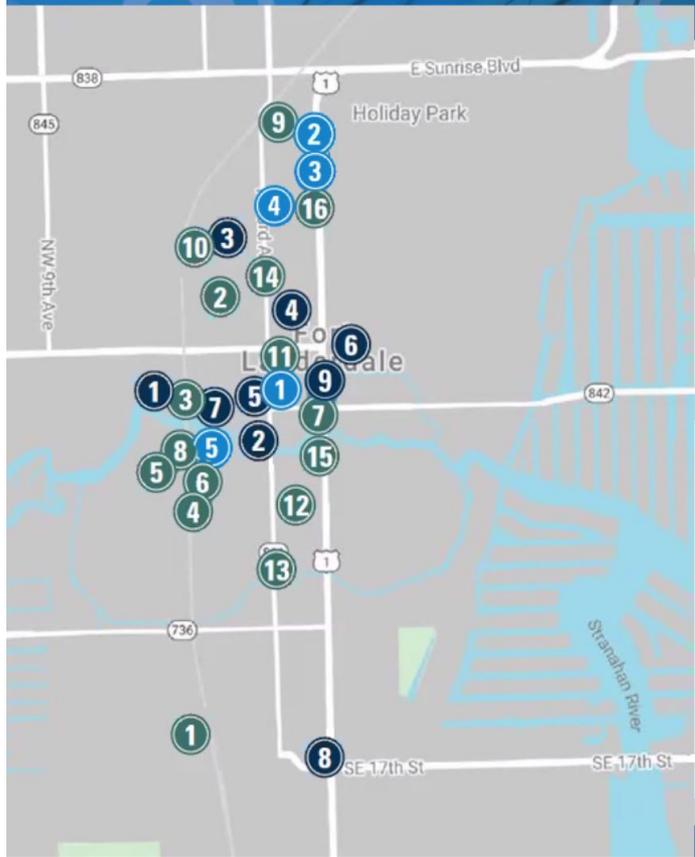




# **Flagler Village Civic Association**

Presentation to Council of Neighborhoods  
Board March 22, 2021

# PROPERTY PIPELINE

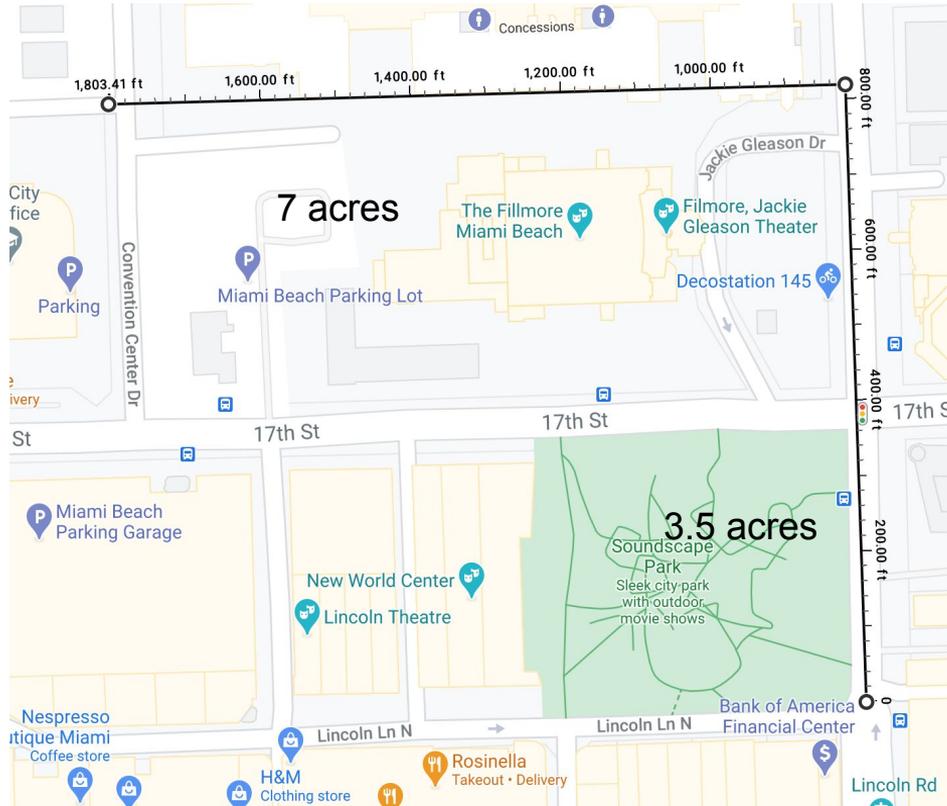


PROPERTY	UNITS	STATUS	EST. DELIVERY DATE	OWNER
1 Society Las Olas 1	639	Lease-Up	-	PMG/Merrimac Ventures
2 Alluvion	380	Lease-Up	-	Stiles/Tribune
3 Motif	385	Lease-Up	-	ArchCo/Bluerock
4 The Rise	348	Lease-Up	-	Encore
5 The Main - Novo Las Olas	341	Lease-Up	-	Stiles
6 Laureat	327	Lease-Up	-	Greystar
7 4 West Las Olas	259	Lease-Up	-	Elevate Partners
8 Curv	243	Lease-Up	-	RAM
9 Las Olas Walk	448	Lease-Up	-	ZOM
<b>Total Units in Lease-Up</b>	<b>3,370</b>			
1 Next Las Olas	374	Under Construction	2021+	Lincoln/Eden
2 Modera Flagler Village	350	Under Construction	2021+	Mill Creek
3 Quantum Flagler Village	328	Under Construction	2021+	Prime Group
4 EON Phase II	247	Under Construction	2021+	Alta Developers
5 New River Yacht Club III	230	Under Construction	2021+	Related Group/Rabina Properties
<b>Total Units Under Construction</b>	<b>1,529</b>			
1 Raintree Riverwalk Residences	784	Planned	2022+	Cymbal Development
2 FAT City	626	Planned	2022+	Traina
3 Society Las Olas 2	550	Planned	2022+	PMG/Merrimac Ventures
4 New River Central	401	Planned	2022+	Silverback
5 River Lofts on Fifth	368			Development Group
6 488 Residences at Riverwalk	362			Hospital/Related Group
7 RD Las Olas	352			Development/Hines
8 New River Yacht Club II	349			Properties
9 Flagler Creative Co Living	316			Taho Investments
10 FAT Village	307			Trammel Crow/Gables
11 One Financial Plaza Apartments	300			Barron Real Estate
12 629 Residences	249			
13 Tarpon Landings	248			
14 URBN @ Flagler Village	217	Planned	2022+	Taho Investments
15 The Alexan Tarpon River	181	Planned	2022+	Trammel Crow/Gables
16 iPic Retail & Residences	180	Planned	2022+	Barron Real Estate
<b>Total Units Planned</b>	<b>5,790</b>			

**Over 14,000 New Residential Units Planned including Searstown, Kushner**



# Unsolicited Proposal to build concert venue similar to 2700 seat Fillmore Miami Beach



# FVCA's objection to the P3 as outlined -1

1. Flagler Village residents need more family-friendly park space. Daily public uses for all ages include reading, sunbathing, playground, strolling, jogging, biking, yoga, gardening, watching nature and educational activities such as arts and crafts. Farmer's markets, craft fairs and performance venues are also desired. We are expecting another 20,000 people to take up residency in our neighborhood within the next 3 years, along with estimated 5,000 more dogs, but have no designated dog park within walking distance. Existing space is already overcrowded with contending uses.
2. The city recognized the future need for park space, allocated this 3.5 acre city-owned plot in the 2003 master plan, and started to raise funds through park impact fees to pay for its development. Over \$6 million has been collected to date for the purpose of buying and developing incremental park land to mitigate the impact of urban density.
3. Finding an equivalent 4-acre parcel elsewhere in Flagler Village will be very difficult and very expensive, at least \$30 million dollars and several years to realize. Whereas a public park at this location could be implemented on an interim basis within months and on a permanent basis within 18-24 months.
4. The space is can be developed and operated by the City Parks Department, who has a track record of administering a \$53 million annual budget, 750 acres of park land in 109 locations. The 3.5 acre site if developed into a park would be a .4% increase in responsibility to the parks department, and the **residents would have access to the public programming that the city is already adept at providing.**

# FVCA's objection to the P3 as outlined-2

5. Concert venue use of grounds is incompatible with a family friendly park/playground. Space will be needed by the concert organizer for audience arrival, intermissions and departure, outdoor smoking, weddings, corporate events, and private concerts. Fillmore Miami Beach, a 2700 seat venue, sits on a 7 acre parcel with outdoor space but no park. (A 3.5 acre park is across the street).
6. The vendor has no experience developing and operating a public park. The city cannot construct or enforce a contract with a private vendor to provide flexible park services over a 50 year period. The future needs of the neighborhood are impossible to predict. Who knew that Manhattan would be overrun with baby strollers or Flagler Village would be overrun with dogs?
7. There are readily available, city-owned spaces that are more compatible with a concert venue use. The city owns 750 acres of park land with parking and other entertainment venues. Mills Pond Park, Holliday Park, Snyder Park, Osswald Park, Carter Park, or Lockhart Stadium could more easily absorb the traffic and peak congestion.
8. The city and county are in the midst of transforming the downtown, with major changes planned including a combined government center, new bus terminal, demolition of existing large buildings, tunnel top park, tunnel terminal leading to the beach and under the new river. The Downtown development authority is in the midst of developing its overall public space plan, with connectivity, trails, etc. **Why remove the largest public green space in downtown from the design when there is no compelling reason to do so?**

# FVCA actions to incorporate public input

- Made a formal request for P3 to be abandoned and land to be designated a park. Request to be allowed to present at next available conference agenda. No official response from the City to date.
- Asked to review vendor design concept; will be presented on March 31.
- Mounted media campaign and petition drive to raise awareness and survey residents on their uses of park space. [FlaglerVillagePark.com](http://FlaglerVillagePark.com).
- Vice Mayor Glassman is open to allowing the land to be used as a park on an interim basis if the homeless camping problem can be resolved.
  - Need to get a group of interested people to strategize this, come up with solutions and prioritize public interim uses. Planning to host convenings, workshops, etc. to address; have a draft proposal back to the city within 4-6 weeks.

# Design Alternative 1



Food & Beverage Building



Shipping Container Dog Bar



Elevated Canopy Walk



## NARRATIVE

The newest park addition to the City of Fort Lauderdale is a public space that is a true reflection of the Art District and Flagler Village community it is set within. With biophilic design driving the park amenities, the massive existing tree canopies will be one of the main attractions. The park's large central lawn invites visitors inward to relax in one of Fort Lauderdale's largest and oldest urban tree canopies. These canopies provide instant shade, shelter and entertainment for visitors. An elevated canopy walk zigzags up through the established tree trunks, offering a unique perspective of the park. The ramps and outlook decks allow visitors to rise up through the branch structures. One segment of canopy walk leads to the green roof terrace atop the outdoor restaurant structure. Through environmental art, activities and custom design features, the park will display the creativity that the Flagler Village neighborhood and its community members are known for.

The park's central fly zone zipline connects the park from north to south and terminates in a set of stacked, graphically rendered shipping containers. A dog park, interactive digital art, outdoor public performance amphitheater, nature-themed playground, outdoor classrooms and plazas of varying sizes provide endless experiences for residents and tourists. All four sides of the park offer 30 public streetscape frontages.

At One-Stop Park there are spaces to rest, spaces to be seen, spaces to dine and spaces to play. Everyone is invited to experience what life re-imagined outdoors can be. One-Stop Park will be the go-to spot as Fort Lauderdale's most innovative outdoor public space.

## LEGEND

- |   |   |
|---|---|
| 1 "1 WONDER" Plaza with interactive Digital Walls (3,400 SF)            | 12 "Rise" Western Elevated Canopy Walk (2,575 SF)       |
| 2 Public Art Icon   | 13 Shaded Plaza with Rotating Art Sculptures (9,150 SF) |
| 3 Dragon Blood Tree   | 14 Children's Outdoor Classroom (900 SF)                |
| 4 "Rise" Eastern Elevated Canopy Walk with Outlook Platforms (4,550 SF) | 15 Naturescape Play Area (3,000 SF)                     |
| 5 15' Wide Public Sidewalk Streetscape                                  | 16 Viva Amphitheater + Terraced Lawn Area (3,000 SF)    |
| 6 City Meibred Parallel Parking (36 QTY)                                | 17 Great Lawn   |
| 7 Fitness Zones (4,850 SF)  | 18 Shaded Palm Court                                    |
| 8 Food & Beverage Building (2,400 SF) with Green Roof + Dining Deck     | 19 Shipping Container Dog Bar with Dog Park (6,300 SF)  |
| 9 Zipline Tower   | 20 Plaza Steps + Seating up to Canopy Walk              |
| 10 Outdoor Conference Room Tables (4 QTY)                               | 21 Terraced Lawn Plaza Steps                            |
| 11 Western Outlook Platform   |   |

# Design Alternative 2



FOOD PAVILION / ROOFTOP DINING



GAMING LAWN



BOTANICAL GARDEN ZONE



EXISTING FICUS CLUSTER



The creation of a proposal for a Community Park for the rapidly developing downtown / Flagler Village neighborhood is the intent of this plan. Many uses such as Food Benches, outdoor dining, recreational open spaces, playground, dog park, botanical garden and an event space have been identified as desired activities that are needed for the residents.

Food Benches, rooftop dining, outdoor dining and an event space are located at the north end of the site because these activities are adjacent to the highest density of residents and close sites. A gaming lawn adjacent to outdoor dining with activities such as corn hole, bocce ball, spike ball are located adjacent to the outdoor dining zone for the compatibility zone. An event space is located adjacent to the outdoor dining as well.

The site contains two (2) large Native Ficus tree clusters at the center of the site (East & West sides) which extend themselves to botanical garden / outdoor classroom uses. A large open space exists on the site South of the existing Native Ficus trees and north of a large stand of Heritage Oak and Mingling trees. Recreational open space / outdoor season users are planned for this location. Playground and dog park have been located at the South end of the park site to position these uses for accessibility at both the perimeter of the site and the center of the site for pedestrian connectivity.

The Food Pavilions and related outdoor dining uses are located adjacent to NW 1st Avenue for accessibility and to provide an additional Food Service dining opportunity within the park. Dining tables in this area can also function as gaming tables. Additional restroom facilities have been located in close proximity to the playground, dog park and Food Truck Dock to serve the fourth side of this rectangular site.

Perimeter and internal walkways have provided pedestrian connectivity throughout the site defining a hierarchy of pedestrian use at the all well corners and mid-block.

The park plan strives to provide a well located urban park that provides the community with diverse, highly activated public open space that improves the lives of local residents and further enhances the quality of life in Downtown Fort Lauderdale.



# Design Alternative 3

## Welcome to Miami Beach Botanical Garden



# **Council of Neighborhood Response**

- **Does the Council of Neighborhoods have rationale for supporting or opposing 3.5-4 acres of park in Flagler Village, at this site or another site within Flagler Village?**