

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Tuesday, December 18, 2018

12:00 PM

Downtown Master Plan

City Commission Conference Room

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 Commission Workshop Meeting to order at 12:17 p.m.

ROLL CALL

Present: Commissioner Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Mayor Ben Sorensen and Mayor Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, City Attorney Alain E. Boileau, City Auditor John Herbst, and Sergeant at Arms Luan Malushi

OLD/NEW BUSINESS[18-1113](#)**Downtown Master Plan**

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development. Mr. Fajardo explained aspects of the Downtown Master Plan. He discussed the need for Commission feedback to move forward with codification.

Mr. Fajardo introduced Ella Parker, Urban Design and Planning Manager - Department of Sustainable Development. Mayor Trantalis provided background, confirming that the current Downtown Master Plan was approved in 2003 by a previous Commission. The slide presentation also includes the 2007 proposed Downtown Master Plan Amendments. Ms. Parker presented the Downtown Master Plan slide presentation, reviewing the goals and proposed amendments for codification.

A copy of the slide presentation is attached.

In response to Mayor Trantalis' question about transition zones, Ms. Parker expounded on the locations, noting that some were proposed in 2007. Further comment and discussion ensued on this topic. Mr. Fajardo expounded on details of the "type one" transition zones that are required and "type two" transition zones that are encouraged. He discussed the possibility of re-examining these transition zones. Mayor Trantalis commented on the need for a consistent pattern of transition zones and the need to protect residential areas. Further comment and discussion ensued.

In response to Mayor Trantalis' questions, Mr. Fajardo confirmed that the Regional Activity Center (RAC) in the downtown core allows for unlimited height. Mayor Trantalis discussed transitioning in areas adjacent to the downtown core. Vice Mayor Sorensen commented on transitioning in the business area adjacent to the Rio Vista neighborhood. Further comment and discussion ensued on details related to transition zones, zoning districts, the blending of heights and neighborhood compatibility. Mayor Trantalis commented on the development community's desire for specificity. He also commented on neighborhood compatibility.

Vice Mayor Sorensen discussed codifying aspects of neighborhood compatibility in regard to a height and flow plan. Mayor Trantalis commented on additional Master Plans to come back to the Commission. Mr. Fajardo discussed collapsing flex zones and adopting suitable mixed-use criteria, expounding on details. Ms. Parker expounded on related information, commenting on areas along the U.S. 1 Corridor and other work with Transportation and Mobility (TAM). Mayor Trantalis noted the need to expedite efforts due to the amount of ongoing development.

Ms. Parker reviewed open space requirements. She discussed codifying streetscape designs coordinated with TAM, Florida Department of Transportation (FDOT) and Broward County, noting the timeline. Mayor Trantalis commented on current standards, recommending increased building setbacks from roadways going forward and noting opportunities for full canopy trees on the circulator routes.

Ms. Parker discussed the Downtown Master Plan applicability to both residential and non-residential development and the review process, commenting on the initial understanding and subsequent adherence to those guidelines. She confirmed the Fall 2019 timeline to implement a plan of action based upon Commission input, reiterating the need for additional time to address the coordination of streetscape design portion as discussed earlier.

Mayor Trantalis commented on the opportunity for individual Commissioners to meet with Staff to present ideas and provide further input.

Commissioner Glassman commented on the positive direction and moving forward. City Manager Feldman requested the Commission's agreement with the Fall 2019 timeline. Commissioner Glassman commented on the reasonableness of the timeline. The Fall 2019

timetable would allow thorough stakeholder input. In response to Commissioner Moraitis' question, Mr. Fajardo confirmed that projects already submitted would be subject to and evaluated under existing requirements, expounding on details.

In response to Vice Mayor Sorensen's question about items in the current Downtown Master Plan, Ms. Parker explained those items, confirming Staff's request for Commission direction regarding codification. Topics not in the Downtown Master Plan include the open space requirement, streetscape design and the application to both non-residential and residential areas. Further comment and discussion ensued on items in the Downtown Master Plan. Vice Mayor Sorensen noted these would be Commission recommendations that would go to stakeholders for engagement.

In response to Commission McKinzie's question about the minimum tower transition, Mr. Fajardo explained it is sixty-feet, thirty-feet on both sides, commenting on aspects of tower buildings built prior to the Downtown Master Plan and efforts to accommodate tower transition distance requirements for new development.

In response to Mayor Trantalis' question about wind drafts between buildings, Mr. Fajardo confirmed that Staff would research and address this topic. Vice Mayor Sorensen commented on codifying aspects of the Downtown Master Plan including the size of building floor plates. Ms. Parker commented on Downtown Master Plan elements encouraged for development which reduces the developable building envelope and negotiations to meet a higher intent. Mayor Trantalis said these aspects could be addressed at the discretion of the Commission, commenting on defined parameters.

In response to Vice Mayor Sorensen's request for further research into the subject of transition zones, Ms. Parker confirmed Staff would investigate further. She commented on the maximum length of buildings, stating that the purpose is to create pedestrian-friendly walkable active area environments. Further comment and discussion ensued on this topic. Vice Mayor Sorensen commented that this could incorporate open-space requirements. Ms. Parker confirmed. Vice Mayor Sorensen commented on developer support for codification of these recommendations. Ms. Parker expounded on details related to setbacks in the current Downtown Master Plan, commenting on additional information and flexibility.

Commissioner Glassman concurred with the recommendations in the presentation. He commented on the need for consideration of a public

art component, expounding on its importance. Mayor Trantalis concurred. Further comment and discussion ensued on this topic.

In response to Vice Mayor Sorensen's question about items not contemplated in the Downtown Master Plan, including setting a minimum size for units, Mr. Fajardo said this could be considered, expounding on minimums in other areas. Mr. Fajardo confirmed Staff could make a recommendation.

Commissioner Glassman commented on next steps, Mr. Fajardo explained items in the presentation address concerns that have come forward based on comments regarding development concerns, expounding on details moving forward based on stakeholder input and issues that may present themselves in the process.

Mayor Trantalis recognized Christina Currie, President of the Rio Vista Civic Association. Ms. Currie discussed items related to transition zones, noting residents in the Rio Vista area would like a transition zone as far south as possible, commenting on the benefits and citing Victoria Park as an example. She also discussed safety concerns and the importance of wider setbacks for sidewalks. Mayor Trantalis concurred with Ms. Currie's comments on the transition zone model in Victoria Park.

Mayor Trantalis recognized Alan Hooper, 2917 NE 37th Drive. Mr. Hooper commented on the impact of open public space on private areas in the downtown area. Mr. Fajardo commented on the ability to manage and control those areas and address security issues. Comment and discussion ensued on vetting items, codifying street design, flexibility and the approval process.

Mayor Trantalis recognized John Bordeaux. Mr. Bordeaux commented on developers conducting infrastructure impact studies. Mr. Fajardo explained the procedure and process. Mr. Bordeaux also inquired about traffic studies, recommending area-wide traffic studies. Mr. Fajardo explained details regarding traffic studies. Mr. Bordeaux asked about having a construction management plan for development projects. Mr. Fajardo explained the process for managing and reducing the impact of construction. City Manager Feldman commented on the City of Miami having nighttime concrete pours, noting that the Code would need to be modified to replicate this option.

Mayor Trantalis recognized Courtney Crush, Esq., representative of several downtown property owners. On behalf of her clients, Ms. Crush objected to the codification of guidelines discussed due to their impact on existing zoning rights. Further comment and discussion ensued on

this topic.

Mayor Trantalis recognized Jenni Morejon, Executive Director of the Downtown Development Authority (DDA). Ms. Morejon commented on the DDA's previous participation in drafting the 2003 Downtown Master Plan and the 2007 Update. She also noted the DDA's ongoing participation and stakeholder input prior to further action on proposed codification. Vice Mayor Sorensen and Mayor Trantalis concurred.

ADJOURNMENT

Mayor Trantalis adjourned the Commission Workshop Meeting at 1:16 p.m.

Department of Sustainable Development
Urban Design and Planning Division

December 18, 2018



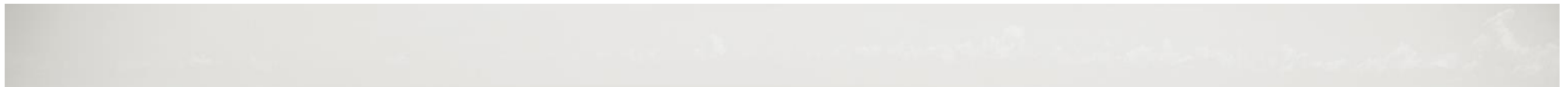
Downtown Master Plan Updates • City of Fort Lauderdale



CAM # 18-1113

Exhibit 1

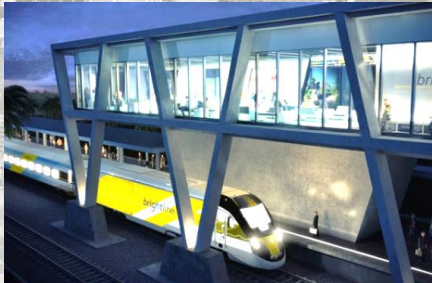
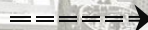
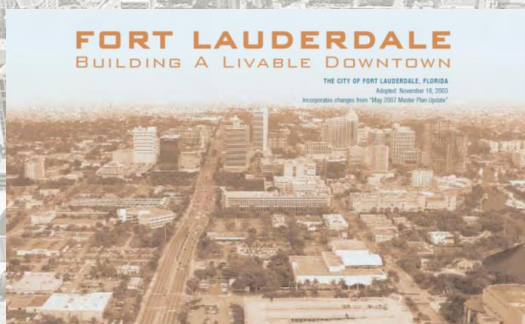
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DOWNTOWN MASTER PLAN VISION



- Adopted in 2003
- Updates in 2007
- Set **Vision** for Downtown as a “Live, Work, Play” Environment
- Flexibility to Meet intent; Qualitative and Quantitative Guidelines

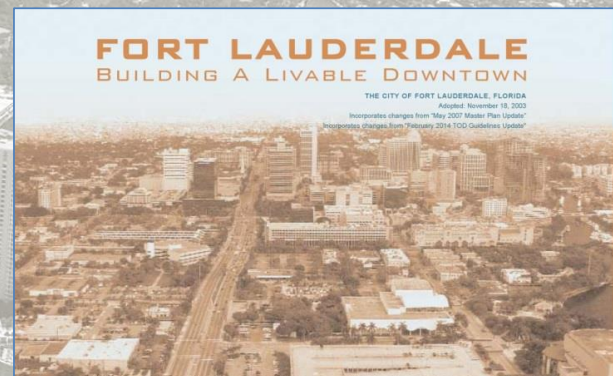


PROPOSED CODIFICATION AMENDMENTS



Codify Quantitative Guidelines:

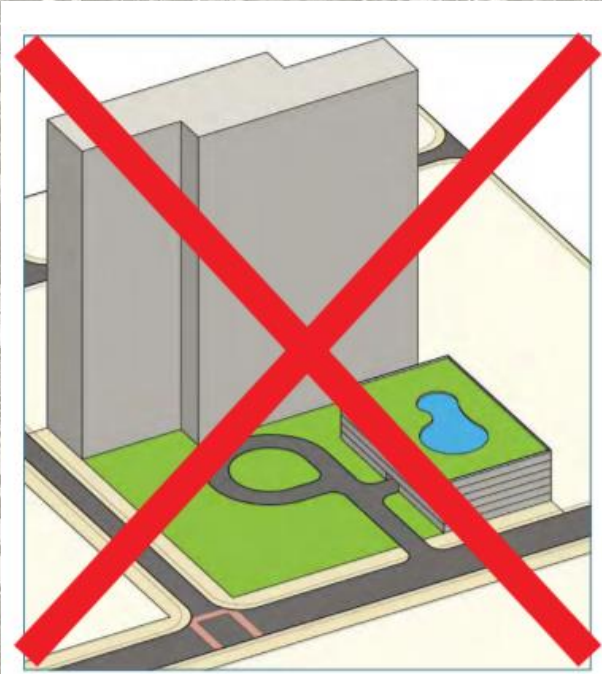
- Tower Separation Requirements
- Building Floorplate Sizes
- Building Length Maximum
- Building Podium Heights and Stepbacks
- Transition Zones



Other Considerations:

- Introduce Open Space Requirements (Consider Public Art Component)
- Adopt Streetscape Design (TAM, FDOT, County Coordination)
- Apply MP Standards to Residential and Nonresidential Development
- Adopt City Commission Review Process; Discuss Thresholds
(Consider Impacts on Project Timing, Certainty in Development Review Process, and City Resources)

- Tower Separation Requirement

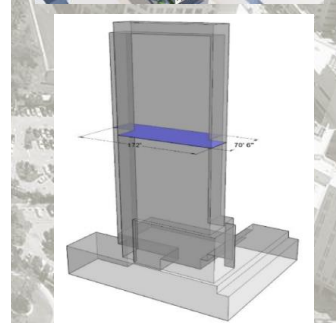
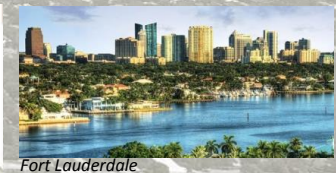
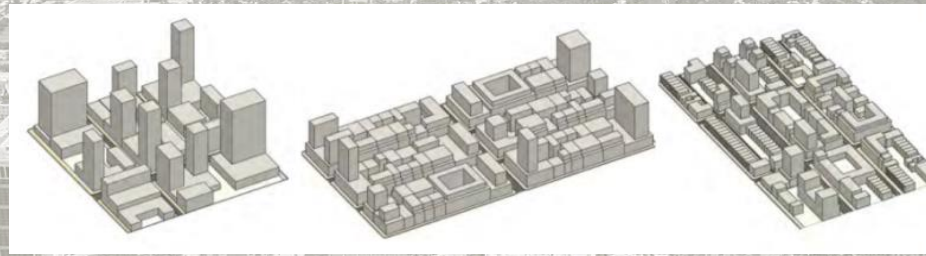


PROPOSED CODIFICATION AMENDMENTS

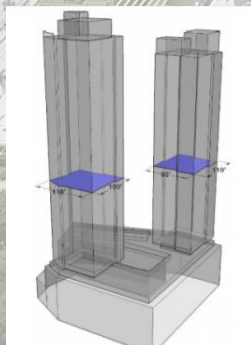


• Building Floorplate Sizes

- **Intent:** Building towers remain slender in appearance and provide light and air between buildings and at street level
- **Determined Based on Character Areas**



DOWNTOWN CORE	NEAR DOWNTOWN	URBAN NEIGHBORHOOD
Max. Height: no height limit	Max. Height: 30 floors (Preferred)	Max. Height: 6 floors (Preferred) 12 floors by "conditional use process" per ULDR (where allowances for additional height are permitted for specific locations pursuant to the ULDR, then the ULDR shall control)
Building Type: building shoulders, stage 1, stage 2, and stage 3 towers.	Building Type: Building Shoulders, Stage 1 and stage 2 towers.	Building Type: Building shoulders and stage 1 towers.
Special Review for projects above 37 floors		
Preferred Max. Floorplate Size: Office: 32,000 SF no max to 9 floors	Preferred Max. Floorplate Size: Office: 32,000 SF no max to 7 floors	Preferred Max. Floorplate Size: Office: 16,000 SF no max to 5 floors
Residential: 12,500 – 18,000 SF no max to 9 floors	Residential: 12,500 – 18,000 SF no max to 7 floors	Residential: 10,000 SF no max to 5 floors





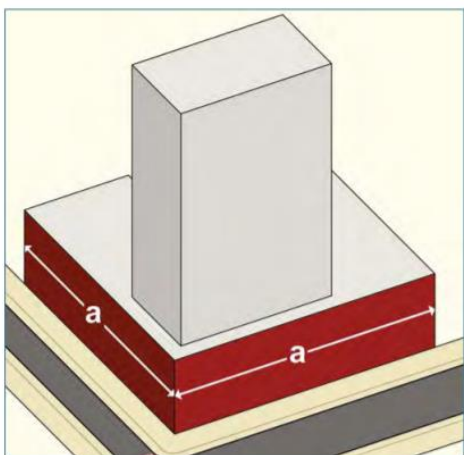
• Building Length Maximum

B-4

REVISED MAY 2007

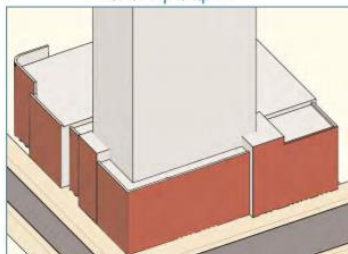
Framing the street: encourage maximum building 'streetwall' length of 300'.

The 300 foot dimension, while encouraging streetscape variety, does not create varied building configurations along narrow-block frontages, which typically measure less than 300 feet. The principle of minimizing the impact of very long building frontages is desirable. Site-specific solutions need to ensure that the treatment and articulation along elevations provides attractive and pedestrian-friendly walking environments.



Building streetwalls in the Near Downtown and Urban Neighborhood that exceed 300' in length should be encouraged to create variation in the physical design and articulation of the street-wall through the following examples:

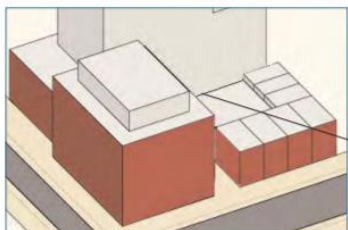
- division into multiple buildings/ but without superficial facade parapets



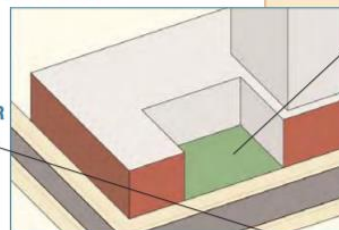
[Figure 4.84]

LESS PREFERRED

- a break/ articulation of the façade; OR,
- significant change of massing/ façade design



PREFERRED



PREFERRED



NOTE

Public plaza/ open space lined with active ground floor uses

NOTE

Line internal pedestrian, public "vias" with active ground floor uses; OR no "vias" with separate buildings abutting one another

PROPOSED CODIFICATION AMENDMENTS

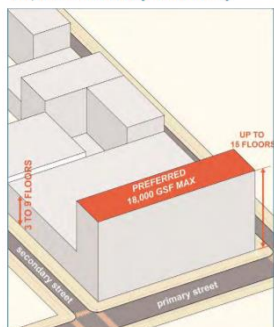


• Building Podium Heights and Stepbacks

←= Based on Character Areas



18,000 sf max.(Preferred)

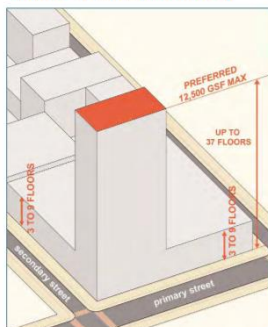


BUILDINGS UP TO 15 FLOORS

[Figure 4.204]

RESIDENTIAL

12,500 sf max.(Preferred)



BUILDINGS ABOVE SHOULDER(WHEN OVER 15 FLOORS)

[Figure 4.205]

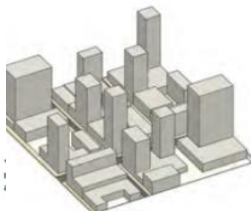
DOWNTOWN CORE

Use:

Mixed use "center"
More commercial/civic
High density housing

Form:

Verticality and density characterized by slender towers with minimal step-backs among mixed lower buildings. A 'central-business-district' feeling is created by the 'forest-like' arrangement of vertical towers and a strong skyline image.



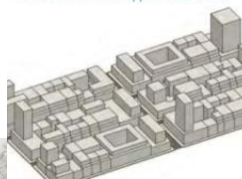
NEAR DOWNTOWN

Use:

Institutional, retail, and office
More housing variety

Form:

Strong framing of the street defined by emphasis on 6-8 story building 'shoulders' with towers stepped back above.



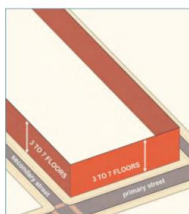
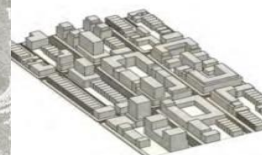
URBAN NEIGHBORHOOD

Use:

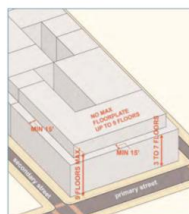
Primarily residential
Community retail & employment

Form:

A varied neighborhood scale including a mix of housing types such as townhouses and apartment buildings. Buildings step back above defined bases. Vertical elements emphasize primary streets.

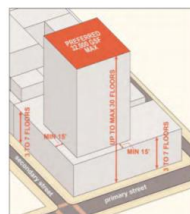


[Figure 4.207]



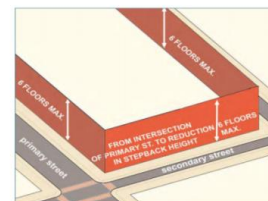
[Figure 4.208]

NON-TOWER OPTION

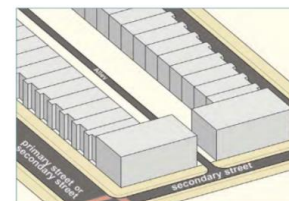


[Figure 4.209]

NON-RESIDENTIAL



[Figure 4.213]



[Figure 4.214]

PROPOSED CODIFICATION AMENDMENTS

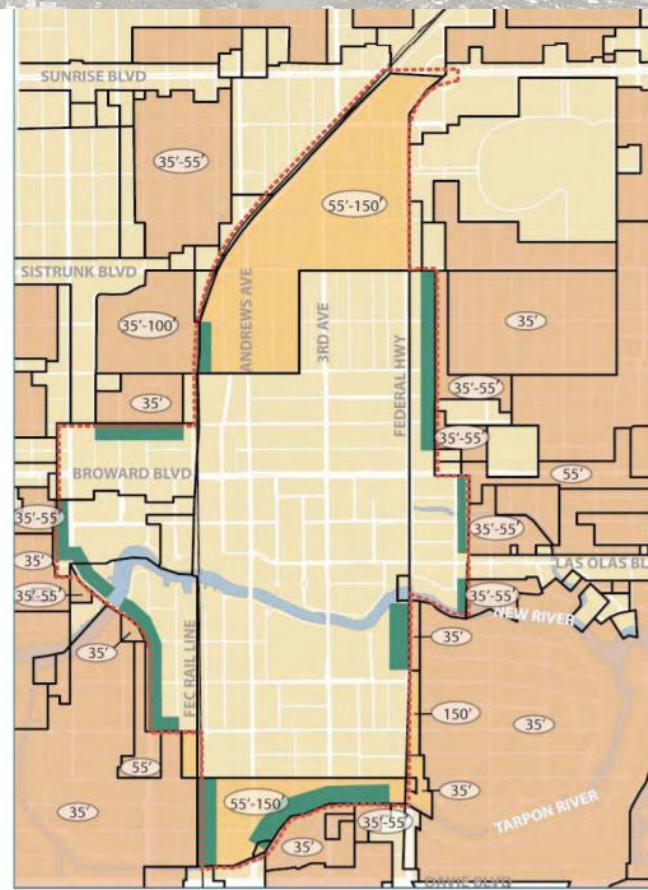
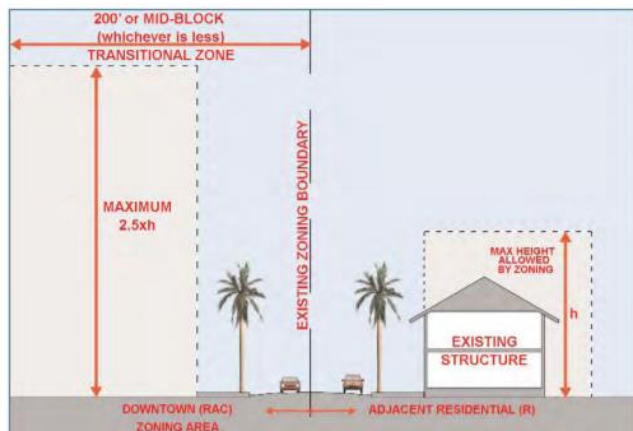


• Transition Zones

TRANSITION AREA TYPE II

Where RAC zones abut Residential Zoning Districts (max height 35'-55'), encourage a mid-block or 200' wide, whichever is less, "height transition zone" (green areas on diagram): see section for height limit.

No transition zones needed where RAC zones abut zoning districts with equal or greater height limits.



PROPOSED CODIFICATION AMENDMENTS



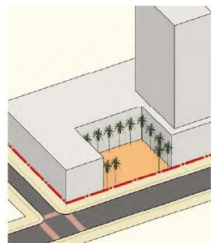
• Open Space Requirements

PRINCIPLES OF PUBLIC PLAZA DESIGN

PP-1

Area dimensions

A public plaza shall contain an area of not less than 2,000 square feet to ensure adequate size is provided to serve the public and accommodate the required amenities.

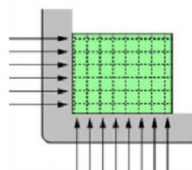


(Figure 4.7)

PP-2

Visibility

Visibility into and throughout the public plaza is of paramount importance in promoting a sense of openness and safety. Consequently, public plazas are required to be completely visible when viewed from any adjacent street frontage.



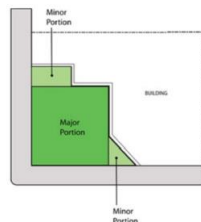
ENCOURAGED

(Figure 4.7)

PP-3

Configuration

Public plazas should generally be **regular in shape** (i.e., rectangular, square, etc.). However, to allow articulation of building facades facing onto plaza and flexibility in landscape design, small areas of the plaza may take the form of alcoves or niches adjacent to the main portion of the plaza. If so designed, the main portion of the plaza is termed the major portion of the public plaza and must account for at least 75% of the



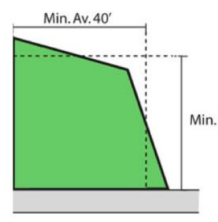
ENCOURAGED

(Figure 4.7)

PRINCIPLES OF PUBLIC PLAZA DESIGN

plaza area. The smaller areas are then considered to be minor portions and are limited to no more than 25% of the plaza area.

Major portions of public plazas are required to have **average width and depth of 40 feet**. To allow for additional flexibility in the configuration and design of the public plaza, up to 20% of the plaza area may be less than 40 feet in depth.



ENCOURAGED

(Figure 4.7)



PRINCIPLES OF PUBLIC PLAZA DESIGN

PP-4

Open and inviting along the sidewalk

A public plaza must be visually interesting and easily seen from the street—evidence that it is an open, public space. Seating must be easily visible with generous paths leading into the plaza.



DISCOURAGED

(Figure 4.7)

PP-5

Accessible

A public plaza must be located at the same level as the adjoining public sidewalk to encourage easy access by all passersby. Pedestrian circulation is encouraged by a pleasant and rational layout of paths and open space.



PP-6

Quality seating space

A public plaza must accommodate a variety of well-designed, comfortable seating for small groups and individuals, which may include fixed and movable chairs, benches and broad low walls.



(Figure 4.8)



(Figure 4.8)



(Figure 4.8)



(Figure 4.8)



(Figure 4.8)



(Figure 4.8)

PP-7

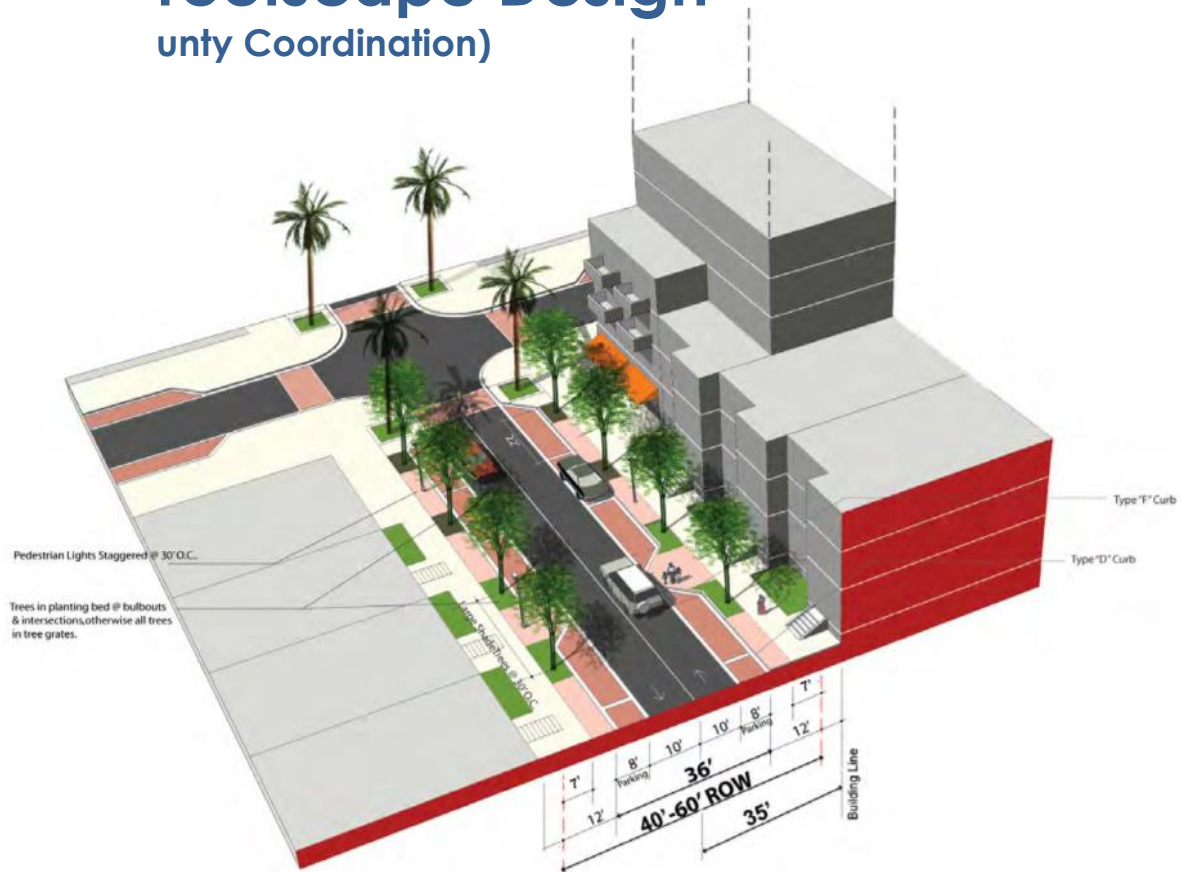
A sense of safety and security

A public plaza must be oriented to, and visibly connected to the street to avoid any sense of isolation. It must be well-lit and contain easily accessible paths.



Streetscape Design

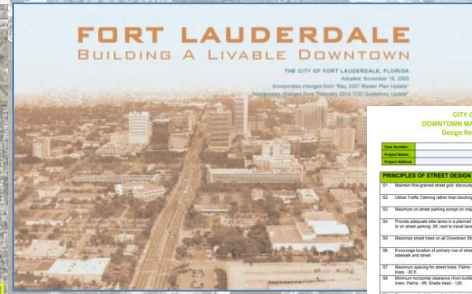
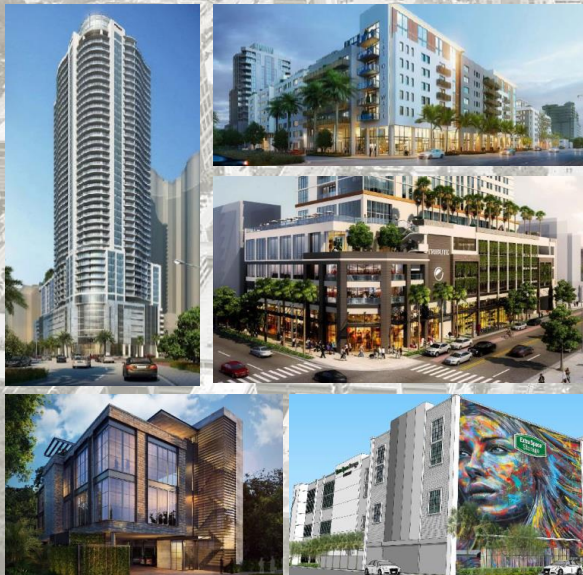
(Community Coordination)



PROPOSED CODIFICATION AMENDMENTS



- Apply MP Standards to Residential and Nonresidential Development
- Adopt City Commission Review Process; Discuss Thresholds
(Consider Impacts on Project Timing, Certainty in Development Review Process, and City Resources)



CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES Design Review Team (DRT) Comments				
Item	Comments	Author	Date	Status
PRINCIPLES OF STREET DESIGN				
101	Review the design of all new development projects.			
102	Urban Traffic Calming and other measures.			
103	Review of street parking and other measures.			
104	Review of street parking and other measures.			
105	Review of street parking and other measures.			
106	Review of street parking and other measures.			
107	Review of street parking and other measures.			
108	Review of street parking and other measures.			
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118	Review of street parking and other measures.			
119	Review of street parking and other measures.			
120	Review of street parking and other measures.			
PRINCIPLES OF BUILDING DESIGN				
201	Review of building design and other measures.			
202	Review of building design and other measures.			
203	Review of building design and other measures.			
204	Review of building design and other measures.			
205	Review of building design and other measures.			
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220	Review of building design and other measures.			



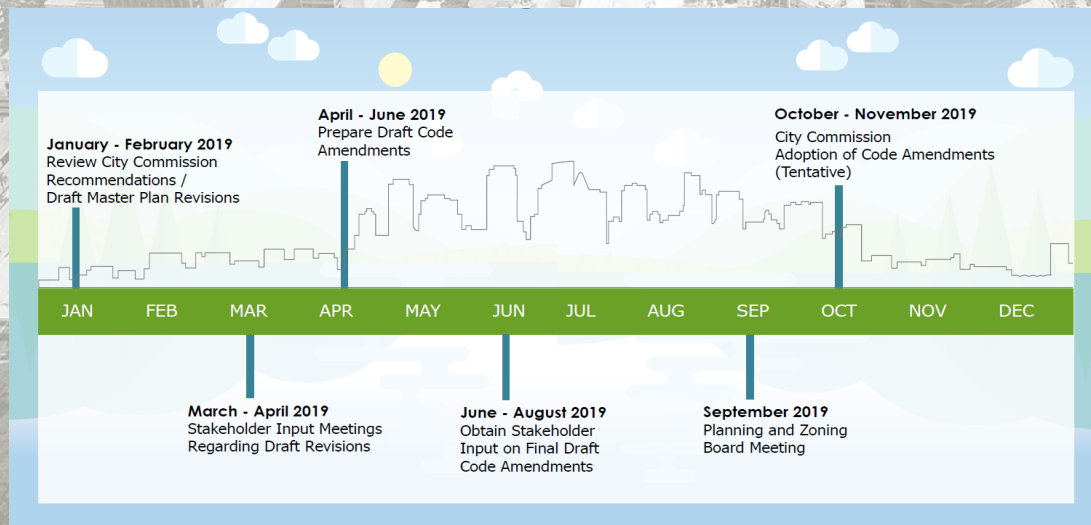
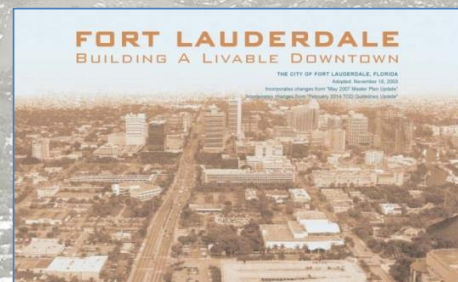
PROPOSED CODIFICATION AMENDMENTS



Next Steps:

- Draft Code Amendments
- Stakeholder Outreach
- Potential Adoption Fall 2019

Project Timeline: (Depending on City Commission Direction)





Downtown Master Plan Updates • City of Fort Lauderdale

