

# 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.





## Central Beach Master Plan Update

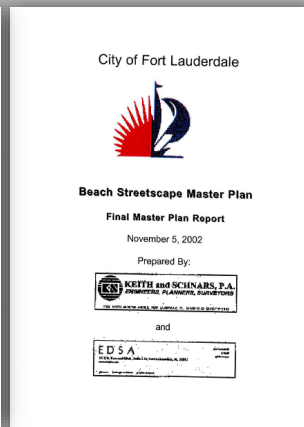
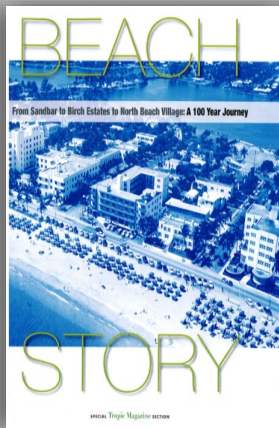
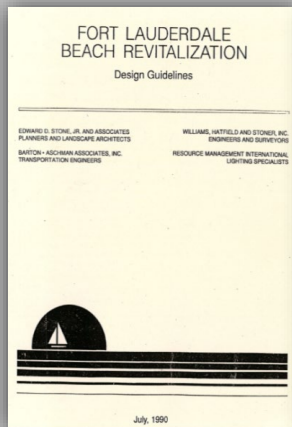
• City of Fort Lauderdale





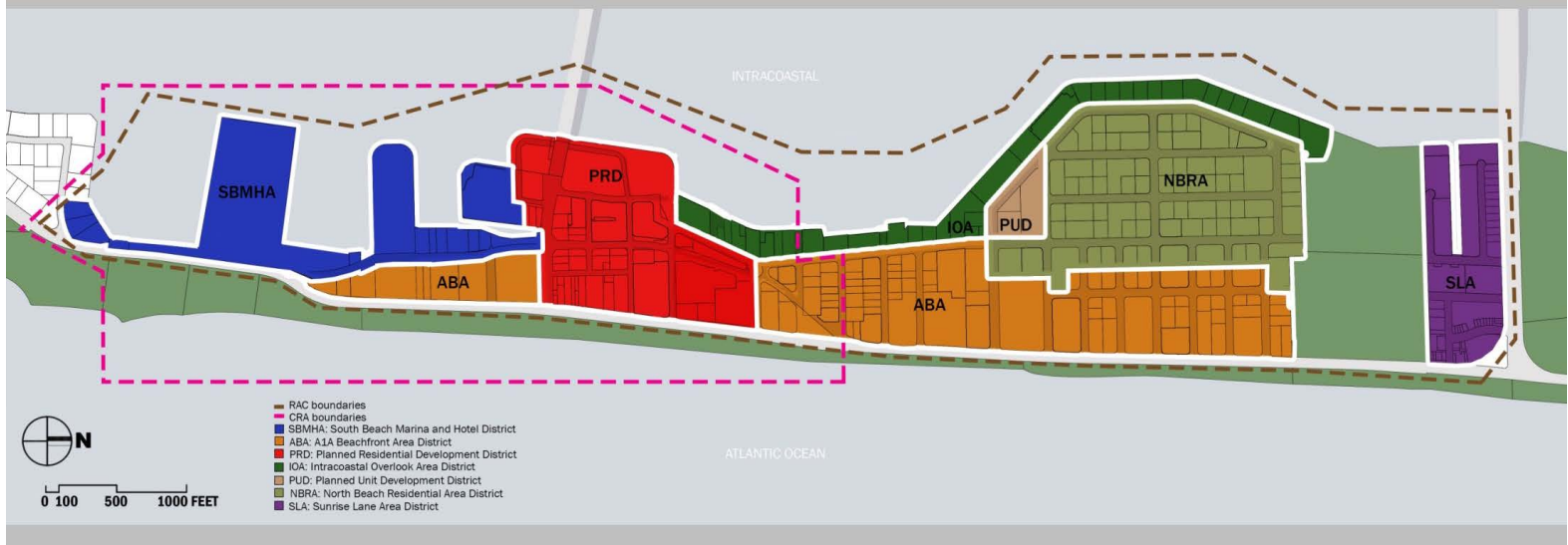
## 2009 Sasaki Master Plan Report

- 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**



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



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



**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**

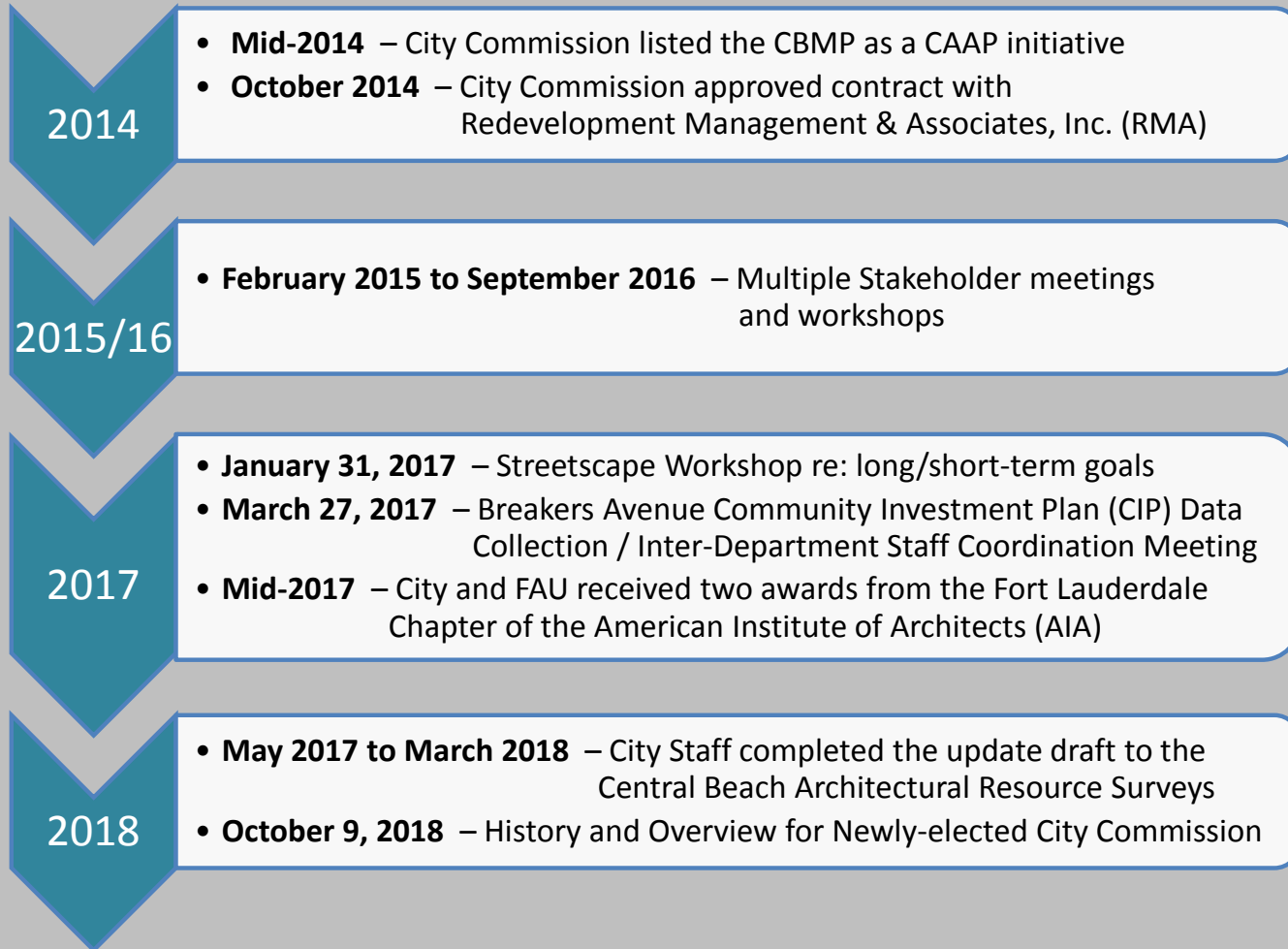
Encourage future redevelopment to include a mix of uses, especially on key pedestrian oriented streets where active uses will contribute to the life of the street. Encourage



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

## Central Beach Master Plan

## Timeline Overview



## 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



## Central Beach Master Plan

## 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 Master Plan

## 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

## Central Beach Master Plan



## 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

## Central Beach Master Plan

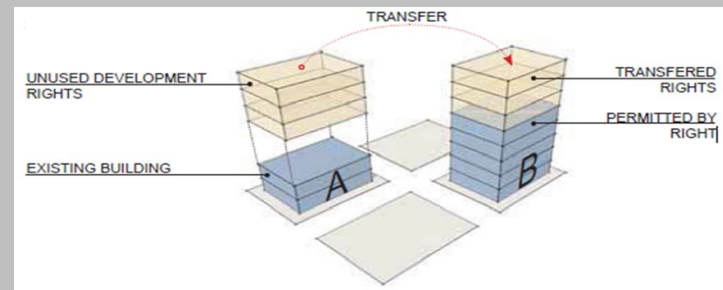
## TRANSFER OF DEVELOPMENT RIGHTS (TDR)

### ❑ **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



## Central Beach Master Plan

## 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

## Central Beach Master Plan

## 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

