

**From:** [Marilyn Mammano](#)  
**To:** [Jack Seiler](#); [Romney Rogers](#); [Bruce G. Roberts](#); [Dean Trantalis](#); [Robert McKinzie](#); [Lee Feldman](#); [Anthony Fajardo](#); [Eric Engmann](#)  
**Cc:** [Bruce Cummings](#); [Ron Centamore](#); [Cathy Stubbs](#); [Rochelle Golub](#); [Betty Shelley](#); [C. Jackson Boren](#); [Doug Sterner](#); [Lester Williams](#); [Barbara Weinstein](#); [Marilyn Mammano](#)  
**Subject:** NDCR Support  
**Date:** Wednesday, November 09, 2016 2:53:55 PM

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At The November 8 General Membership Meeting of the Council of Fort Lauderdale Civic Associations, the following resolution was passed unanimously.

*"The Council wants to thank the City staff who have worked so hard to facilitate modifications to the development codes that will implement some of the important recommendations of the NDCR ."*

These changes are modest but impact the street quality in our neighborhoods. This process has been ongoing since 2007 and it is high time to get these changes on the books and move on to other substantive issues.

Marilyn Mammano, President  
Council of Fort Lauderdale Civic Associations

**From:** [Steven Buckingham](#)  
**To:** [Eric Engmann](#); [Anthony Fajardo](#)  
**Cc:** [Steven Buckingham](#)  
**Subject:** Support for NDCR recommendations: Please submit to P&Z  
**Date:** Monday, November 14, 2016 5:05:51 PM  
**Attachments:** [CFLCA Consensus Statement on Density.doc](#)  
[NeighborhoodDesignCriteria.pdf](#)  
[421D43D7-87A8-48DB-ADEA-693BA3655EF5\[2\].png](#)

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Hello Eric and Anthony

As you get ready to go before P&Z this week, please feel free to forward/submit this letter of support to P&Z on my behalf for the NDCR recommendations/ ULDR amendments that the Department of Sustainable Development will present before the Board.

As the President of the Tarpon River Civic Association and the Chair of Comprehensive Plan Committee of the CFLCA, I have been very involved in working with fellow neighborhood leaders in articulating our collective concerns about the nature of recent residential development within the neighborhoods of Fort Lauderdale.

While in this letter I only speak on behalf of myself, it is noteworthy to point out the 2015 Council of Ft Lauderdale Civic Associations Consensus Statement on Density (agreed to by the Council and presented to the City Commission on September 1, 2015 by myself and Marilyn Mammano; attached) states the following:

<!--[endif]-->We support responsible, compatible growth in existing neighborhoods. For example, more needs to be done to preserve the general character of established neighborhoods that have developed over time. In-fill residential development (i.e., duplexes, cluster dwellings, etc.) has often become out of character with the pre-existing built environment and we request a review and modification of height and bulk allowances for new construction on existing lots in residential neighborhoods that are mostly composed of older stock, single family homes. Regenerate and implement the recommendations of the ULDR Modifications Plan outlined in the **Neighborhood Development Criteria Revisions Project** (NDCR).

I believe that the initial steps and recommendations that DSD has discussed at several Town Halls and specifically calls for amendments to the ULDR in 5 key areas (driveways, garages, entrance/architectural elements, landscape area and swales) are in keeping with the spirit of the CFLCA Consensus Statement and should be adopted. I believe that these are very good initial steps in the right direction to provide guidance and clarity to key stakeholders who wish to invest in the further development of our city.

Thank you very much for your outreach to neighborhood leaders and to the community at-large to gain input and provide feedback during this process.

Steve

Steven Buckingham

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# Council of Fort Lauderdale Civic Associations

## Consensus Statement to the City Commission on Development/Density

The Council of Fort Lauderdale Civic Associations believes that the City of Fort Lauderdale should encourage-human-scaled neighborhoods over urban sprawl, multiple transportation modes over automobile dependence and orderly, predictable development patterns that balance growth with neighborhood preservation.

We feel strongly that Fort Lauderdale should:

- ✓ Encourage transit-friendly office, commercial and multi-family residential development within high density, mixed-use activity centers (ex: Downtown RAC, S. Andrews Ave/SRAC) surrounded by lower density/single-family neighborhoods, parks and natural amenities.
- ✓ Discourage *unsustainable*, inappropriately-scaled development on the barrier island.
- ✓ Continue to explore new opportunities for growth in the Uptown district and along the major identified corridors. However, until planning for a predictable and acceptable level of density and design is agreed upon, new large-scale projects should be discouraged or subject to further review.
- ✓ Provide greater incentives for sustainable development that utilizes solar, wind, and other alternative energy sources to power the projects' needs once built.

With 3 annual Neighbor Surveys pointing to traffic flow/congestion as the single biggest challenge facing the city, **increased large-scale development and density should be encouraged only in sections of the city that either presently have the necessary transportation and self-supporting infrastructure (places of employment, shopping, food choices, etc.) in place to mitigate traffic flow issues or in sections of the city where it is planned and financed for the immediate future.** For example, the Council would be generally supportive of density development along the phase 1 route of the Wave Modern Streetcar as it would be conducive to place more housing where residents have public transportation options. We also strongly support more transit options to airport, beach and the port to reduce car trips.

Further, we believe that growth and neighborhood strengthening can be accomplished by committing to the following:

1. We advocate an acceleration of improving neighborhood streets deemed critical for the movement of people by all methods of transportation; specifically sidewalks, bike lanes, crosswalks, lighting, street striping, and details outlined in **“Complete Streets”** and **“Connecting the Blocks”**. We would not be supportive of large-scale residential construction moving forward in any neighborhood unless these aspects of planning are either in place or planned and financed in part or wholly by the developer.
2. We support promoting distinctive, attractive neighborhoods and local business districts with a strong sense of place, including the rehabilitation, re-use, and protection of structures of importance; specifically, we support emphasizing and protecting existing community assets such as community centers, existing or planned parks, waterway access points and vistas, historic structures, etc.
3. We support responsible, compatible growth in existing neighborhoods. For example, more needs to be done to preserve the general character of established neighborhoods that have developed over time. In-fill residential development (i.e., duplexes, cluster dwellings, etc.) has often become out of character with the pre-existing built environment and we request a review and modification of height and bulk allowances for new construction on existing lots in residential neighborhoods that are mostly composed of older stock, single family homes. Regenerate and implement the recommendations of the ULDR Modifications Plan outlined in the **Neighborhood Development Criteria Revisions Project (NDCR)**.
4. We want development decisions to be predictable and fair. While the Council supports flexibility from time to time for truly innovative development proposals that will enhance the community, we would prefer that Staff and Citizen Boards either stop or limit exceptions to our building codes and zoning regulations, especially within or nearby highly established and traditional neighborhoods.
5. **Continue to encourage and foster neighborhood participation as early as possible in development and density placement decision-making.**

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 19<sup>th</sup> 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.

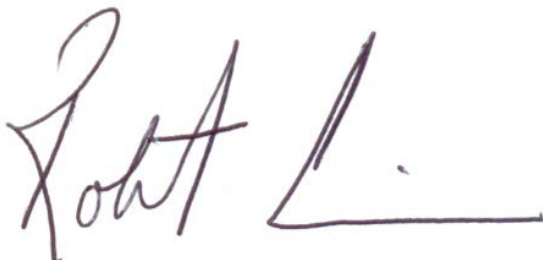
On street parking is the most efficient form of parking, because unlike private parking lots, garages and driveways, it is available to the public at all times. Provision of on street parking creates a more pedestrian friendly environment by introducing a physical separation between vehicular traffic 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