



Memorandum

Memorandum No: 20-060

Date: July 1, 2020

To: Honorable Mayor and Commissioners

From: Chris Lagerbloom, ICMA-CM, City Manager

Re: Downtown Master Plan Update

At the special City Commission workshop held on December 18, 2018, staff presented aspects of the Downtown Master Plan (DMP) to consider as potential amendments to the City's Unified Land Development Regulations (ULDR) in an effort to address concerns regarding the application of the master plan related to review of proposed development applications.

Following the workshop, staff prepared code amendments to address key DMP design standards to continue to promote positive redevelopment throughout the City's downtown area.

The following changes are included in the codification effort:

- Apply the DMP to both residential and nonresidential development;
- Adopt geographical boundaries incorporating the Downtown Master Plan Character Areas as part of the City's official Zoning Map. Please refer to Exhibit 1 for a description of the Downtown Character Area Map;
- Codify existing Downtown Master Plan dimensional guidelines, including:
 - Maximum Building Height;
 - Maximum Building Tower Floor Plate Size;
 - Maximum Building Podium Height;
 - Minimum Building Tower Step-back;
 - Minimum Separation between Building Towers;
- Adopt streetscape design guidelines which address building setbacks based on context and type of street;
- Introduce minimum open space requirements for development in the Downtown Core and for nonresidential uses, where there is none, with credit for landscaping improvements proposed in the right-of-way and as approved by the agency with jurisdictional control of the subject right-of-way;

- Incorporate Transition Zones to ensure a suitable transition to less intensive zoning districts outside of the Downtown Regional Activity Center;
- Establish a process for approval; development applications seeking alternate design solutions will be subject to review and approval by the City Commission.

The proposed DMP ULDR Amendments were presented to the Planning and Zoning Board (PZB) on October 16, 2019 (The PZB recommended denial 7-1).

During the meeting, PZB members expressed the following general concerns:

- Impact to property owners and property rights based on proposed changes;
- Need to evaluate Character Area boundaries;
- Need for further discussion with the community.

After the PZB meeting staff intended to move the item forward as presented, however it has become clear that further discussion is warranted. In addition to the varied comments received from our neighbors and stakeholders, there have been various requests to reevaluate the character area boundaries, which were not part of the original direction received from the City Commission.

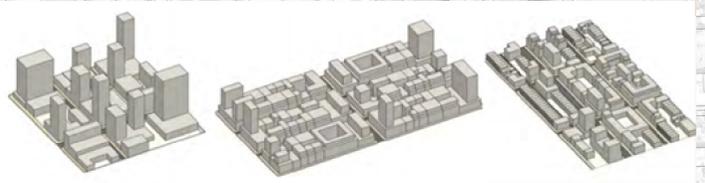
Due to the complexity of the project and the additional comments received, staff recommends the item be brought back to the PZB for further consideration. Staff recognizes the importance of community input and since the advertising deadline for the July PZB has passed, staff will utilize that time to do further outreach. This will allow the item to be heard by the PZB in August, placed on an agenda in September for 1st reading by the City Commission with 2nd reading and adoption occurring at the following meeting.

The City Commission may also like to consider a joint workshop with the PZB after the summer break to discuss in further detail and consider concerns raised by PZB members, members of the public and stakeholders. Due to the timing of the summer break this would potentially delay adoption by approximately 1 month.

For more information, please contact Anthony Fajardo, Director, Department of Sustainable Development, at 954-828-5984 or afajardo@fortlauderdale.gov.

Attachment: Character Area Map

c: Rob Hernandez, Deputy City Manager
Tarlesha Smith, Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors
CMO Managers

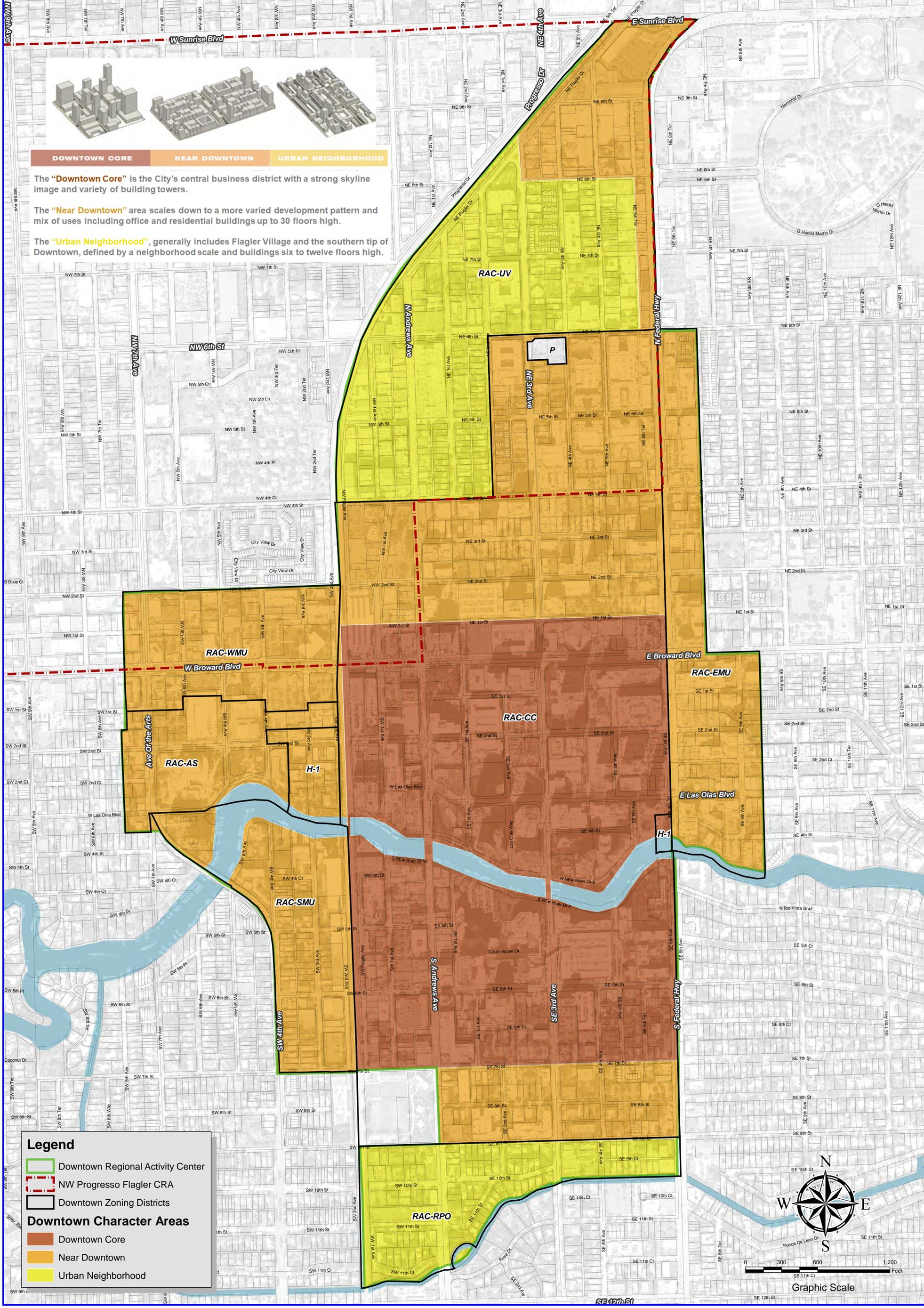


DOWNTOWN CORE **NEAR DOWNTOWN** **URBAN NEIGHBORHOOD**

The **"Downtown Core"** is the City's central business district with a strong skyline image and variety of building towers.

The **"Near Downtown"** area scales down to a more varied development pattern and mix of uses including office and residential buildings up to 30 floors high.

The **"Urban Neighborhood"**, generally includes Flagler Village and the southern tip of Downtown, defined by a neighborhood scale and buildings six to twelve floors high.

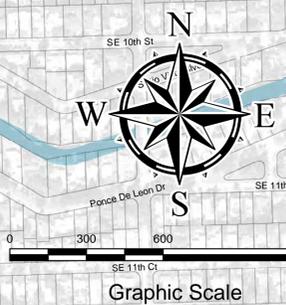


Legend

- Downtown Regional Activity Center
- NW Progresso Flagler CRA
- Downtown Zoning Districts

Downtown Character Areas

- Downtown Core
- Near Downtown
- Urban Neighborhood



City of Fort Lauderdale: Downtown Character Areas