

While it is clear that the city has delineated an appropriate limit of development south of the creek, such a line has not been delineated on the north side of the creek. It is customary that staff's analysis of a PD begins with the basics of general code requirements. The basic code requirement is that development is presumed detrimental within 35 to 150 feet from the break of slope of the creek. When those measurements are applied to the areas north of the creek, there is virtually no room left for any kind of development, without negative impacts on the creek system. Given that the above criteria is based on environmental sensitivity, strong consideration must be given towards establishing limits of development north of the creek. The application indicates regular wetland buffers, the thirty-five foot setback from the break of slope and a generalized area for development. Staff could not clearly determine how the boundaries were established and the basis upon which those limits were established.

The PD layout plan shows a number of buildable areas but like the area north of the creek, there are no indications or guidelines to the intensity and distribution of development.

Condition 1.

Up to 15,000 square feet of commercial and office uses may be allowed on parcel 14097-001-000 and 14097-002-000, along Northwest 13th Street. Commercial and office uses shall be those designated on Attachment A.

Condition 2.

Commercial office buildings must be a minimum of two-stories with a design and architectural pattern that is compatible with the remainder of the development, and must comply with development requirements of the Traditional City Special Area Plan.

Condition 3.

A creek setback line has been established along the south side of the creek. Any development proposed within close proximity of that line must demonstrate that there will be no negative impact on the north side of the setback line.

Condition 4.

Appropriate fencing (which shall include wall or fence) shall be erected between the residential and the areas designated as creek setback on both sides of the creek. The proposal shall address construction activity, safety after construction and the need to protect the creek system and its buffers from activities that may have a negative impact. The exact type and nature of the fencing shall be determined during development plan review.

Condition 5.

Prior to development approval, the applicant must coordinate with staff: Public works, Planning, ACDES and the City Arborist to establish a limit of development/creek setback along the north side of the creek.

Condition 6.

Except for maintenance activities provided in the PD ordinance, no development shall be allowed within or over the areas delineated as setbacks north and south of the creek.

External compatibility

The subject property is within close proximity to the University of Florida, Santa Fe Community College downtown branch, and commercial areas. The attached map shows the surrounding future land use designation as Office to the north, across Northwest 8th Avenue, Education to the east, Residential Low Density and Commercial to the south and Mixed-Use Low Intensity to the west. The requested PD to allow a residential multi-family development is generally consistent and compatible with the surrounding land uses. Given the environmental conditions outlined in this report, there are environmental concerns specifically related to the creek system and the availability of physical space necessary to implement development along the north side of the creek, fronting Northwest 8th Avenue.

The subject property is bounded on four sides by significant roadways. Each face presents a different development pattern, which calls for a different type of relationship. The west side faces Northwest 13th Street which offers a stronger commercial or office type relationship, higher volumes of traffic, greater potential for pedestrian activities and a greater pull on the orientation and frontage of the development. This façade will receive the greatest amount of activity in terms of the relationship of the development to the immediate and surrounding neighborhoods. Logically, one of the two access points to the development is located off Northwest 13th Street. The west side should therefore present a strong orientation and compatible relationship to that street. Staff's recommendation for commercial or an opportunity for commercial along this façade is seated in that need for a façade that is more closely oriented to the nature and characteristics of the adjacent street activities and opposite development.

The development type proposed along Northwest 13th Street is residential. Due to the nature of the street, the existing and expected volume of traffic, it is not expected that the residential development will be brought up to the street edge in the same manner that is anticipated for a commercial development. However, the development should present a façade with a strong orientation towards the main thoroughfare. This façade will receive the greatest amount of activity in terms of the relationship of the development to the immediate and surrounding neighborhoods.

The south side faces Northwest 7th Street, which offers a residential relationship, a local street and much lower volumes of traffic. There are very few homes along this street, all being single-family dwellings. Building orientation along this street is also expected to have a front-to-front relationship.

The east side of the development faces Northwest 12th Street, which is developed with an educational institution. One small single-family dwelling exists close to the south east corner of the development. The impact of the proposed development along Northwest 12th Street is minimal since most of the area is directly opposite to recreation/open space. Emergency access, utility service and occupant needs for loading of large items will occur on that side of the development. A number of large trees currently line that street.

The Northern portion of the development is actually confined by the creek system, Northwest 13th Street, Northwest 12th Street and Northwest 8th Avenue. This is the most environmentally sensitive portion of the development and the area that presents the greatest concerns to staff. It is the area most easily accessible to the general public and from which access to the creek is most frequently used. The area has a very low topography and for the most part is devoid of vegetation. The nature and type of vegetation suggest occasional flooding and high water levels. During heavy storm events, the area is known to be flooded. Nevertheless, closer observation may reveal some potential for development.

The applicant is requesting permission to develop portions of the property and to allow access off Northwest 8th Avenue. The property is currently zoned OF and has remained vacant for a very long time. Staff believes that the absence of development is due to the limited amount of area, which can be actually developed.

Condition 7.

The building along Northwest 13th Street should be setback between 20 to 30 feet from the curb. The exact placement should be one that would facilitate the following:

- a. allow sidewalks between 6 to 8 feet wide,
- b. allow placement of street trees
- c. provides for the greatest pedestrian safety,
- d. allows separation from the high volume traffic activity of the street,
- e. addresses the required variation in building rhythm; and
- f. provides for units to have an orientation and entrance off the street.

Condition 8.

Building along Northwest 13th Street and Northwest 7th Avenue, should present an architectural style, which reflects a multiple-unit façade, each with a separate identity. Entrances at ground level should be oriented towards the street with stairs, porches or a compatible entrance feature directly related to the adjacent sidewalk.

Condition 9.

Building height shall be a minimum of two stories and a maximum of five stories or 65 feet along Northwest 13th Street. If more than three stories are proposed along Northwest 13th Street, the upper stories shall be terraced or stepped back.

Condition 10.

Building height along Northwest 7th Avenue shall be a maximum of three stories or 39 feet.

Condition 11.

Existing trees along Northwest 12th Street shall be preserved, except those determined by the city arborist to be invasive species or that have no significant value.

Condition 12.

The type, extent and scale of development proposed on the portion of the property fronting Northwest 8th Avenue shall be determined after a detailed review of the environmental factors of the area.

Condition 13.

Any development on that portion must provide all supporting facilities, including parking, stormwater and emergency services.

Condition 14.

Signage for the development shall be in accordance with the Land Development Regulations.

Intensity of development & useable open spaces, plazas and recreation areas.

The development is proposed as a single use, multi-family residential development consisting of 225 dwelling units. The applicant proposes to use the northern portion of the property, parcel number 14095, which is currently designated as Office, partly for residential and partly as a conservation area. No information is provided about the number of buildings or units proposed for the area. It appears that the total number of 225 units will be distributed over the entire subject property. The area contains a creek and associated non-developable areas, which has been approximated as 2.57 acres. Most of the units will be constructed on the area south of the creek setback line.

The existing land use on the property fronting Northwest 13th Street is Mixed-Use Low Intensity. That land use allows commercial as well as residential at a density of up to 30 dwelling units per acre. Although the current development proposal does not include commercial uses, it seems consistent to maintain the ability for commercial development along Northwest 13th Street. The PUD Land Use category was designed specifically to allow a mix of residential and non-residential uses. It is therefore recommended that a maximum of 15,000 square feet of commercial may be allowed along Northwest 13th Street.

Condition 15.

The maximum allowable density on the subject property shall be 30 dwelling units per acre. The maximum number of residential units north of the creek shall not exceed 10 units.

Environmental constraints

The property is traversed along the northern section, by Rattlesnake Creek, at a line almost consistent with the south boundaries of tax parcel number 14095. Due to environmental concerns, a creek setback is established along the south side of the creek at approximately 110 feet on the west side and 50 feet on the east end of the subject property. Along the north side of the creek, the setback varies from 45 feet on the west side to approximately 150 feet on the west side. No development is allowed within the creek setback limits. The creek clearly creates two distinct and separate portions of the subject property and also forms the boundaries of the current

land use and zoning designations. The creek and its immediate adjacent areas are also environmental concerns in the consideration of any development in the area. The area south of the creek setback is clearly developable with some minor concerns. However, the area north of the creek setback is questionable in terms of supporting development.

External and Internal transportation access

The development is bounded on all four sides by fully developed roads that connect efficiently into the overall road network. The project is therefore easily accessible via automobile. The main transportation access to the development is limited to Northwest 13th Street and Northwest 7th Avenues. Other limited access points for fire, emergency, utility and loading services are allowed off Northwest 12th Street.

No significant internal transportation movements are proposed. The two limited access points allowed from Northwest 12th Street will be limited in width, length and direction. The exact configuration will be dictated by the fire safety, utility and public works departments during development plan review.

Condition 16.

One access point will be allowed onto Northwest 7th Avenue and Northwest 13th Street. The configuration and location of each access shall be determined during development review. The reviewing body shall impose standards appropriate to facilitating safe and efficient movement of traffic. All traffic improvements shall be at the full expense of the applicant. The final determination of access points shall be based on a full traffic analysis.

Condition 17.

If development is feasible on the north side of the creek, one access point may be allowed onto Northwest 8th Avenue. The configuration and location of each access shall be determined during development review. The reviewing body shall impose standards appropriate to facilitating safe and efficient movement of traffic. All traffic improvements shall be at the full expense of the applicant. The final determination of access points shall be based on a full traffic analysis.

Condition 18.

Design, placement and configuration of the limited access points off Northwest 12th Street shall be determined during development plan review by the departments having jurisdiction.

Condition 19.

During development review, the city shall analyze the proposed development in terms of its traffic impact on the existing roadway and traffic signalization patterns. The petitioner/developer may be required to make improvements commensurate with the potential impacts of the development on the roadway system.

Off-street parking

The development is within a district where no motor vehicle is required. However, a parking facility is proposed to facilitate the needs of the development. The intent of no required parking is to facilitate developments, which would emphasize a strong or predominant pedestrian orientation and discourage the predominance of automobiles. To this end, the development shall ensure the efficient accommodation and circulation of vehicles associated with the development. On street parking may be provided but shall not be solely allocated to the development. A limited number of bicycle parking shall be provided.

Condition 20.

The development shall provide vehicular and bicycle parking consistent with the parking standards in the Land Development Code.

Condition 21.

On street parking may be provided but shall not be solely allocated to the development.

Sidewalks, trails and bikeways

The development is in an area, which strongly encourages pedestrian movement. It is therefore expected that sidewalks will be a prominent feature of the development. Sidewalks are required along all streets abutting the development. Adequate space shall be provided for placement of the sidewalks. Internal movement should be facilitated through the provision of sidewalks linking buildings and main areas of activity.

Condition 22.

Along Northwest 12th Street, building setbacks shall be established in a manner that will preserve the existing non-invasive trees, which are greater than eight (8") inches. During development review, the development review board and/or the city manager or his designee, may allow removal of trees based on safety and health of the specific tree/s in questions

Condition 23.

Along NW 7th Avenue, building setbacks shall be established in a manner that will allow placement of a 6-foot to 8-foot wide sidewalk, allow tree planting and a street entrance along that Avenue

Condition 24.

Along Northwest 13th Street, building setbacks shall be established in a manner that will allow placement of a 6-foot to 8-foot wide sidewalk, allow tree planting, a street entrance and building front orientation along that street

Condition 25.

Treatment of streetscape, street and sidewalk design and building orientation shall be consistent with the intent of the Traditional City and Central Corridor Overlay.