

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.