

071067A

WALNUT CREEK

Legistar Number 071066 & 071067

Re-establish Planned Development with Design Plat for Phase 2
PDA - 06 PB

&

Design Plat Review for Phases 2 and 3, 15 acres more or less



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PHASE 2



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Project Team

- Developer –
Legacy Development
- Engineer of Record –
DRMP
- Engineering Consultant –
*Causseaux, Hewett, &
Walpole*
- Project Attorney –
Ron Carpenter



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History of the Planned Development (PD)

- Approved for Cameo Development in October 2000 with 138 lots in 2 phases.
- Approved Final Plat, Phase 1 occurred on May 22, 2003 for 73 lots, allowing construction to proceed.
- Issues with Stormwater arose that had to be addressed in phase 2.
- PD expired while issues were being addressed.



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Current Request

- Amend PD
 - Reactivate the PD and set expiration date for 3 years from effective date
 - Reduce lots from 138 to 128
 - Delete alleys from the original PD layout plan to save heritage live oaks
 - Remove sidewalk on the east side of 26th Street to save trees
 - Increase SMF and common open space
 - Save additional trees
 - Change to the condition on collecting stormwater
- Approve Design Plat
 - Approval of a design plat implementing phase 2 for 55 lots.



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History of Request

- The Plan Board recommended denial of the application in March 2007 due to conflicts with trees and utilities that the Engineer of Record could not address.
- Since March 2007
 - The Developer retained CHW to provide a peer review of the plans.
 - The developer retained Buford Davis and Associates, Landscape Architects to provide landscape design guidance and assistance with tree plantings and preservation..



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Since March 2007 - continued

- The Developer met with GRU and resolved utility issues
- The Developer met with the City Arborist on several occasions and resolved tree conflict issues and saved numerous trees through smart design changes
- The Developer met with GPWD to discuss the changes
- City's outside consultant (JEA) has approved the revisions to the SMF system.



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The Plan Board reheard the item at the February 2008 Plan Board meeting and voted to recommend approval of the PD and design plat to the City Commission.

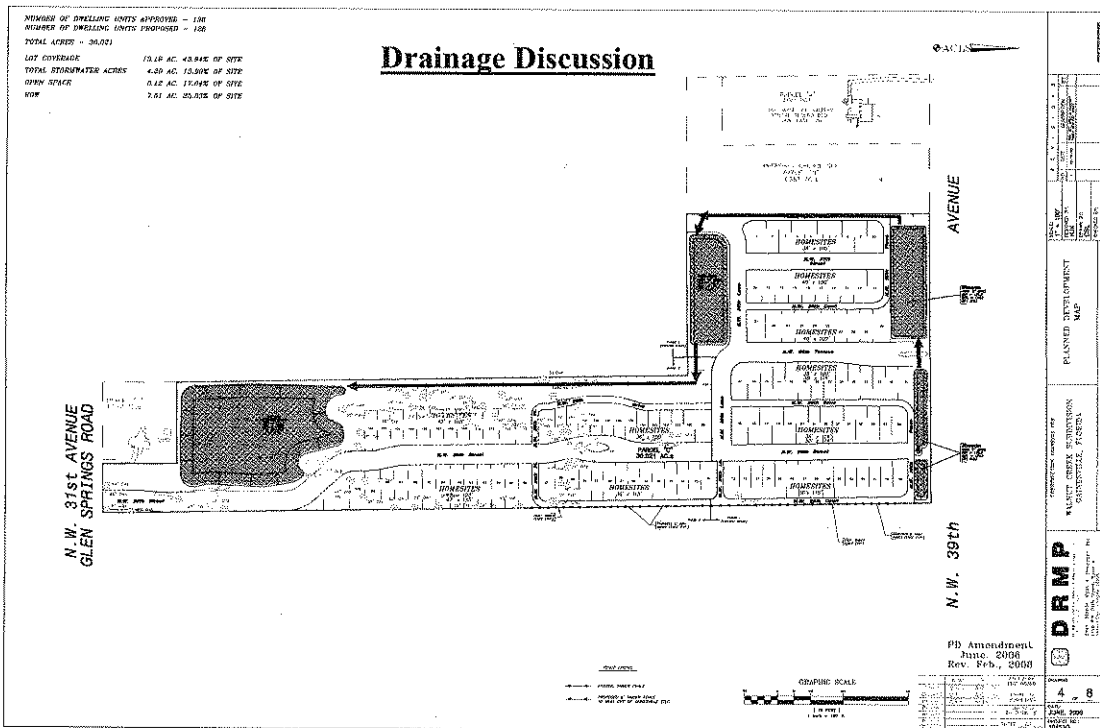


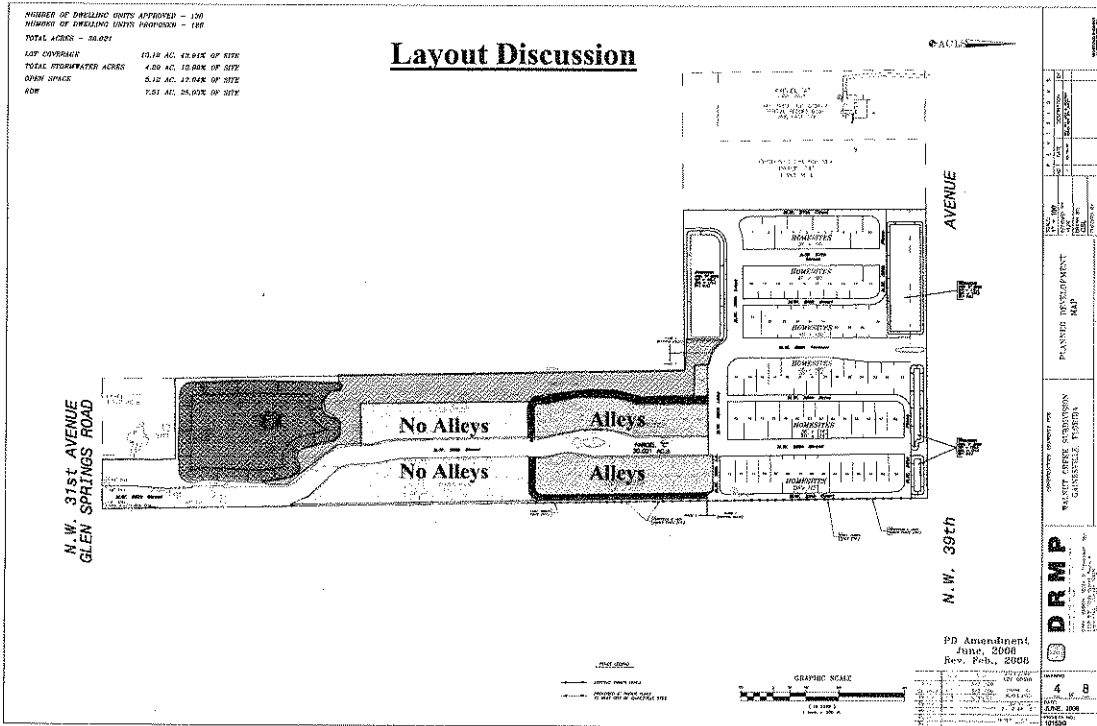
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Since the February 2008 Plan Board

- *Meeting with the Hidden Pines neighbors to address all concerns*
- *Meeting with the City Manager and senior staff of PWD and Planning to ensure all known issues have been addressed prior to placing this item on tonight's agenda*





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Plan Board Amended Conditions

- Revise Condition 1 to add a fountain at the Developer's suggestion to address stagnant water and mosquito concerns.
- Revise Condition 8 to eliminate the 80 ft requirement and indicate it shall be per the amended PD layout plan. Wooded Common areas of 50 to 80 feet separate Hidden Pines.
- Amend Condition 13 to reflect alleys are private and not publicly maintained.
- Added Condition 20 as suggested by Developer to ensure trees are saved on lots.



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Plan Board Recommendations to amend Ordinance 991267

- Strike the third road connection requirement into Hidden Pines that required the continuation of NW 27th Street at the north end of Hidden Pines.
- Add language to Condition 13 to ensure housing pattern and variety.
- Applicant proposes to implement this condition as follows:
 - Minimum of 10 models to choose from with options for mirroring each
 - Variations in porch designs
 - Victorian, traditional & Open rail
 - Minimum of 5 different Shutter styles
 - Minimum of 10 different color shingles
 - Minimum of 22 different soffit and fascia color trims
 - Restrictions that color may not be the same on adjacent homes.



Example Homes



Requested Action

- Request the City Commission approve the requested PD reactivation (83PDA-06PB) with Staff and Plan Board Conditions as amended and Ordinance 991267 as amended.
- Request the City Commission approve the Design plat (156SUB-06PB) with Staff conditions.



Questions ?

