



Date: March 20, 2020

To: FLL City Commissioners
Mayor
City Manager

From: Tarpon River Civic Association

Re: Issues regarding Codification of the Downtown Master Plan

Good Day,

The Tarpon River Civic Association would like to bring up two issues that we would like to see amended prior to Codifying the current Downtown Master Plan.

1. Our comments regarding the Transition Zones are included in the Public Comments Summary section of the Downtown Master Plan Code Amendments Document. To refresh your memory, or in case you haven't read it, our statement to Sustainable Development is:

TO: Department of Sustainable Development
FROM: Tarpon River Civic Association Board of Directors
DATE: August 15, 2019
RE: Codification of transition zones

After a thoughtful discussion with staff from the Department of Sustainable Development, the Tarpon River Civic Association (TRCA) asks that you consider a critical addition to the Transition Zone language regarding the codification for the City of Fort Lauderdale Master Plan.

The Civic Association asks that you add **"the right of way width will not be counted as part of the transition zone"**, that the zone depth begin at the property line. To be more precise, the Zoning District Boundary should be changed from the middle of the street between Zoning Districts and start at the property line in the transition zone.

We believe this is a critical addition to the transition zone codification verbiage because the width of roadways vary and it allows for consistency for the neighborhoods within and adjacent to the Downtown RAC. The additional transitional area from the higher height areas to those with lower height will better protect the character of the adjacent residential neighborhoods.

Additionally, we ask that you add a mandated notification to the Civic Associations 300 feet surrounding any development project prior to a developer presenting to the DRC.

Thank you for your consideration.

2. On March 10, 2020, we had further discussions with DSD staff, including Ella Parker and Anthony Fajardo about an idea that would offer an additional layer of protection for the transition area issues, and we would like to express our support for this addition. We ask you to **change the Character Areas along portions of the transition zone areas to Urban Neighborhood, from Near Downtown.** In the Tarpon River Neighborhood, that would be just two blocks; the area east of SW 4th Ave to SW 3rd Ave and from SW 5th St to SW 7th St. See Attached Map, the purple areas are the areas we propose to change. The proposed changes also include transition areas in Victoria Park and Sailboat Bend.

We realize that this idea was not put forth in the current proposal, but ask that serious consideration be given to the idea and more community stakeholder input be sought, before you finalize the Codification process, so that this can become a part of the package under consideration.

We generally support the Codification of the Downtown Master Plan, but the original plan was put together in 2003, 17 years ago. A few updates were made (without our input and not to our liking) in 2007, but in any case, the plan is almost 20 years old. In the intervening years, development in the Downtown area has skyrocketed (pun intended) and our neighborhoods closest to Downtown are at risk of maintaining our “residential neighborhood” character. Making a few small changes to the Character Area Boundaries would go a long way to make the transition from Urban Core to residential areas much more appealing.

Thank you for your consideration.