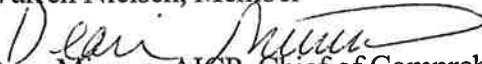


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**Inter-Office Communication
Department of Community Development
Station #11 ● Extension 5022**

Date: November 28, 2000 (Revised 12/5/00)

To: Public Works Committee
Pegeen Hanrahan, PE, Chair
Warren Nielsen, Member

From: 
Dean Mimms, AICP, Chief of Comprehensive Planning

Subject: Update on Lake Meta Neighborhood Issues for December 4, 2000 meeting of PWC

The Committee at its August 10, 2000 meeting directed staff to: ascertain whether the University of Florida would like to participate in the development of a special area plan for the Lake Meta neighborhood; proceed with traffic calming if the neighborhood desires traffic calming; and report back to the Committee as appropriate. Informal communications between city staff and university faculty have resulted in no expression of interest by the University in developing a special area plan. The Public Works Department has developed a three-segment traffic calming (speed humps) plan and sent a description of the plan (attached) to Lake Meta property owners, who have been asked to cast individual ballots by mail. Results are pending.

Staff has also explored other issues raised at the July 25, 2000 Lake Meta neighborhood meeting. The attached Table, entitled *Lake Meta Neighborhood Issues*, lists various issues, responsible entities, and recommended actions for each of the five areas delineated (see attached map) within the Lake Meta neighborhood. The following issues not listed in the table are generally applicable to the entire neighborhood; staff responses are included:

- *Environmental regulations* (similar to concepts supported in the County's Special Area Plans for Idylwild/Serena, Williston Road, and Cross Creek areas). Staff response: The environmental assessment (see attached) made by the Nature Operations Division in March of 2000 did not show the area to be one of high environmental quality in terms of flora and fauna. Staff sees no basis for establishment of special environmental regulations for this area.
- *City Tree Sponsor Program* (to be used to replace aging oaks). Staff response: The City Arborist has recently stated her willingness to make a presentation to the neighborhood on this and other City tree programs that may be of interest to Lake Meta residents.
- *Tree preservation and replacement* (protecting conifers as well as hardwoods). Staff response: The City Arborist is willing to make a presentation to the neighborhood on City tree programs.

- *Evaluate transit service and enhance as needed* (to serve Hidden Lake Apartment student population). Staff response: The RTS will annually evaluate existing transit service in the vicinity of the Lake Meta neighborhood and consider potential enhancements to that service with regard to ridership and frequency of service. Several routes on three streets currently serve this area, Route 6 on NW 13th St. and NW 6th St., Route 15 on 23rd Ave., Route 8 on NW 13th St. and Route 10 at the corner of NW 16th Ave. and NW 13th St.
- *Habitat/environmental assessment*. Staff response: Same as for *Environmental Regulations*, above.
- *Home ownership programs* - Examine issues related to non-homesteaded properties and landlord licensing. Staff response: Await results of study by University Ad Hoc Committee. Initial committee report expected late January.
- *Sidewalk construction* - Do not propose sidewalk construction because front yards are too small and public rights-of-way are too narrow. Staff response: Staff concurs. No action necessary.

Staff will make a short presentation on Lake Meta neighborhood issues at the December 4, 2000 meeting of the Public Works Committee.

Attachments

dm

Lake Meta Neighborhood Issues (revised 12/5/00)

Area 1

Issue	Entity	Recommended Action
Special Area Plan Building and lot dimensions (bulk, height, setbacks, lot coverage, etc.)	Planning	None recommended for Area 1.
Limitations on the number of lots that can be assembled (as provided in the TND, an overlay zoning district)	Planning	None proposed.
Design Standards Street lighting	Public Works GRU	Will forward request to GRU to review street lighting for compliance with City Standards.
Buffers, parking on lawns, etc.	Planning	Buffers per Land Development Code. The City may wish to consider applying University Context Area restrictions on front yard parking to the Lake Meta neighborhood.
Rezoning Work with property owners and residents to evaluate the appropriateness of existing zoning	Planning	Planning staff has met with two property owners in Area 2, and is available to meet with any Lake Meta property owners to discuss the appropriateness of existing zoning.
Facilitate negotiations for down zoning where this is identified as appropriate	Planning	Planning staff is willing to facilitate such negotiations when and if necessary.
Transportation Plan Address ingress/egress from the neighborhood onto arterial streets at NW 21 Ave. and NW 9 St.	Public Works	After apartment project is complete, Public Works will review intersection (NW 21 st Ave & 13 th St) for safety and access management issues. Must coordinate with FDOT because 13 th St is a State Road.
Develop traffic calming plan	Public Works	Ballot on traffic calming plan mailed. Determine outcome 12/8/00.
Evaluate bicycle facilities and enhance as needed	Public Works	Evaluate bicycle facilities in and around Lake Meta neighborhood as part of the on-going, countywide Bicycle Master Plan update.

Lake Meta Neighborhood Issues (revised 12/5/00)

Area 2

Issue	Entity	Recommended Action
Special Area Plan Building and lot dimensions (bulk, height, setbacks, lot coverage, etc.)	Planning	Consider re-zoning limited area(s) from RMF-5 to RC, which does not allow three- or four-family dwelling units.
Limitations on the number of lots that can be assembled (as provided in the TND, an overlay zoning district)	Planning	None proposed under current or contemplated (see above) zoning.
Design Standards Street lighting	Public Works GRU	Will forward request to GRU to review street lighting for compliance with City Standards
Buffers, parking on lawns, etc.	Planning	Buffers per Land Development Code. The City may wish to consider applying University Context Area restrictions on front yard parking to the Lake Meta neighborhood.
Rezoning Work with property owners and residents to evaluate the appropriateness of existing zoning	Planning	Planning staff has met with two property owners in Area 2, and is available to meet with any Lake Meta property owners to discuss the appropriateness of existing zoning.
Facilitate negotiations for down zoning where this is identified as appropriate	Planning	Planning staff is willing to facilitate such negotiations when and if necessary.
Transportation Plan Address ingress/egress from the neighborhood onto arterial streets at NW 21 Ave. and NW 9 St.	Public Works	Does not apply to this area.
Develop traffic calming plan	Public Works	Does not apply to this area.
Evaluate bicycle facilities and enhance as needed	Public Works	Evaluate bicycle facilities in and around Lake Meta neighborhood as part of the on-going, countywide Bicycle Master Plan update.

Lake Meta Neighborhood Issues (revised 12/5/00)

Area 3

Issue	Entity	Recommended Action
Special Area Plan Building and lot dimensions (bulk, height, setbacks, lot coverage, etc.)	Planning	None recommended for Area 3.
Limitations on the number of lots that can be assembled (as provided in the TND, an overlay zoning district)	Planning	None proposed.
Design standards re: street lighting	Public Works, GRU	Will forward request to GRU to review street lighting for compliance with City Standards.
Design standards re: buffers, parking on lawns, etc.	Planning	Buffers per Land Development Code. The City may wish to consider applying University Context Area restrictions on front yard parking to the Lake Meta neighborhood.
Rezoning Work with property owners and residents to evaluate the appropriateness of existing zoning	Planning	Planning staff has met with two property owners in Area 2, and is available to meet with any Lake Meta property owners to discuss appropriateness of existing zoning.
Facilitate negotiations for downzoning where this is identified as appropriate	Planning	Planning staff is willing to facilitate such negotiations when and if necessary.
Transportation Plan Address ingress/egress from the neighborhood onto arterial streets at NW 21 Ave. and NW 9 St.	Public Works	Public Works will review access points on to NW 6 th St and NW 16 th Ave after apartment project completed.
Develop traffic calming plan	Public Works	Ballot on traffic calming plan mailed. Determine outcome 12/8.
Evaluate bicycle facilities and enhance as needed	Public Works	Evaluate bicycle facilities in and around Lake Meta Neighborhood as part of the ongoing, countywide Bicycle Master Plan update.

Lake Meta Neighborhood Issues (revised 12/5/00)

Area 4

Issue	Entity	Recommended Action
Special Area Plan		
Building and lot dimensions (bulk, height, setbacks, lot coverage, etc.)	Planning	None recommended for this RSF-1 area.
Limitations on the number of lots that can be assembled (as provided in the TND, an overlay zoning district)	Planning	None needed for this area.
Design Standards		
Street lighting	Public Works GRU	Will forward request to GRU to review street lighting for compliance with City Standards.
Buffers, parking on lawns, etc.	Planning	Buffers per Land Development Code. The City may wish to consider applying University Context Area restrictions on front yard parking to the Lake Meta neighborhood.
Rezoning		
Work with property owners and residents to evaluate the appropriateness of existing zoning	Planning	Not applicable to this RSF-1 area.
Facilitate negotiations for down zoning where this is identified as appropriate	Planning	Not applicable.
Transportation Plan		
Address ingress/egress from the neighborhood onto arterial streets at NW 21 Ave. and NW 9 St.	Public Works	Does not apply to this area.
Develop traffic calming plan	Public Works	Ballot on traffic calming plan mailed. Determine outcome 12/8.
Evaluate bicycle facilities and enhance as needed	Public Works	Evaluate bicycle facilities in and around Lake Meta neighborhood as part of the ongoing, countywide Bicycle Master Plan update.

Lake Meta Neighborhood Issues (revised 12/5/00)

Area 5

Issue	Entity	Recommended Action
Special Area Plan		
Building and lot dimensions (bulk, height, setbacks, lot coverage, etc.)	Planning	None recommended for this MU-1, RSF-1, OF, and BA area.
Limitations on the number of lots that can be assembled (as provided in the TND, an overlay zoning district)	Planning	None needed for this area.
Design Standards		
Street lighting	Public Works GRU	Will forward request to GRU to review street lighting for compliance with City Standards.
Buffers, parking on lawns, etc.	Planning	Buffers per Land Development Code. The City may wish to consider applying University Context Area restrictions on front yard parking to the Lake Meta neighborhood.
Rezoning		
Work with property owners and residents to evaluate the appropriateness of existing zoning	Planning	Not applicable to this area.
Facilitate negotiations for down zoning where this is identified as appropriate	Planning	Not applicable.
Transportation Plan		
Address ingress/egress from the neighborhood onto arterial streets at NW 21 Ave. and NW 9 St.	Public Works	Does not apply to this area.
Develop traffic calming plan	Public Works	Previous traffic calming implemented in 1990 (street closure).
Evaluate bicycle facilities and enhance as needed	Public Works	Evaluate bicycle facilities in and around Lake Meta neighborhood as part of the ongoing, countywide Bicycle Master Plan update.