

City of Fort Lauderdale

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