

Plan Board and Staff Recommended Changes to Petition PB-10-142 CPA

- 1. Update the Staff Report due to the addition of parcel 06724-000-000 in the other Urban Village petitions.**

The Staff Report in the City Commission backup has been amended to reflect necessary data and analysis changes due to the addition of parcel 06724-000-000. This was part of the staff recommendation at the Plan Board hearing.

- 2. Change 2. under Policy 4.3.7 to increase the minimum density for new, single-use multi-family development to 20 units per acre.**

Staff has amended the policy as shown below to increase the minimum density for new, single-use residential development to 20 units per acre. In order to fully clarify this requirement and prevent non-conformity issues for new development that is an addition to an existing development, staff has added an additional sentence that provides an exemption to the minimum density requirements for this case. Further clarification about the minimum 10,000 square foot requirement was also added by staff because that was raised as a question at the hearing, but it was not part of the motion. Changes are shown with strike-through and double-underline.

2. To establish transit-supportive densities, new development and redevelopment with a mix of residential and non-residential uses ~~(minimum 10,000 square feet of non-residential)~~ shall develop at a minimum residential density of 10 units per acre. ~~To be considered mixed-use, a residential development shall include a minimum of 10,000 square feet of non-residential. To be considered mixed-use, a non-residential development shall contain a minimum of 3 residential units.~~ New single-use, multi-family residential development shall develop at a minimum density of ~~15~~ 20 units per acre. ~~New development that expands an existing single-use residential development on the existing site shall not be required to meet the 20 units per acre density requirement.~~ The minimum density requirements shall not apply to parcels smaller than 0.5 acre that existed prior to June 1, 2009.

- 3. Change 4. under Policy 4.3.7 to require a perimeter block size of 2,000 feet, with exceptions for maximum perimeter block sizes of up to 3,200 feet, and for those exceptions to be specified in the Land Development Code.**

Plan Board recommended change:

4. A maximum perimeter block size of 3,200 feet shall be required in this area with the preferred perimeter block size being 2,000 feet. Exceptions to this requirement shall be limited to: ~~locations where public stormwater or park facilities create impediments and/or environmentally sensitive lands that would be negatively impacted as may be established by special environmental studies.~~
4. A maximum perimeter block size of 2,000 feet shall be required in this area with exceptions for maximum perimeter block sizes of up to 3,200 feet. The exceptions for maximum perimeter block size up to 3,200 feet shall be specified in the Land Development Code.

Staff recommended change

Staff has several reservations about the wording for Number 4 as recommended by the Plan Board since this is Comprehensive Plan policy language that is subject to twice yearly amendment limitations. These reservations are:

- a. The Urban Village area is newly annexed and has not been evaluated to determine whether a street network that would reflect a maximum 2,000 foot perimeter block size is feasible, even with massive redevelopment.
- b. The Urban Village is: not under single ownership for development rights; an existing developed area that may redevelop over a period as long as 50-60 years; and has small parcel sizes for vacant, developable land. Property records indicate there are 787 different property owners (mainly because of condominium ownership in the area).
- c. The Urban Village already contains some known impediments that can limit the application of a maximum perimeter block size that include: environmental constraints; existing park land; existing stormwater management facilities; history of archaeological resources in the area; and FDOT access rules for connections to SW 34th Street (an FDOT roadway).
- d. The Plan Board recommendation only includes an exception up to 3,200 feet for the maximum perimeter block size. Staff's original proposal included exceptions beyond the 3,200 feet where there may be environmental, stormwater, or park constraints. The limited exception proposed by the Plan Board in a Comprehensive Plan policy does not allow enough flexibility for unanticipated situations where the 3,200 feet may not be achievable even under redevelopment circumstances.

As a result of the above considerations, staff is providing two alternatives to the Plan Board recommendation for Number 4. Staff can support either alternative.

Staff Alternative 1:

4. Land Development Regulations shall establish maximum perimeter block sizes in the Urban Village that reflect the City's interest in pedestrian mobility and a gridded street network for the area. Where streets are not feasible to form the block perimeter, the City may allow sidewalk and bicycle connections or multi-use paths to form the block perimeter. Exemptions from the maximum perimeter block size shall be specified in the Land Development Code and shall include, but not be limited to locations where: public stormwater or park facilities create impediments; there are environmentally sensitive lands that would be negatively impacted as may be established by special environmental studies; archaeological resources are located that need to be preserved; access management rules prohibit connections; utility constraints make the block size infeasible; there are contamination sites; and the proposed block is inconsistent with City plans for a future street network in the area.

Staff Alternative 2:

4. A maximum perimeter block size of 3,200 feet shall be required in this area with the preferred perimeter block size being 2,000 feet. Land Development Regulations shall further establish the maximum perimeter block size requirements. Where streets are not feasible to form the block perimeter, the City may allow sidewalk and bicycle connections or multi-use paths to form the block perimeter. Exemptions from the maximum perimeter block size shall be specified in the Land Development Code and shall include, but not be limited to locations where: public stormwater or park facilities create impediments; there are environmentally sensitive lands that would be negatively impacted as may be established by special environmental studies; archaeological resources are located that need to be preserved; access management rules prohibit connections; utility constraints make the block size infeasible; there are contamination sites; and the proposed block is inconsistent with City plans for a future street network in the area.
4. **Require that staff investigate the possibility of renumbering within proposed Policy 4.3.7**

Staff reviewed the numbering system within the policy, and it is consistent with the system in the existing Comprehensive Plan. However, for further clarification, an h. has been added to the initial list that incorporates the statement about implementation of the vision and compliance with requirements. This will be reflected in the ordinance brought to the City Commission.