





REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Adding Section 47-20.3.G, Reductions and Exemptions; Required Guest Parking for Townhouse/Cluster/Coach Home Developments

This amendment creates specific provisions that will allow townhouse, cluster and coach home developments to count on-street parking spaces abutting a development site to count toward guest parking requirements.

Case Number	T17003	
Applicant	City of Fort Lauderdale	
ULDR Sections	47-20. 3.G Townhouse/Cluster/Coach Homes On-Street Guest Parking	
Notification Requirements	10-day legal ad	
Action Required	Recommend approval or denial to City Commission	
Authored By	Eric Engmann, Planner III	 

BACKGROUND:

On March 7, 2017, the City Commission adopted Ordinance C-17-02 which adopted key code amendments to address more positive redevelopment throughout the City's residential neighborhoods, as it relates to Cluster, Townhomes, Duplex and Two-family Dwellings. These changes were collectively known as the Neighborhood Design Criteria Revisions (NDCR).

One of the changes affected Section 47-20.2.D, the Table of Parking and Loading Zone Requirement. The new standard requires all cluster, townhouse and coach home development with five or more units to provide 0.25 guest parking spaces per unit. For example, a five unit development requires one guest parking space and a six unit development requires two guest parking spaces. The standard in the ULDR is listed below:

Townhouse/cluster / coach homes with five or more units	2 per dwelling unit + 0.25/dwelling unit designated for guest parking
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At the adoption reading of the ordinance, the City Commission recommended to allow on-street parking spaces directly abutting the development site to count toward the guest parking requirements for the private property. A similar provision is allowed for development in the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF-CRA) and various community members had voiced support of this provision, but since this element was not specifically included in the original NDCR effort, staff is processing the request as a separate text amendment.

The amendment will allow the use of the on-street parking to count towards the guest parking requirement, when certain standards as identified further herein are met. The proposed language is listed below and included as Exhibit 1.

During the public outreach for the NDCR effort, a number of neighbors and developers suggested allowing on-street parking to count toward the proposed guest parking standards. At the time, the Smart Growth Partnership provided a letter supporting the idea, encouraging counting on-street parking as a part of the overall parking requirements as a way to promote on-street parking and the sidewalk, tree and drainage improvements that are associated with it. The letter is attached as Exhibit 2.

Section 47-20.3.G. Townhouse/Cluster/Coach Homes On-Street Guest Parking

The number of required guest parking spaces for Townhouse/cluster/coach home developments with five or more units, may be reduced by the number of on-street parking spaces provided in accordance with the following criteria:

1. The on-street parking space abuts the development site;
2. The on-street parking space is located between the extended property lines of the property applying for the reduction, except, if a parking space straddles two (2) properties owned by different property owners each property may count the space towards required parking;
3. There is a minimum five-foot sidewalk along the side of the property abutting the on-street parking spaces which meets City Engineering standards. A sidewalk wider than five (5) feet may be required by the City Engineer if necessary to provide a sidewalk consistent with abutting properties or if necessary to meet Engineering standards;
4. The on-street parking spaces must meet the geometric, drainage and site clearance standards provided in Section 47-20 and such other standards determined to be necessary to provide adequate and safe parking as determined by the City Engineer;
5. The right-of-way abutting the on-street parking spaces has sufficient width as determined by the City Engineer to maintain the on-street parking spaces safely;
6. The on-street parking spaces remain open for use by the public;
7. Street trees are in place along the property abutting the on-street parking spaces in accordance with the requirements of Section 47-21.

Staff is proposing this language to address the amendments made to the NDCR ordinance at the adoption reading.

Comprehensive Plan Consistency:

The proposed amendments are consistent with the City's Comprehensive Plan. Some specific Goals, Objectives and Policies are as follows:

- ELEMENT: Future Land Use Element
- GOAL: Goal 1
- OBJECTIVE: Objective 1.19: Neighborhood Compatibility
- POLICY: Policy 1.19.4: Continue to evaluate and revise existing zoning in established single-family neighborhoods to be consistent with existing density, scale and intensity.

- ELEMENT: Housing Element
- GOAL: Goal 1
- OBJECTIVE: Objective 1.1: Enhance neighborhood preservation goals.
- POLICY: Policy 1.1.5: Utilize the neighborhood compatibility criteria and other appropriate regulations to maintain or improve the quality of housing in established residential areas.

- POLICY: Policy 1.1.7: Promote neighborhood compatibility strategies and include appropriate regulations within the ULDR.

This ULDR amendment is part of the *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the *Neighborhood Enhancement* Cylinder of Excellence, specifically advancing:

Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development

EXHIBITS:

1. Proposed Ordinance
2. Smart Growth Partnership Letter of Support

Section 47-20.3.G. Townhouse/Cluster/Coach Homes On-Street Guest Parking

The number of required guest parking spaces for Townhouse/cluster/coach homes developments with five or more units, may be reduced by the number of on-street parking spaces provided in accordance with the following criteria:

1. The on-street parking space abuts the development site.
2. The on-street parking space is located between the extended property lines of the property applying for the reduction, except, if a parking space straddles two (2) properties owned by different property owners each property may count the space towards required parking.
3. There is a minimum five-foot sidewalk along the side of the property abutting the on-street parking spaces which meets City Engineering standards. A sidewalk wider than five (5) feet may be required by the City Engineer if necessary to provide a sidewalk consistent with abutting properties or if necessary to meet Engineering standards.
4. The on-street parking spaces must meet the geometric, drainage and site clearance standards provided in Section 47-20 and such other standards determined to be necessary to provide adequate and safe parking as determined by the City Engineer.
5. The right-of-way abutting the on-street parking spaces has sufficient width as determined by the City Engineer to maintain the on-street parking spaces safely.
6. The on-street parking spaces remain open for use by the public.
7. Street trees are in place along the property abutting the on-street parking spaces in accordance with the requirements of Section 47-21.

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.

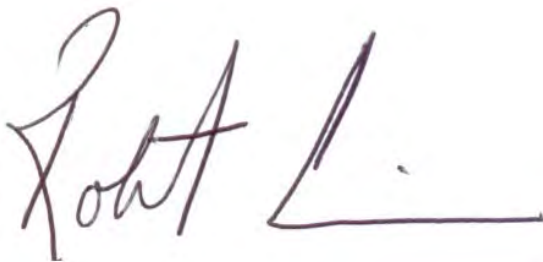
On street parking is the most efficient form of parking, because unlike private parking lots, garages and driveways, it is available to the public at all times. Provision of on street parking creates a more pedestrian friendly environment by introducing a physical separation between vehicular traffic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

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

CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD ACTING AS THE LOCAL PLANNING AGENCY
(LPA)
NOTICE OF PUBLIC HEARING
AMENDMENTS TO THE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Board acting as the Local Planning Agency (LPA) of the City of Fort Lauderdale, as well as the Planning and Zoning Board, shall hold a public hearing on Wednesday, June 21, 2017 at 6:30 PM or as soon thereafter as the same may be heard in the City Commission Chambers, City Hall, 1st floor, 100 North Andrews Avenue, Fort Lauderdale, Florida to amend the City of Fort Lauderdale Unified Land Development Regulations, (ULDR) as follows:

Case T17003 is an amendment that would create specific conditions to allow developers of townhouse, cluster and coach home developments to count on-street parking spaces abutting the development site toward their guest parking requirements.

Specifically:

Adding Section 47-20.3.1, Reductions and Exemptions. Required Guest Parking for Townhouse/Cluster/Coach Home Developments.

All interested persons may appear at said meeting and be heard with respect to the proposed amendments. Information on this amendment may be obtained from the Department of Sustainable Development, Urban Design & Planning division, 700 N.W. 19 Avenue, Fort Lauderdale, Florida, during normal business hours.

Jeff Modarelli, City Clerk
City of Fort Lauderdale

<p>If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.</p> <p>If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 954-828-5002, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.</p>
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Publish on **June 9, 2017** as a legal classified ad.

Please provide proof to nmartin@fortlauderdale.gov

And Affidavit of Publication to: City of Ft. Lauderdale
100 N. Andrews Ave.
Fort Lauderdale, FL 33301

cc: City Clerk
Finance AIP
Planner
Case File