subjective and arbitrary. He discussed details of adaptive reuses, citing examples and recommending it be less limited.

Commissioner Glassman commented on The Escape Hotel (formerly the

Gale Hotel) noting accomplishments from Innovative Development (ID) Zoning. Commissioner Glassman suggested this could be incorporated into the current point system. Mr. Fajardo confirmed, expounding on details.

Mr. Fajardo discussed interim usage added in 2009-2010, citing examples, recommending the need for adoption, allowing where appropriate, removing the two-year limitation and other modifications.

Mr. Fajardo reviewed additional ULDR recommendations including: (1) Creating easily understood, transparent and user-friendly language; (2) Focusing on active ground floor uses/enhanced pedestrian experience; (3) Allowing interim uses within the North Beach Area to remain; (4) Creating incentives for adaptive reuse; (5) Creating predictable setback/yard requirements; (6) Revising the point system to have positive impact to the beach; (7) Reviewing additional permitted uses; and (8) Revising the approval process for Site Plan Level IV - projects over a certain size/intensity and Site Plan Level II - projects under a certain size/intensity.

Mr. Fajardo discussed current trip allocation based on levels of service, stating that trip allocation is running low and expounding on details related to possible future revised calculation rates for levels of service. Further comment and discussion ensued on future development should trip allocation be limited, transit solutions and other future options.

Mr. Fajardo discussed Transfer of Development Rights (TDR), explaining it is a growth management tool. He discussed the concept, purpose and other aspects of TDRs, including consideration of criteria and evaluating the adoption of a Voluntary TDR Program in the Central Beach Area, expounding on details and possible future incentives.

Mr. Fajardo reviewed the next steps in the process: (1) Commission feedback based on this presentation; (2) Finalizing recommendations; (3) Public Outreach in early 2019; and (4) Adoption of recommendations in mid-2019.

Mayor Trantalis recognized Ina Lee, 2000 S. Ocean Drive. Ms. Lee made suggestions regarding tourism in the North Beach and Sunset Lane areas, suggesting small cafes and boutiques and maintaining flexibility. She also commented on alternate forms of transportation, parking flexibility and other items. Ms. Lee also discussed the importance of addressing sea-level rise.

In response to Vice Mayor Sorensen's question regarding the



presentation that addressed the recommendations made by Ms. Lee, Mr. Fajardo commented on enhancing language in the current Ordinance to address City-wide parking zoning.

In response to Commissioner Glassman's question, Mr. Fajardo confirmed the last beach update was the 2009 Sasaki Master Plan Report (Sasaki Report), a proposed draft Master Plan. Mr. Fajardo explained the status of the Sasaki Report in relation to this presentation. When the Sasaki Report was issued, the serving Commission made the decision that the Sasaki Report needed more work to address the "built form" of buildings. The Sasaki Report was not adopted, expounding on additional details. Further comment and discussion ensued on the history of this topic. Mayor Trantalis confirmed the need for codification of a Central Beach Master Plan.

Mr. Fajardo discussed having a hybrid approach with the Standard Master Plan Book and the Unified Land Development Regulations (ULDR), expounding on details.

Commissioner Glassman commented that under current Code, damaged buildings from an unforeseen emergency could not be rebuilt, asking if this aspect has been addressed. Mr. Fajardo commented on this being addressed in other areas of the City, confirming it has not been done as part of this effort, expounding on details and confirming follow-up.

In response to Commissioner Moraitis' request for an update on parking garages, City Manager Feldman gave an update on the three parking garages, the Natchez Parking Garage, the Casablanca Parking Garage, and the City-owned Las Olas Boulevard Parking Garage (Las Olas Garage). He confirmed the Las Olas Garage is reaching completion. Mr. Fajardo concurred with the need to move forward with these parking projects, further comment and discussion ensued on trips and future solutions.

In response to Commissioner Moraitis' questions, Mr. Fajardo confirmed public outreach would include area land owners, commenting on thorough public outreach moving forward. He discussed preparation of community presentation materials based on Commission input and direction. Mr. Fajardo confirmed the intent is to maintain the current six zoning districts each with its own character, commenting on details. He confirmed Staff would generate a document illustrating current zoning and proposed zoning modifications. Mr. Fajardo commented on downtown areas with appropriate sidewalk width and trees similar in concept to what is proposed in the CBA, expounding on related details,

parking challenges and incorporating a portion of LauderTrail. The changes discussed in this presentation only apply to the Regional Activity Center (RAC) on the beach. Brief comment and discussion ensued on having an intercoastal promenade in the CBA. Mr. Fajardo confirmed that area is predominantly privately owned. The main pedestrian area is located near the Breakers and the beach. Mr. Fajardo said the Sasaki Report spoke to a public promenade concept in this area and enhancing this concept could be considered.

In response to Mayor Trantalis' question about streetscape design, City Manager Feldman gave an update stating \$3,000,000 is budgeted this year for Breakers Avenue and Birch Road. Staff is in the process of preparing a Request for Proposal (RFP) for a 30% design on Breakers Avenue to be followed by additional stakeholder input and final funding. Further comment and discussion ensued on addressing streetscapes on Bayshore Drive, Birch Road and the overall beautification of the barrier island.

In response to Commissioner Moraitis, Mr. Fajardo commented on improved lighting on side streets.

In response to Vice Mayor Sorensen's question regarding the timeline for the codification of the Downtown Master Plan, City Manager Feldman confirmed an upcoming Commission Workshop to discuss this topic would be scheduled prior to the Commission Meetings on December 18, 2018.

## **ADJOURNMENT**

Mayor Trantalis adjourned the Workshop at 1:14 p.m.



November 2018



# Central Beach Master Plan Update

• City of Fort Lauderdale



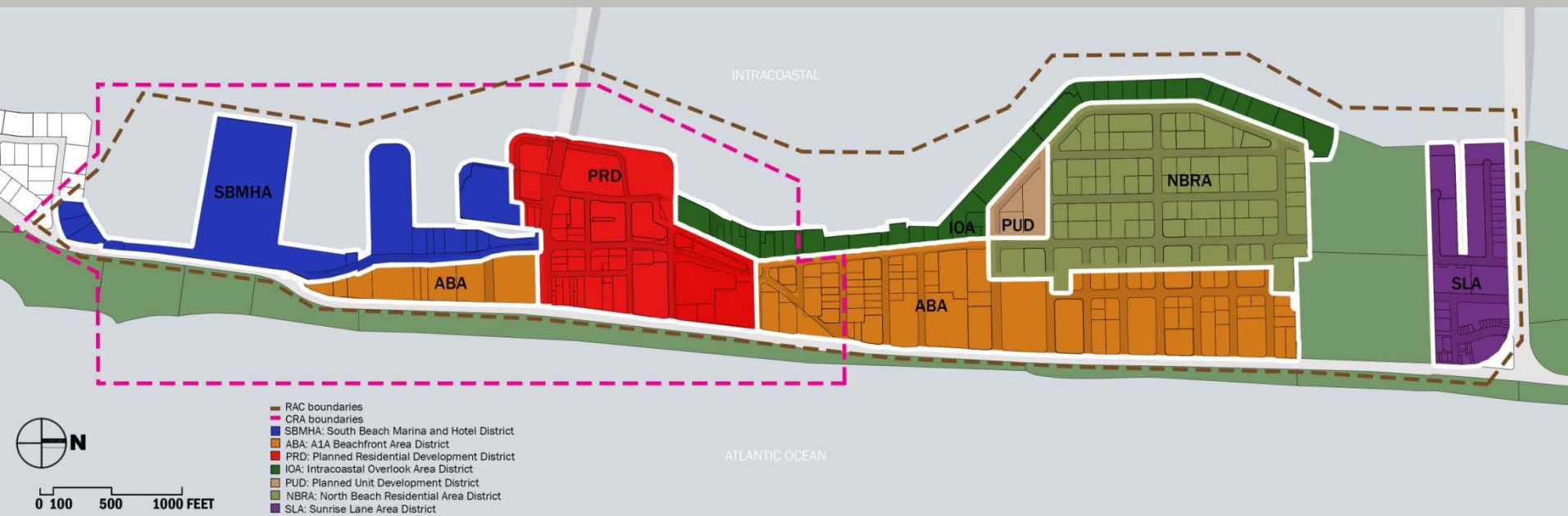


## 2009 Sasaki Master Plan Report

- Established Revised Vision Built Upon Past Efforts and Plans
- Helped Realize Current Community Redevelopment Area (CRA) Public Improvements
- Additional Outreach to Reach Consensus on Design Standards and Code Amendments



## Central Beach Master Plan - Project History



# Central Beach Master Plan-*Study Area*





**1. Enhance connectivity to create a continuous Central Beach experience**



**2. Expand opportunities for pedestrians to experience the active edge of the Intracoastal waterway**



**3. Create a symbolic center / gathering place at Las Olas Boulevard and mark the other entries to Central Beach**



**4. Create a variety of usable public spaces for daily use as well as special events and performances**

# Central Beach Master Plan



**5. Make streets more pedestrian oriented with attractive shaded sidewalks with cafes, restaurants, and shops**



**6. Create places for families and children**



**7. Preserve and enhance the architectural resources of the Central Beach**

**8. Promote a mix of uses / a mix of users**

Encourage future redevelopment to include a mix of uses, especially on key pedestrian oriented streets where active uses will contribute to the life of the street. Encourage



**9. Establish a comprehensive identity and way finding system**

# Central Beach Master Plan

# Timeline Overview

2014

- **Mid-2014** – City Commission listed the CBMP as a CAAP initiative
- **October 2014** – City Commission approved contract with Redevelopment Management & Associates, Inc. (RMA)

2015/16

- **February 2015 to September 2016** – Multiple Stakeholder meetings and workshops

2017

- **January 31, 2017** – Streetscape Workshop re: long/short-term goals
- **March 27, 2017** – Breakers Avenue Community Investment Plan (CIP) Data Collection / Inter-Department Staff Coordination Meeting
- **Mid-2017** – City and FAU received two awards from the Fort Lauderdale Chapter of the American Institute of Architects (AIA)

2018

- **May 2017 to March 2018** – City Staff completed the update draft to the Central Beach Architectural Resource Surveys
- **October 9, 2018** – History and Overview for Newly-elected City Commission



## BREAKERS AVENUE CURRENT IMPROVEMENTS

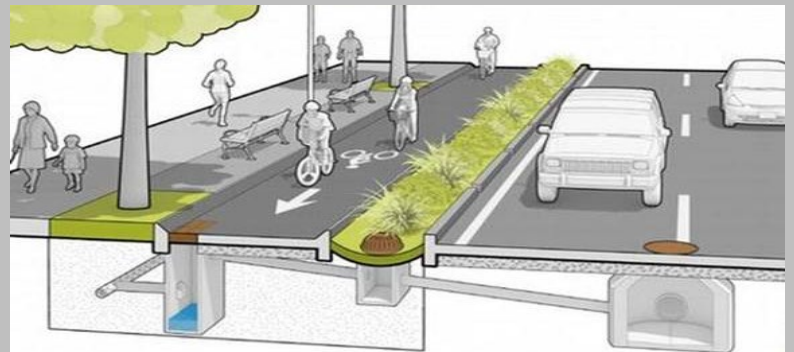


Central Beach Master Plan



# BREAKERS AVENUE STREETScape

- Stakeholder Consensus to Prioritize Breakers Avenue
- Create Model for “Resilient Street”
- In Concept Design Stage / CIP Project



## What We've Heard...

- ❑ Arbitrary Point System Does Not Relate to Established Planning Principles
- ❑ Current Language = Unpredictable Development Outcomes
- ❑ Current Setback Reductions = Inconsistent Development Pattern
- ❑ Inconsistent/Limited Permitted Uses
- ❑ Interim Uses Restricted with Unnecessary Limitations
- ❑ Limited Opportunities for Adaptive-Reuse Incentives/Options
- ❑ Need a Consensus Driven Approach to Application of Standards

## CENTRAL BEACH – ACTIVE PEDESTRIAN REALM

- ❑ Current Requirements Very Limited

### Proposed Revisions


- ❑ Establish Active Uses at the Ground Level (no dead streets)
- ❑ Enhance Sidewalks (minimum width requirements)
- ❑ Require Street Trees (appropriate species)
- ❑ Appropriate Street Furniture
- ❑ Public Open Space/Plaza (minimum percentage)



## Current Language – Yards (PRD, ABA, SLA, IOA, NBRA, SBMHA)

- ❑ Central Beach Zoning Districts Permit Reduction Requests
- ❑ PRD – Limited Setback Requirements
- ❑ ABA & SLA – 100% Reduction Permitted with SP-IV
  - Street Trees = Reduction (street)
  - Neighboring Conditions = Reduction (side & rear)
- ❑ Only IOA, NBRA and SBMHA have limitations (inconsistent)
  - IOA/NBRA – Reduction Based on Height of Structure
  - SBMHA – Side & Rear Reductions Permitted with SP-IV

## INTENT – PRD

 **PRD – Planned Resort Development District** is established for the purpose of promoting the development and redevelopment of the area immediately north of Las Olas Boulevard, generally between the Atlantic Ocean and the Intracoastal Waterway, as a high quality, public and private mixed use area that is the focal point of the central beach as a destination resort and county-wide asset. The district is intended to permit and facilitate the redevelopment of the area as a world-class resort that is commensurate with the character and value of the Atlantic Ocean and the city's long-time reputation as a tourist destination.

...high quality, public and private mixed use area...

...focal point of the central beach as a destination resort and county-wide asset.

...redevelopment of the area as a world-class resort...

...city's long-time reputation as a tourist destination.



## SETBACKS/YARDS - PRD

No/Limited Change to Setback Requirements:

- Street: 20-Feet or Based on Accommodating Sidewalk/Trees
- Side: 0-Feet
- Rear: 0-Feet



## INTENT – ABA

□ **ABA – A-1-A Beachfront Area** is established for the purpose of promoting high quality destination resort uses that reflect the desired character and quality of the Fort Lauderdale beach and improvements along A-1-A. The district is intended as a means of providing incentives for quality development and redevelopment along a segment of A-1-A and to ensure that such development is responsive to the character, design and planned improvements as described in the revitalization plan.

...promote high quality destination resort uses...

...quality development and redevelopment along a segment of A-1-A...

...responsive to character, design and planned improvements...



## SETBACKS/YARDS - ABA

### ☐ ABA – A-1-A Beachfront Area

#### Proposed Setback Requirements:

- Street: 20-Feet or Based on Accommodating Sidewalk/Trees
- Side/Rear: Up to 35-Feet in Height = 10-Feet  
Between 35 and 75-Feet in Height = 20-Feet  
Between 75 and 115-Feet in Height = 30-Feet  
Above 115-Feet in Height = 40-Feet

## INTENT – SLA

☐ **SLA – Sunrise Lane Area District** is established for the purpose of encouraging the preservation, maintenance and revitalization of existing structures and uses that make up the distinct neighborhood south of Sunrise Boulevard. Existing residential and commercial uses and transient accommodations represent a substantial resource of this central beach area to be protected, preserved and enhanced.

...preservation, maintenance and revitalization of  
existing structures and uses ...

...distinct neighborhood with existing residential and  
commercial uses and transient accommodations...

...substantial resource of this central beach area to be  
protected, preserved and enhanced.

## SETBACKS/YARDS - SLA

### ☐ SLA – Sunrise Lane Area District

#### Proposed Setback Requirements:

- Street: 20-Feet or Based on Accommodating Sidewalk/Trees
- Side/Rear: Up to 35-Feet in Height = 0-Feet  
(Tower Stepback = 15-feet)

## INTENT – IOA

□ **IOA – Intracoastal Overlook Area** is established for the purpose of encouraging the preservation, maintenance and revitalization of existing structures and uses that front on the eastern Intracoastal Waterway. Existing residential uses and transient accommodations represent a substantial element of the central beach housing stock to be protected, preserved and enhanced..

...encourage preservation, maintenance and revitalization of existing structures and uses fronting on Intracoastal ...

...substantial element of the central beach housing stock to be protected, preserved and enhanced.

## SETBACKS/YARDS - IOA

☐ IOA – Intracoastal Overlook Area

### Proposed Setback Requirements:

- Street: 20-Feet or Based on Accommodating Sidewalk/Trees
- Side: Up to 35-Feet in Height = 10-Feet  
Between 35 and 75-Feet in Height = 20-Feet  
Between 75 and 115-Feet in Height = 30-Feet  
Above 115-Feet in Height = 40-Feet
- Rear: 20-Feet

## INTENT – NBRA

**□ NBRA – North Beach Residential Area** is established for the purpose of encouraging the preservation, maintenance and revitalization of existing structures and uses that make up the distinct neighborhood that occurs in the center of the north beach area. Existing residential and transient accommodations represent a substantial resource of the central beach area to be protected, preserved and enhanced

...encourage preservation, maintenance and revitalization of existing structures and uses that make up a distinct neighborhood ...

...substantial resource of the central beach area to be protected, preserved and enhanced.


## SETBACKS/YARDS - NBRA

□ NBRA – North Beach Residential Area

### Proposed Setback Requirements:

- Street: 20-Feet or Based on Accommodating Sidewalk/Trees
- Side:
  - Up to 35-Feet in Height = 10-Feet
  - Between 35 and 75-Feet in Height = 20-Feet
  - Between 75 and 115-Feet in Height = 30-Feet
  - Above 115-Feet in Height = 40-Feet
- Rear: 20-Feet

## INTENT – SBMHA

 **SBMHA – South Beach Marina and Hotel Area** is established for the purpose of promoting high quality destination resort uses including the Swimming Hall of Fame that reflect the character and quality of the Fort Lauderdale Beach, the Intracoastal Waterway and the marinas that have been developed to the north and south of Bahia Mar. The district is intended as a means of providing incentives for quality development and redevelopment along the Intracoastal Waterway and to preserve, protect and enhance the existing character, design and scale of the area along A-1-A.

...high quality destination resort uses including the Swimming Hall of Fame...

...incentives for quality development and redevelopment along the Intracoastal Waterway.

...preserve, protect and enhance the existing character, design and scale...



## SETBACKS/YARDS - SBMHA

□ SBMHA – South Beach Marina and Hotel Area

### Proposed Setback Requirements:

- Street: 20-Feet or Based on Accommodating Sidewalk/Trees
- Side:
  - Up to 35-Feet in Height = 10-Feet
  - Between 35 and 75-Feet in Height = 20-Feet
  - Between 75 and 115-Feet in Height = 30-Feet
  - Above 115-Feet in Height = 40-Feet
- Rear: 20-Feet

## ABA – DESIGN COMPATIBILITY AND COMMUNITY CHARACTER SCALE

- Point System Allows for Increased Height and Floor Area Ratio (FAR) Based on a Maximum Percentage
  - Maximum Percentage Allowed – 20% (height & FAR)
  - Maximum Height = 240-Feet
  - Maximum FAR = 4.8

## ABA – DESIGN COMPATIBILITY AND COMMUNITY CHARACTER SCALE

### Current Point System Criteria:

- Distinctive Design that Reflects Positively on the Overall Character of the City
- Architectural Character that Reflects a Particular Sensitivity to the History and Culture of South Florida
- Color and Composition that Reflects the Natural Colors and Composition of South Florida
- Architectural Design that Represents a Deviation from "Sameness"

## ABA – DESIGN COMPATIBILITY AND COMMUNITY CHARACTER SCALE

### Current Point System Criteria:

- Building Orientation that Relieves the Monotony of Building Massing and Scale Along A-1-A
- Accessible Pedestrian Spaces that are Integrated into Public Pedestrian Spaces and Corridors Along A-1-A
- Distinctive Public Facilities that Contribute to the Destination Resort Character of the Central Beach Area Including Plazas, Courtyards and Parks
- Lot Aggregation
- Consolidation of Previously Parcelized Land

# ABA – DESIGN COMPATIBILITY AND COMMUNITY CHARACTER SCALE

## Proposed Point System Criteria:

- Public Parking
- Parking Structures Screened with Active Uses
- Limited Floor Plates
- Stepback/Podium Height Requirements
- Public Plazas/Open Space (above minimums)
- Sustainable Design Features

(Percentage limitations remain the same)

## ADAPTIVE REUSE – CENTRAL BEACH

- ❑ Currently Limited Incentives
- ❑ Establish Incentives Based on Historic Designation Criteria
  - Increases in Height (same 20% limit)
  - Increases in FAR (same 20% limit)
  - Reduced Parking Requirements
  - Reduced Setbacks (scale/location of existing structure)
  - Designation of the Structure
  - Allow Pop-Up Space in Current Parking Spaces
  - Develop and Establish a Viable TDR Program

## INTERIM USES – NORTH BEACH AREA (NBRA, IOA & ABA)

- ☐ Established a List of Interim Uses Designed for Vacant Land
- ☐ Limited to 2-years
- ☐ Uses:
  - Passive Recreation/Limited Games
  - Restaurant/Food Truck
  - Outdoor Seating
  - Tables and Chairs

### **Proposed Revision**

- ☐ Expand List of Interim Uses
- ☐ Remove Limitation of 2-years

## RECOMMENDED ULDR AMENDMENTS

- ❑ Create Easily Understood, Transparent and User-Friendly Language
- ❑ Focus on Active Ground Floor Uses/Enhanced Pedestrian Experience
- ❑ Allow Interim Uses Within the North Beach Area to Remain
- ❑ Create Incentives for Adaptive Reuse
- ❑ Create Predictable Setback/Yard Requirements
- ❑ Revise Point System to Have Positive Impact to the Beach
- ❑ Review Additional Permitted Uses
- ❑ Revise Approval Process:
  - Site Plan Level IV – Projects Over a Certain Size/Intensity
  - Site Plan Level II – Projects Under a Certain Size/Intensity



# TRIPS ?

## Existing Trip Allocation

- Based on Levels of Service
- Available Trips Running Low & Will Soon Run Out
- Trip Capture for Existing Development
- Transfer of Trips from One Site to Another

## Possible Future Trip Allocation

- Revised Levels of Service
- Transit Solutions

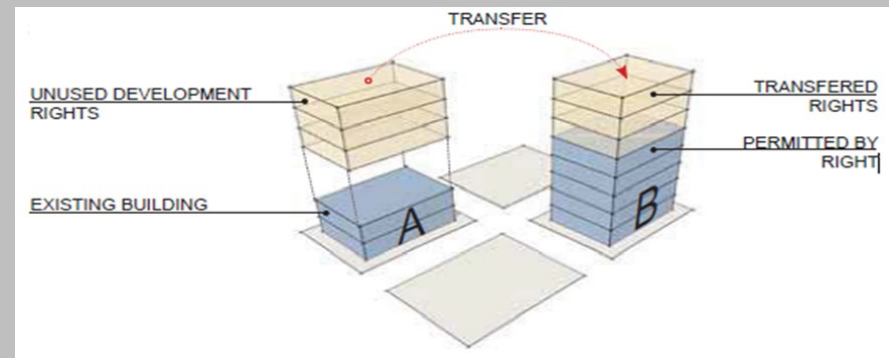
# TRANSFER OF DEVELOPMENT RIGHTS (TDR)

## □ **TDR Concept Purpose:**

- Growth Management Tool;
- Typically allows property owners to transfer development rights from areas that want to maintain lower intensity to areas designated for higher intensity;
- Traditionally used for preserving historic properties, creating open space, environmentally sensitive lands, etc.

## □ **TDR Program Aspects:**

- Clear Sending/Receiving Districts
- Incentives to Sell/Buy TDRs
- Additional Intensity on Receiving Site
- Public/Private vs. Private/Private Exchanges



# TRANSFER OF DEVELOPMENT RIGHTS (TDR)

## ❑ *Evaluate Adoption of Voluntary TDR Program in Central Beach*

- Flexibility to move unused development rights off Barrier Island to properties seeking additional rights;
- May help preserve existing resource structures by selling unused development rights to TDR program;

## ❑ *TDR Criteria Considerations:*

- Qualify intent and address in Comprehensive Plan
- Identify sending/receiving sites and incentives
- Develop financial formula for price of TDRs
- Evaluate restrictive covenants
- Consider risks and resources to administer program

## Next Steps

- ❑ **Finalize Recommendations Based on Commission Direction**
  - Coordinate with City Attorney Office
  
- ❑ **Public Outreach – Early 2019**
  - Conduct Additional Public Presentations to Civic Associations
  
- ❑ **Adoption – Mid-2019**
  - Planning and Zoning Board Review and Recommendation
  - City Commission Adoption
    - 1<sup>st</sup> reading
    - 2<sup>nd</sup> Reading



An aerial photograph of Miami Beach, Florida, showing the coastline, sandy beach, turquoise ocean, and dense urban development. The word "QUESTIONS?" is overlaid in large, bold, orange capital letters across the center of the image. The background shows a mix of high-rise buildings, lower residential structures, a large canal or bay area with boats, and a road with traffic. The sky is clear and blue.

QUESTIONS?





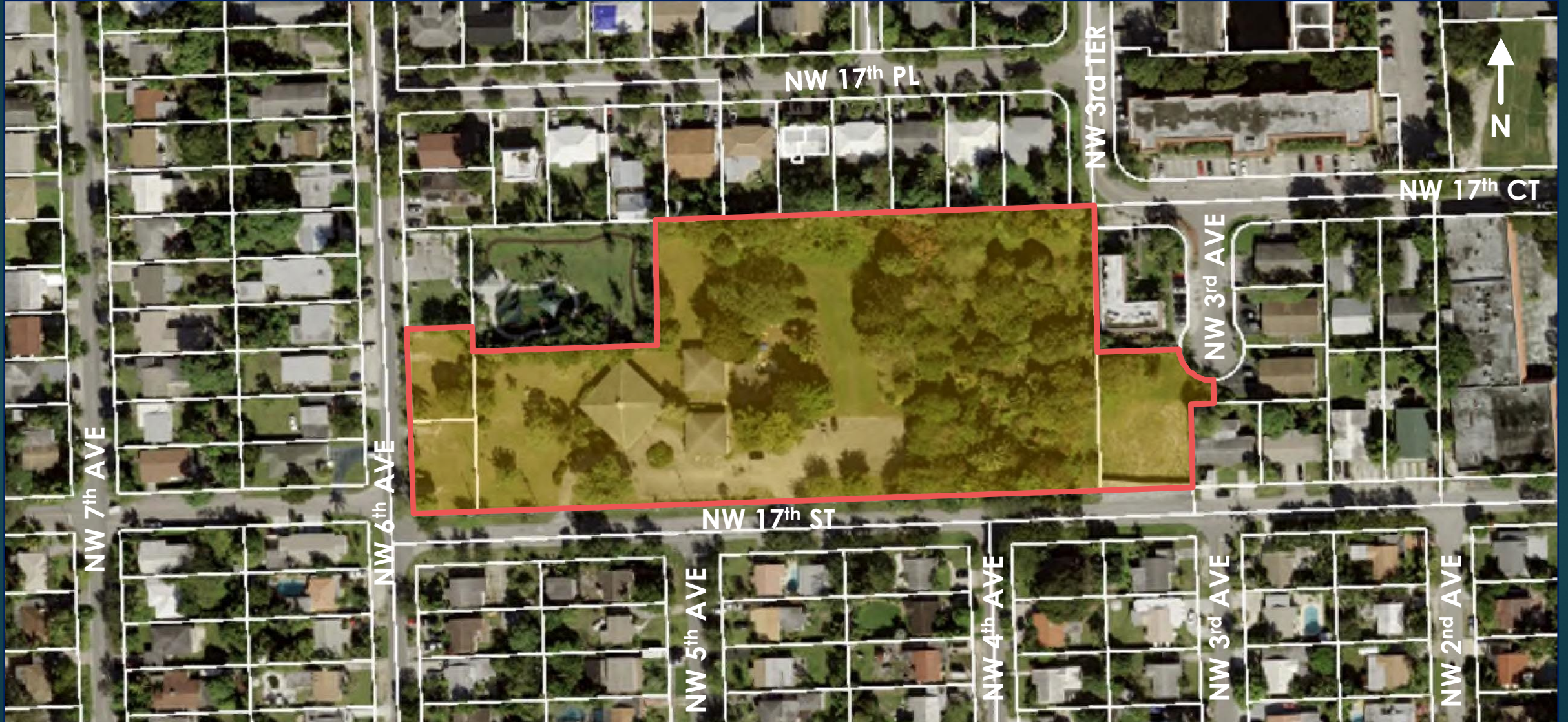
# Gardenia Park

## 501 NW 17<sup>th</sup> Street

CITY OF FORT LAUDERDALE  
CITY COMMISSION MEETING  
NOVEMBER 20, 2018



# Project Location









# Request

- ▶ Rezone the property from RDS-15, Residential Single Family/Medium Density District and RML-25, Residential Multifamily Low Rise/Medium High Density District to RC-15, Residential Single Family and Cluster/Medium Density District;
  - Property consists of 4.85 (gross) acres;
  - Total number of units proposed = 46 two-story townhomes;



# Rezoning Criteria

- 1) The Zoning District proposed is consistent with the City's Comprehensive Plan
  - Property is currently designated as Residential Medium on the City's Future Land Use Map, which permits up to fifteen (15) dwelling units per net acre;
  - The existing RML-25 zoning designation exceeds the density permitted by the current Residential Medium Land Use designation.
  - The proposed Rezoning RC-15 district has a maximum density of fifteen (15) dwelling units per net acre, which is consistent with the density permitted by the Residential Medium category of the City's Comprehensive Plan; and
  - The Project proposes a density of 9.48 units per acre, consistent with the underlying land use designation.



# Rezoning Criteria

- 2) The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;
  - The rezoning will permit the cohesive development of the Property in a manner that will allow for the creation of a Project that will enhance the aesthetic and useful enjoyment of the surrounding neighborhood; and
  - The redevelopment of a partially vacant and underutilized Property with a high quality new residential two-story townhome development, will encourage additional improvement and/or redevelopment of nearby properties.

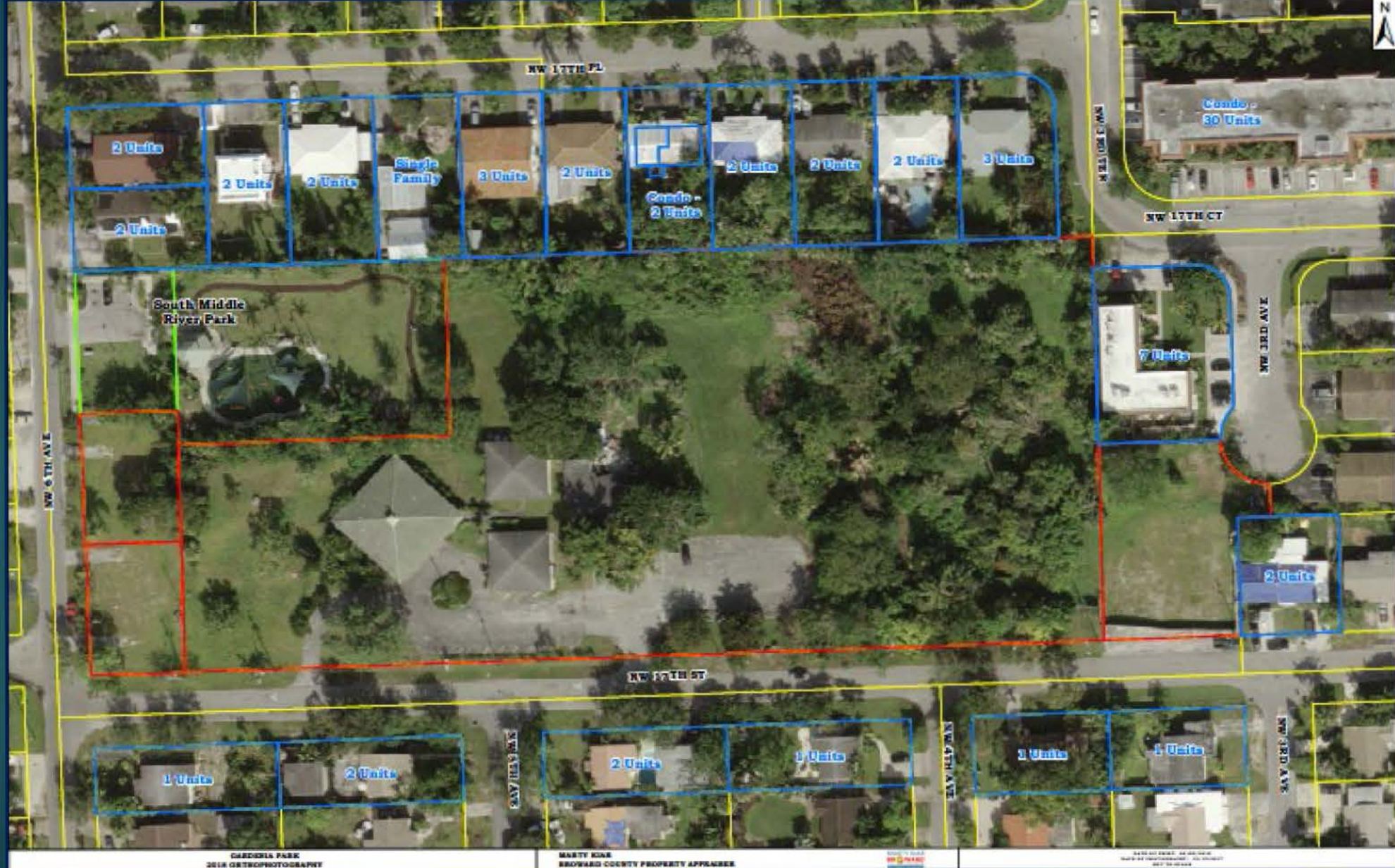


# Rezoning Criteria

- 3) The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses;
  - The proposed two-story townhomes development is a use allowed in the proposed RC-15 (*Residential Single Family/Cluster Dwellings/Low Medium Density*) Zoning District and the permitted uses in this zoning district are compatible with the surrounding zoning districts and their uses. Townhomes are considered single family homes from a zoning perspective.



# Aerial of Site & Surroundings Properties





# Previous Site Plan





# Proposed Site Plan





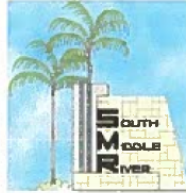




# Elevations



# South Middle River Civic Association Support Letter



## **SOUTH MIDDLE RIVER CIVIC ASSOCIATION**

**A COMMUNITY OF NEIGHBORS**

July 22<sup>th</sup>, 2018  
Hope Calhoun  
Partner, Dunay, Miskel & Backman  
14 SE 5<sup>th</sup> Street, Suite 36  
Boca Raton, FL 33432

The South Middle River Civic Association will like to report to you that in our last General Membership Meeting after your presentation our neighborhood voted to support the development of Gardenia Park in the lot on NW 17<sup>th</sup> Street between 7<sup>th</sup> Avenue NW and 3<sup>rd</sup> Avenue NW. The voter tally that has been certified by our Board and members of the Community was 22 in favor versus 19 opposing.

Considering the closeness of the vote, we suggest that D R Horton continues to keep our Community informed of the project's progress. Your willingness to keep us involved and to hear our input, incorporating our ideas has worked much in your favor during this process, and surely will be seen as a positive by our community.

We look forward to continue being a partner with the developer in this project.

Sincerely

Terry Nolen  
President  
South Middle River Civic Association



# Historical Background

- ▶ City Planning Efforts in the Late 1990s
  - ▶ CAP Initiative - Community Area Planning (1997-1999)
  - ▶ Updates to City's Comprehensive Plan and Zoning and Land Development Regulations (ULDRs)
  - ▶ To Do List – focused land use and zoning studies
    - ▶ One of which was the study of attached single family housing in RD, RC and RM 15 du/ac zoned areas

Why was the code changed back then?



# Why was the code changed back then?

16

- ▶ **Prior to the Code amendments in 1999,**
  - ▶ areas zoned RD-15, and RC-15 permitted attached single family housing anywhere within a neighborhood that also contained detached single family housing.
  - ▶ RM-15 zoned areas also permitted multifamily housing.
- ▶ **The issue was noted originally in the Victoria Park neighborhood,**
  - ▶ where attached single family development was being built haphazardly throughout the neighborhood, without consideration of the impacts on abutting lower scale detached single family homes.
- ▶ **In 1998, the then City Commission directed the city staff to study areas within the city,**
  - ▶ where such uses were being constructed randomly throughout RD-15, RC-15 and RM-15 zoned neighborhoods.



- ▶ **Staff studied the patterns of development in those zoned areas and met with neighborhood representatives**
  - ▶ in an effort to address the impacts that were resulting from the random pattern of attached single family housing being developed within the core of the neighborhoods,
  - ▶ especially where there were blocks predominated by single family detached housing.
- ▶ **The solution adopted by the City in 1999,**
  - ▶ was to create “sub” zoning districts [RDs-15, RCs-15 and RMs-15] that would impose a limit on new development so as to only permit single family **detached** residences to locate in the RDs, RCs and RMs zones.
  - ▶ The same dimension regulations would still apply.
- ▶ **The code change allowed existing single family duplexes and townhouses and multifamily uses to remain as a “legal nonconforming use”,**
  - ▶ permitting such uses to be able to be “redeveloped” in the event of a fire, explosion, natural casualty or act of God or public enemy.
  - ▶ If more than fifty percent (50%) of the replacement value of the total gross floor area of an existing structure was demolished by any other means, then such structure may not be restored to the condition it was in prior to the damage.



What has changed since 20 years ago?

# “Unintended Consequences” of the 1999 Code Amendments

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- ▶ Since the adoption of these code changes, now almost 20 years later, it has become apparent that the change in zoning has had several unintended consequences:
  - ▶ The change in zoning has resulted in the deterioration of existing duplex and townhouse developments, for fear of making improvements that would result in a loss of grandfathering of the existing legal nonconforming use.
  - ▶ The limitations on duplex and townhouse uses has left properties more appropriate for these types of single family uses than detached housing, vacant and unattractive to quality housing development.
  - ▶ Left vacant, such areas can contribute to the deterioration of an area.



***New Planning Tools  
That Did Not Exist 20 years ago***

**Smart growth**” covers a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse.

They design neighborhoods that have homes near shops, offices, schools, houses of worship, parks, and other amenities, giving residents and visitors the option of walking, bicycling, taking public transportation, or driving as they go about their business.

They provide a range of different housing types to make it possible for senior citizens to stay in their neighborhoods as they age, young people to afford their first home, and families at all stages in between to find a safe, attractive home they can afford.



*Such new planning principles have been incorporated in the long range planning and land development regulations over the past several years:*

- ▶ 2015 City's Comprehensive Plan,
- ▶ 2018 Citywide Strategic Plan, and
- ▶ Recent Neighborhood Design Criteria Revisions

## Future Land Use Element

City of Fort Lauderdale  
Comprehensive Plan (Ordinance C-  
15-08)

### **Goal 1, OBJECTIVE 1.19: NEIGHBORHOOD COMPATIBILITY**

***In existing neighborhoods,  
development shall be  
compatible with present  
neighborhood density and with  
specific plans for redevelopment  
and revitalization....***



## Neighborhood Enhancement

In April 2013, the City Commission unanimously approved Fast Forward Fort Lauderdale 2035, our community's Vision Plan.

The Vision is our community's long-term aspiration for the future of Fort Lauderdale; Press Play Fort Lauderdale 2018 is our first five year journey to that Vision.

Source: City of Fort Lauderdale Website

**GOAL 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.**

- ▶ .... As a government, we will work with developers and partners to provide our neighbors **with a range of housing options, reflective of our City's unique character and creativity which parallels our ever changing demographics and needs.**
- ▶ **Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development**
- ▶ **Ensure a range of housing options for current and future neighbors**

...



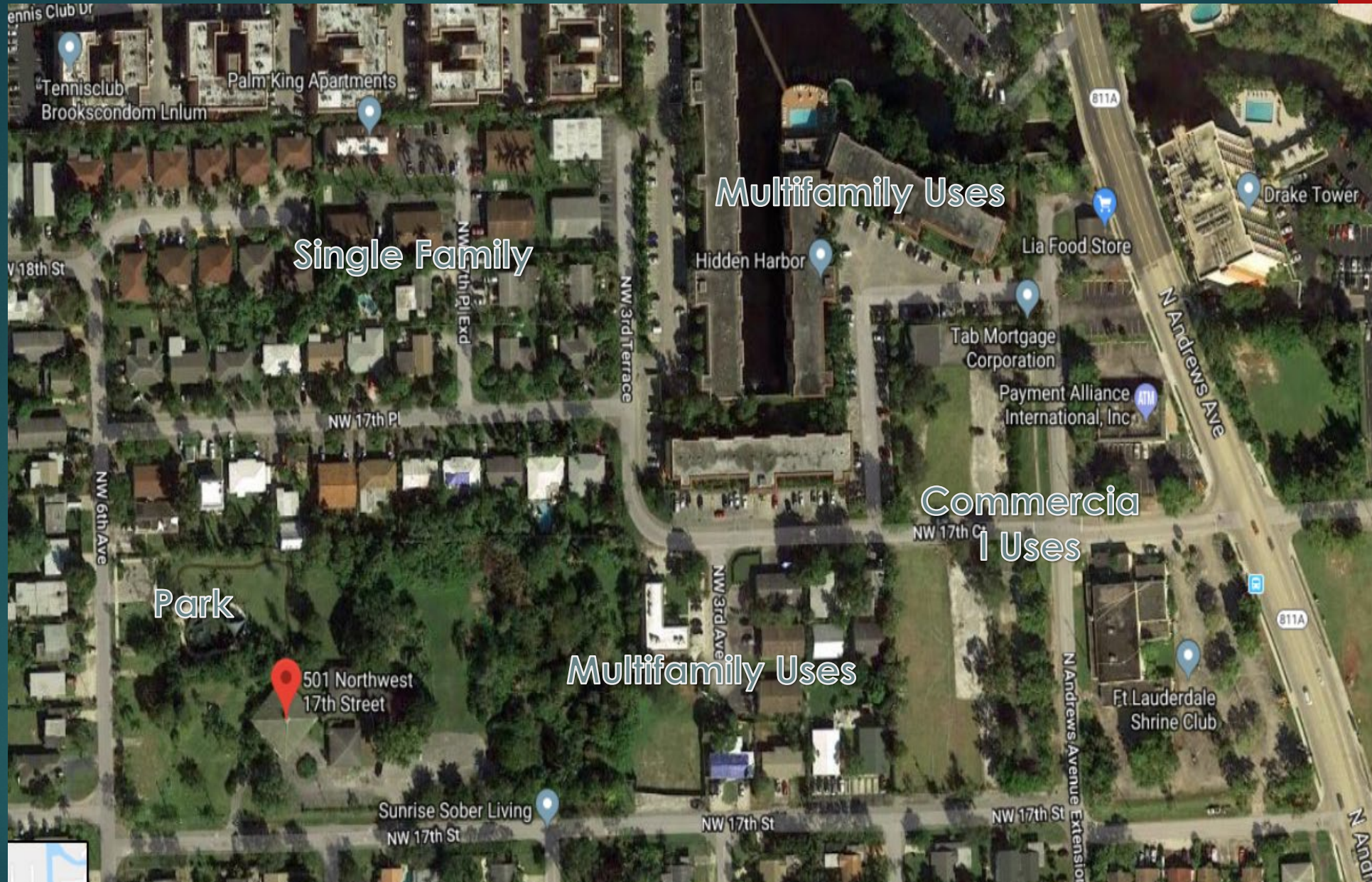
On March 7, 2017 the City of Fort Lauderdale amended the regulations collectively known as Neighborhood Design Criteria Revisions (NDCR).

These code changes went into effect on June 4, 2017 and affect development plans for cluster, townhouse and duplex residential projects.

## New Townhouse Design Regulations

- ▶ Reduced front yard setback when garage faces away from the street;
- ▶ Entrance and sidewalk requirement;
- ▶ New design criteria for building façade treatment when abutting a waterway.
- ▶ Driveway separation requirement;
- ▶ Limits garage width when facing street;
- ▶ Guest parking for development with more than 5 units.
- ▶ Balcony allowed across entire front building facade;
- ▶ Front porches allowed for all residential properties;
- ▶ Changes to carport requirements








# Similar Issue Being Addressed in Other Areas of the City


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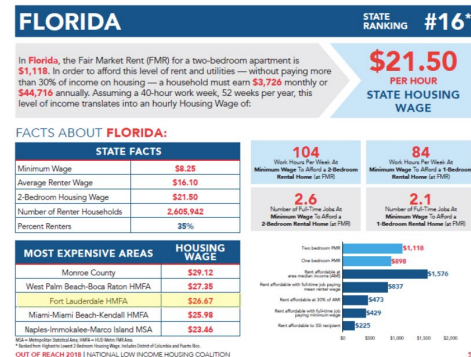
## FORT LAUDERDALE CENTRAL CITY CRA REZONING PROJECT

**Public Workshop Series**

**Workshop No. 2 || July 11, 2018**

Presented by CRA Staff & 

## Why is a Range of Housing Important?



**Table 2-4: South Middle River Cost Burdened Housing Characteristics**

<b>Cost Burdened Renter Households</b>	
Total Renter Occupied Households	3,962
Spending 30% or more of household income on rent	2,609 65.9%
<b>Cost Burdened Owner Households</b>	
Total Owner Occupied Households	2,643
Spending 30% or more of household income on mortgage payments	1,129 42.7%

Source: U.S. Census ACS 2013 5-year estimates

The cost of housing is already out of reach for many owners and renters who live in the area now. Allowing a range of quality housing options will improve the appeal of the neighborhood.

## Current Zoning Classifications

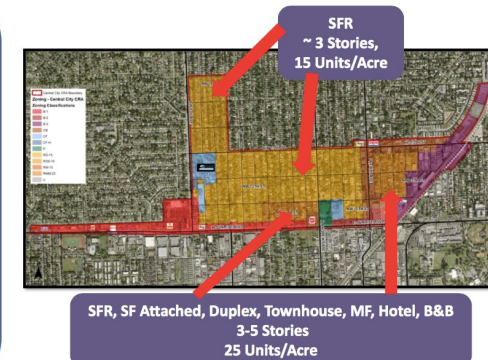
### Central City Zoning Districts

#### Residential

- RD-15
- RDs-15
- RM-15
- RMM-25

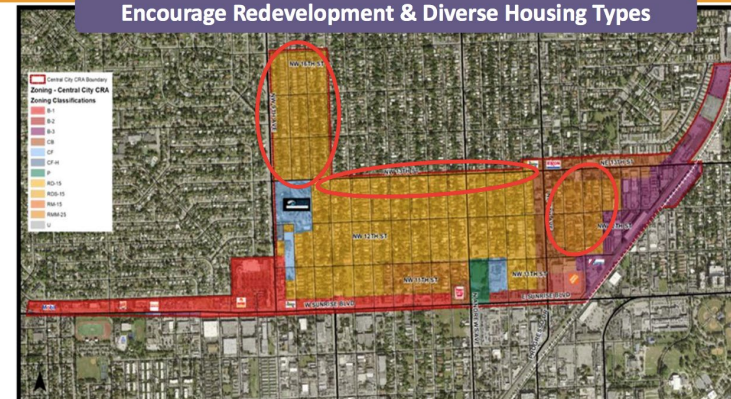
#### Non-residential

- C-B
- B-1
- B-2
- B-3
- P
- CF
- CF-H



## Recommendations & Proposed Changes

### Encourage Redevelopment & Diverse Housing Types





# Rezoning Request

## An Appropriate Bridge between “Then” and “Now”

# Rezoning Request

## Supports the City's Smart Growth Planning Principles

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### Permits a Variety of Single Family Housing Types in a consistent and compatible manner:

- ▶ Transition Between More Intense Multifamily and Commercial Uses and Single Family detached housing
- ▶ Compatibility in Scale and Density – Same dimensional limitations as detached single family housing
- ▶ Additional Design Criteria applicable to “Townhouse development” ensures compatibility between detached single family housing and attached single family housing uses



# Rezoning Request

## An Appropriate Mechanism to Bridge the Gap between “Then” and “Now”

- ✓ Does not change the restrictions that apply to RDs, RCs and RMs zoning districts as adopted in 1999.
- ✓ Permits attached single family housing at an appropriate location which provides an “Ideal” Transition between higher density residential and commercial use, consistent with 2018 planning principles.
- ✓ Addresses compatibility of design and scale as a result of new (2017) Neighborhood Design Criteria Standards that address the former (1998) impacts associated with attached single family housing.
- ✓ Further ensures compatibility in design by restricting new attached single family housing [townhouses] to the same density and dimensional standards under the RC - 15 zoning as currently restricted under the RDs-15 zoning category.
- ✓ Lastly, would ensure that new townhouse development on the subject property could be properly maintained and updated as needed without the concern of a “loss in grandfathering status” since attached single family housing [townhouses] is a permitted use in the requested RC-15 zoning category.



## Rezoning Request is Consistent and In Compliance with:

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- ▶ Medium Density Residential Future Land Use Designation
- ▶ Future Land Use Goals, Objectives and Policies as noted specifically, Goal 1, Objective 1.19
- ▶ Section 47-5.14 - List of Permitted and Conditional Uses – RC-15 Residential Family/Cluster Dwellings/Low Medium Density District
- ▶ ULDR Section 47-24.4. Rezoning Criteria



# QUESTIONS?