

December 20, 2016

Ms. Ella Parker, Urban Design and Planning Manager
Mr. Mohammed Malik, Interim Zoning Administrator
Mr. Eric Engmann, Assistant Zoning Administrator
City of Fort Lauderdale Department of Sustainable Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Dear Ms. Parker, Mr. Malik and Mr. Engmann:

Smart Growth Partnership is a collaborative of diverse professionals and organizations providing leadership, advocacy, and education to promote livable, sustainable and green communities. Our Board of Directors includes planners, engineers, architects, attorneys, developers and elected officials from throughout Broward County. We often review and comment on proposed plans and regulations. Here is a list of current board members:

- President: Bob Caine, P.E., LEED AP, Project Caine
- Past President: Rosana D. Cordova, P.E., AICP, LEED AP, Cordova Rodriguez & Assoc., Inc.
- Vice President: Nadia Locke, P.E., E Sciences, Incorporated
- Secretary: Dr. Anthony Vomero, Florida Dept. of Health in Broward County
- Treasurer: Larry Clark, Sustainable Performance Solutions
- Robert McColgan, Int'l Training Water & Wastewater Operation
- Samuel E. Poole, III, Esq., Berger Singerman
- Bob Daniels, Planner
- Michelle G. Gomez, Esq., Commissioner, City of Tamarac
- Tim Hernandez, AICP, New Urban Communities
- Ken Reinhardt, AARP
- Andy Kasten, Vantage Insurance Services
- George Fletcher, adache group architects
- Bennett Brooks, Brooks Acoustics Corp
- Julie Fishman, Social Media Consultant
- Charlene Burke, Broward MPO

We are aware of the draft Neighborhood Development Criteria Revisions (NDCR) ULDR Amendments about to be considered by the City's Planning and Zoning Commission. We have reviewed and are generally supportive of many of these proposed amendments, particularly those related to the design and placement of garages and parking, which we believe will help create safer, more attractive, and more pedestrian friendly neighborhoods.

It appears from our review, however, that while the creation of on street parking is allowed, it is not really being encouraged, because property owners and developers are not allowed to count it toward their parking requirements. Only off-street parking is allowed to count toward the parking requirement. This is a major disincentive to the creation of additional on street parking.

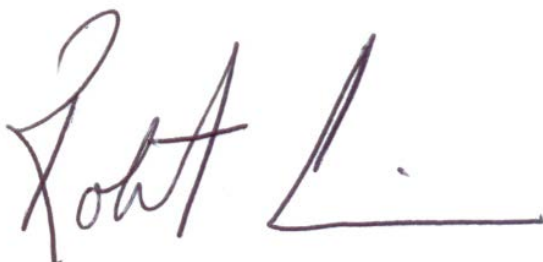
On street parking is the most efficient form of parking, because unlike private parking lots, garages and driveways, it is available to the public at all times. Provision of on street parking creates a more pedestrian friendly environment by introducing a physical separation between vehicular traffic and pedestrians. It also allows for the construction of landscape islands between spaces in which canopy trees that will ultimately shade sidewalks can be planted. For these reasons, your code should explicitly encourage on street parking.

We believe the NDCR ULDR Amendments should be revised to allow full credit toward parking requirements for on-street parking spaces provided by property owners and developers. This is a cost effective way to make much needed right of way improvements, because along with on street parking usually comes drainage improvements, new sidewalks and new street trees, all funded by the private sector instead of the public. We strongly recommend making this a win-win by allowing these spaces to count toward the required parking. This is not a radical idea. Many communities, including Wilton Manors, Delray Beach, Pompano Beach and Jupiter, allow on-street parking spaces to be counted toward parking requirements, rewarding those who strive to make improvements to the public realm, instead of discouraging such improvement.

We appreciate the opportunity to provide these comments. Please forward them to the Planning and Zoning Board and the City Commission.

Sincerely,

Smart Growth Partnership

A handwritten signature in dark ink, appearing to read "Robert Caine", followed by a long horizontal line.

Robert Caine, PE
President

c: Fort Lauderdale Planning and Zoning Board
Fort Lauderdale City Commission
Congress for the New Urbanism, Florida Chapter
American Planning Association, Broward Section
Broward County Planning Council