

2014 Central Beach Master Plan Implementation Project

North Beach Village Community Focus Meeting

Hilton Fort Lauderdale Beach | 505 North Fort Lauderdale Beach Boulevard

Agenda - Saturday, November 16, 2013 | 10:00am to 1:00pm

9:45 AM Sign-In & Coffee

10:00 AM Welcome, Introductions, Project Overview

10:10 AM Brief Presentation

10:30 AM Break Out Table Discussions

11:30 AM Break & Minor Refreshments

11:45 AM Summary of Key Table Discussion Topics (5 minutes per table)

12:45 PM Wrap Up & Next Steps

1:00 PM Adjourn



Vision Plans

**FORT LAUDERDALE
BEACH REVITALIZATION**
Design Guidelines

EDWARD D. STONE, JR. AND ASSOCIATES
PLANNERS AND LANDSCAPE ARCHITECTS
BATTON - ASCIAMAN ASSOCIATES, INC.
TRANSPORTATION ENGINEERS

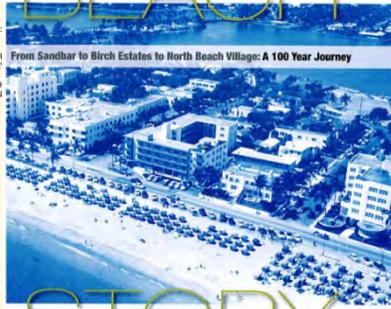
WILLIAMS, HATHFIELD AND STONER
ENGINEERS AND SURVIVORS
RESOURCE MANAGEMENT INTERNATIONAL
LIGHTING SPECIALISTS



**DRAFT
11.30.09**

BEACH

From Sandbar to Birch Estates to North Beach Village: A 100 Year Journey



STORY

City of Fort Lauderdale



Beach Streetscape Master Plan

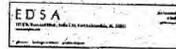
Final Master Plan Report

November 5, 2002

Prepared By:



and

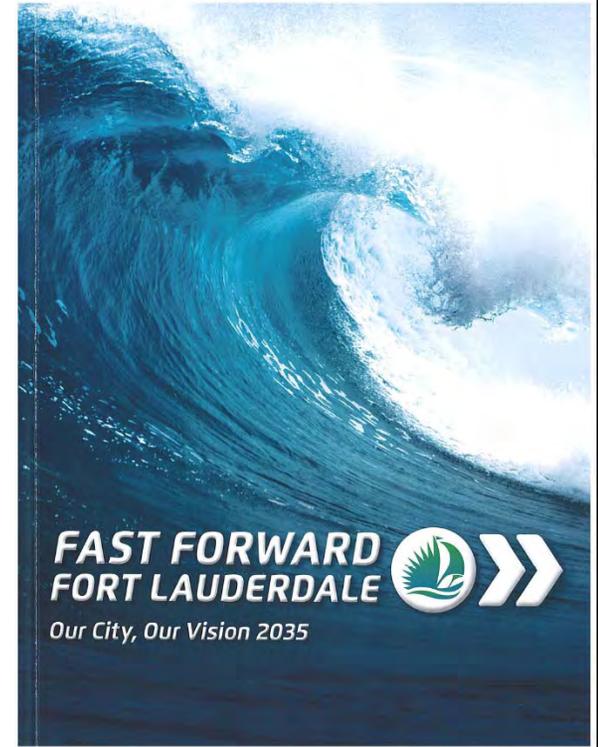


CENTRAL BEACH MASTER PLAN



City of Ft. Lauderdale
Planning & Zoning Department

ERA S A S A K I



**FAST FORWARD
FORT LAUDERDALE** 

Our City, Our Vision 2035



**PRESS PLAY
FORT LAUDERDALE** 

Our City, Our Strategic Plan 2018

Beach Master Plan; Community Comments...

- Enhance Pedestrian Environment
- Enhance Public Open Spaces
- Central Beach Missing Public Parks, Green Spaces, Performance/Cultural Venues
- City-owned Parcels should be Public Open Spaces
- Lack of Usable Public Space on Intracoastal Waterway
- Preserve Views to Intracoastal Waterway
- Enhance Access to the Water
- Enhance Gateways to the Beach
- Improve Bike Lanes & Facilities
- Provide Amenities for Residents & Tourists
- Provide a Better Mix of Uses
- Provide Proximate Parking
- City owned Parcels Underutilized
- Make Bonnet House more Visible & Accessible
- Assist NBRA with Development Incentives & Flexible Building Codes
- Possible Parking Requirement Adjustments
- Too Many Waivers
- Previous Plans not Fully Realized
- Improve Sunrise Lane Area



Central Beach Goals



1. Enhance connectivity to create a continuous Central Beach experience



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



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



4. Create a variety of usable public spaces for daily use as well as special events and performances

Central Beach Goals



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.

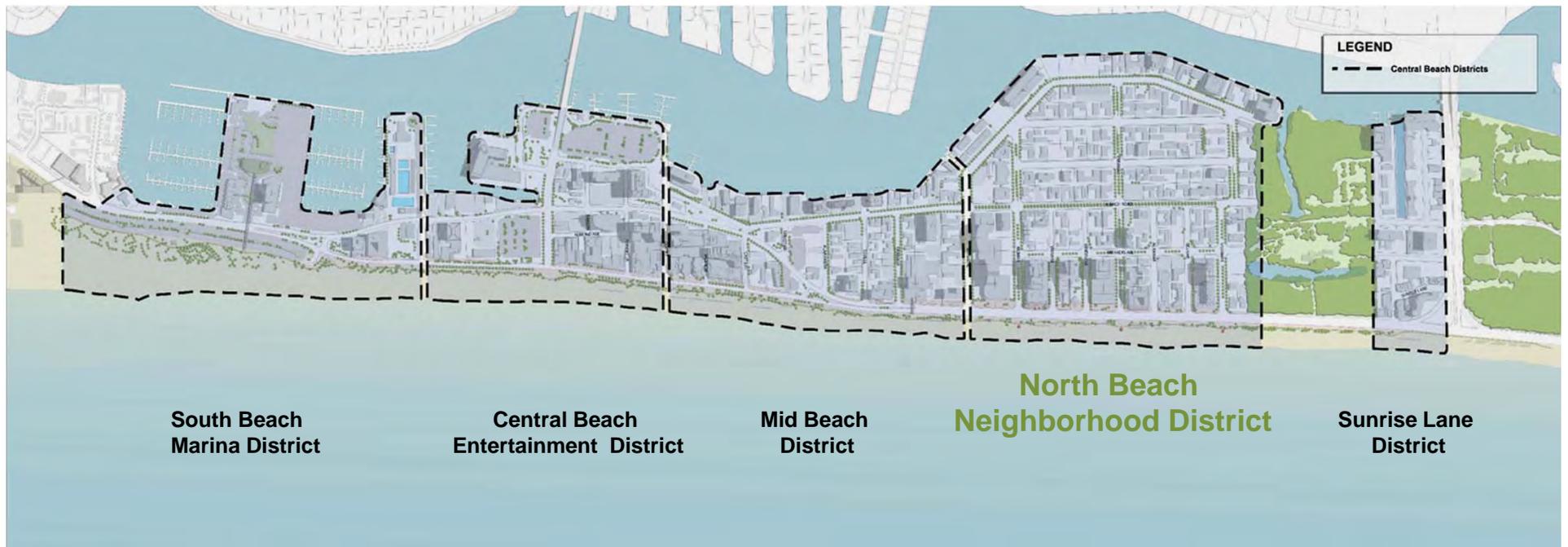


9. Establish a comprehensive identity and way finding system

Central Beach Character Areas

Defined by use & character

- South Beach Marina District
- Central Beach Entertainment District
- Mid Beach District
- North Beach Neighborhood District (“North Beach Village”)
- Sunrise Lane District



Public Realm

Create network of new public spaces on the Beach & Intracoastal as a focus for the beach at Las Olas Gateway

Expand the pedestrian connectivity of Districts

Expand public realm to Intracoastal

Enhance beach experience for broad range of recreational uses

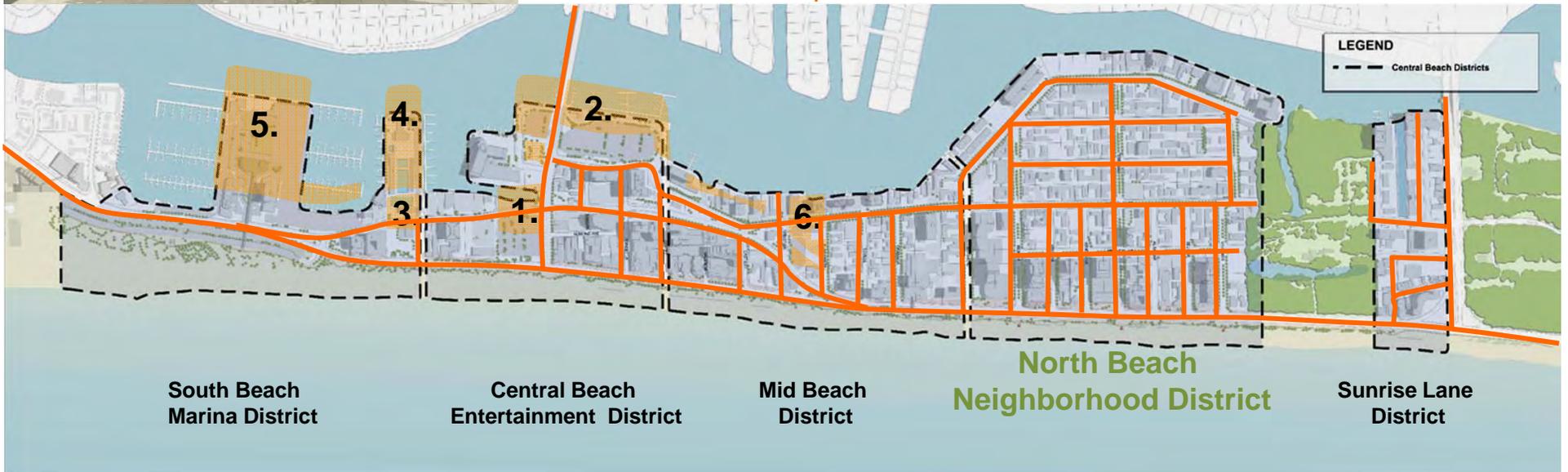


Public Realm Improvement Opportunities

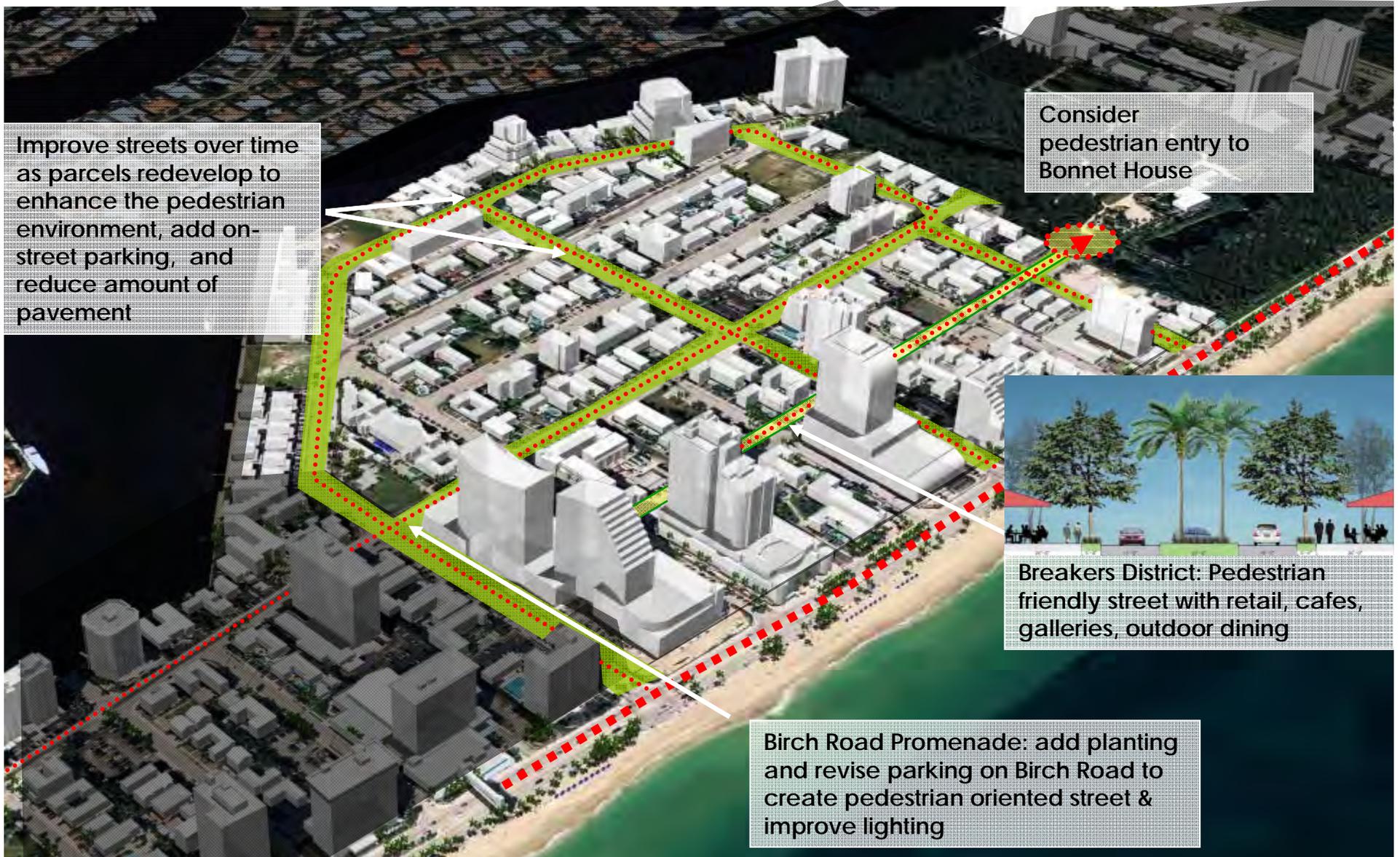
Connect to the Intracoastal via Public Promenades



1. Las Olas Gateway / Oceanside Plaza
2. Las Olas & Birch Street Parking Lots
3. D.C. Alexander Park
4. Improve Aquatics Complex
5. Bahia Mar
6. Alhambra / Sebastian Parking Lot
7. Streetscapes



North Beach Opportunities



Improve streets over time as parcels redevelop to enhance the pedestrian environment, add on-street parking, and reduce amount of pavement

Consider pedestrian entry to Bonnet House



Breakers District: Pedestrian friendly street with retail, cafes, galleries, outdoor dining

Birch Road Promenade: add planting and revise parking on Birch Road to create pedestrian oriented street & improve lighting

Recent North Beach Area Improvements

- North Beach Village – Recent renovations to existing structures
- Recent Ordinance Revisions;
 - Allow residential Uses with ground-level activity;
 - Permit certain neighborhood uses; café's, art galleries, etc.
 - Pilot program introducing interim uses to utilize vacant parcels of land
- Escape/Tiffany House Project – New Development with Historic Rehabilitation
- Former Trump Hotel /Conrad Hotel - Proposed Renovations
- New Bonnet House Entry at Breakers Ave



Urban Design Principles

Consensus



Visualization



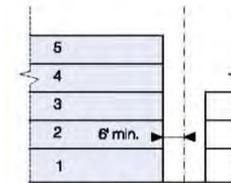
design & policy

BUILDING DISPOSITION

LOT OCCUPATION

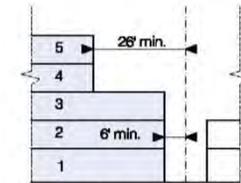
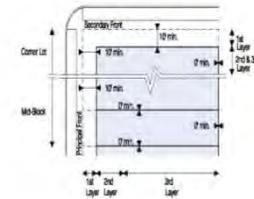
a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.
- With rear vehicular access	1,200 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft. min.
- With rear vehicular access	15 ft. min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front setback	85% min.
f. Open Space Requirements	10% lot area min.
g. Density	85 du/acre max.

BUILDING SETBACK



ABUTTING T4

BUILDING PLACEMENT



ABUTTING T3

Multi-Modal Connectivity

Comfortable and Engaging Pedestrian Environment

Sun Trolley Circulation

Expand Water Taxi Locations

B-Cycle

Intracoastal & Beachfront Promenades





Walkable Size

Streetscape Design Guidelines

- Encourage lane widths on all streets to balance needs of pedestrians, bicycles and vehicles; Facilitates alternative forms of mobility and serves to calm traffic
- Existing back-out parking impacts pedestrian safety & experience
- Provide a physical & psychological buffer for pedestrians; encourage location of street trees between sidewalk and street
- Discourage numerous and wide curb-cuts







Active Street Life





Waterfronts &
Public access

Building Design Guidelines

Emphasize the role of FORM

Reduces the role of USE and DENSITY

Effectively addresses PERMIT PROCESS

- Encourage buildings of appropriate mass and scale based on character of area
- Encourage parking and access along secondary street frontages
- Maximize active uses on ground floors and include retail & appropriate commercial uses at strategic and marketable locations i.e. strong pedestrian oriented corridors to serve needs of area residents & visitors



Line structured parking with active uses, especially at pedestrian level.

Where liner uses are not possible, incorporate high-quality, creative screening solutions

Encourage parking and access along secondary street frontages

Frame views; parks



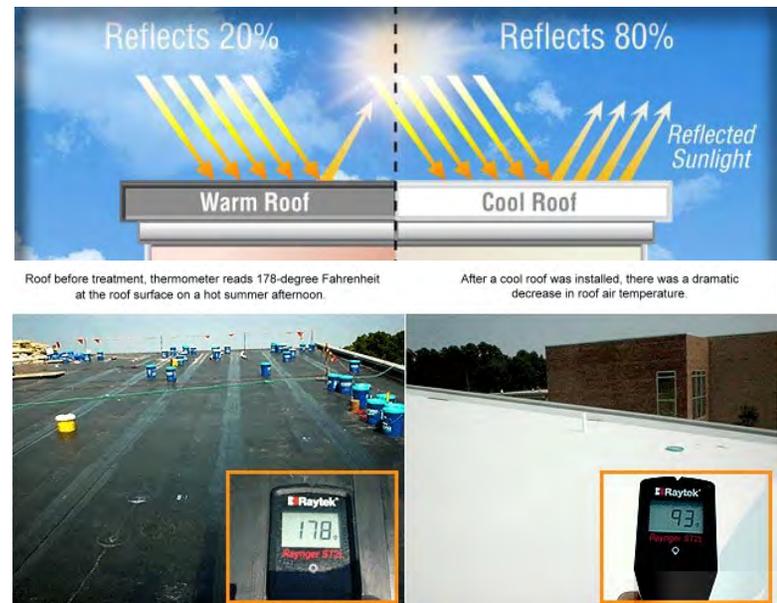
Transitions





Sustainability

- Plan for Sea-level Rise
- Encourage building orientation & massing to reduce heat gain;
- Use of alternative forms of transit;
- Use of shared parking standards;
- Reduction of parking requirements;
- Rainwater capture for reuse in irrigation;
- Use of native plants in landscape plans;
- Use of LEED standards for building and site development



Preservation

- Historic Preservation helps tell a story of a place over time
- May include a transfer of development rights ordinance



- Environmental Preservation preserves critical habitat.
- Tree Preservation Ordinance protects natural character





Building Re-use

Form Based Code

BUILDING DISPOSITION LOT OCCUPATION

a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.
- With rear vehicular access	1,200 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft. min.
- With rear vehicular access	15 ft. min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front setback	80% min.
f. Open Space Requirements	10% lot area min.
g. Density	65 du/acre max.

BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. min.
d. Rear	0 ft. min.
e. Abutting T4	6 ft. min.
Abutting T3	6 ft. min. 1 st through 3 rd story 26 ft. min. above 3 rd story
f. Across street from T3	10 ft. 1 st through 3 rd story 20 ft. min. above 3 rd story

BUILDING CONFIGURATION

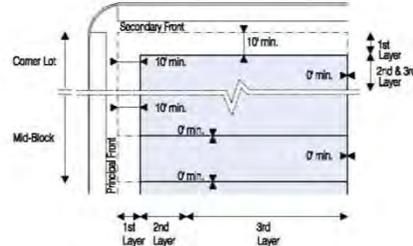
FRONTAGE

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

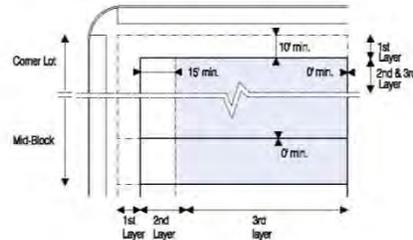
BUILDING HEIGHT

a. Min. Height	2 stories
b. Max. Height	5 stories
c. Max. Benefit Height	1 story abutting D1

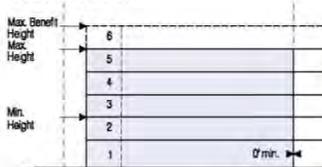
BUILDING PLACEMENT



PARKING PLACEMENT



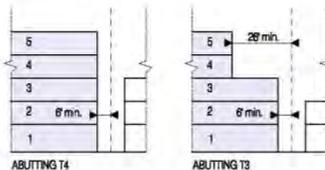
BUILDING HEIGHT



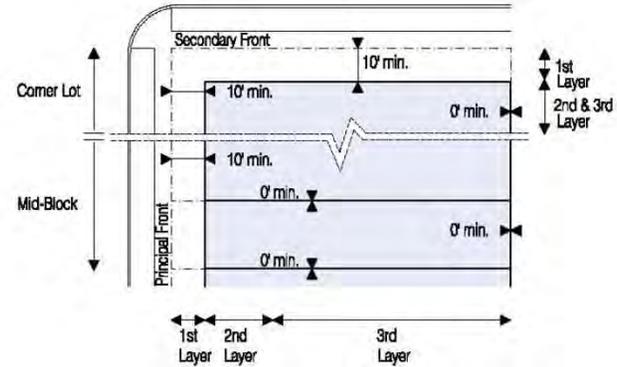
ABUTTING D1



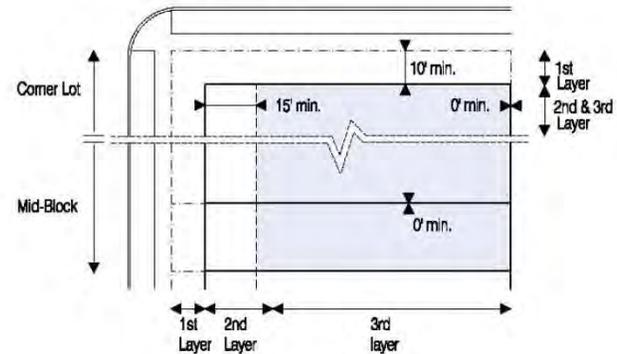
ABUTTING ALL ZONES EXCEPT T4 & T3



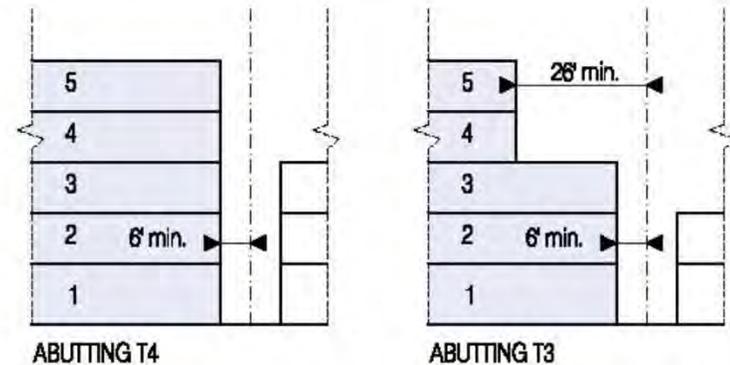
BUILDING PLACEMENT



PARKING PLACEMENT



ABUTTING ALL ZONES EXCEPT T4 & T3



Implementation – Next Steps

1. Analyze Public Comments
2. Identify and Prioritize Recommended Improvements
3. Finalize Draft Building Design & Streetscape Guidelines
4. Follow-up public meetings / present Recommendations
5. Implementation