

Leadership Group Meeting
4/26/12

Members in Attendance

Paolo Mastroserio, Chairman
Ken Ausley
Jaye Baillee
Bob DuMond
Summer Gill
Barbara Fitos
Ruth Reed
Grant McMahan
Ed Plaster

Staff in Attendance

Mike Daniels
Pete Lee
Peggy Cash

Mr. Mastroserio announced that Ed Plaster was the winner of the ReInvent Tuscawilla Competition.

Mr. Daniels reminded the Group that it was discussed at last month's meeting that staff would be making some changes to the Future Land-Use Element (FLUE). He said staff made some changes as shown in red on a draft copy of the FLUE, which was distributed.

Future Land Use Nomenclature – whether to use “Low Intensity.” It was decided to change the name from the “Central Core District” to “High Intensity/Central Core District.” He advised that the Planning and Zoning Commission (P&Z) expressed concern with using the terminology, low, medium and high intensity. They find it hard to understand how SR200 would be considered low intensity, and how intensity relates to the efficient use of space. SR200 has large parking areas with the relationship between the building and property being low. He asked Leadership Group members to attend the May P&Z meeting to address this issue. Planning Consultants like the low/med/high. Mr. Lee asked if the Leadership Group is in agreement with the new terminology. Mr. Ausley asked if this is normal terminology. Mr. Lee responded in the affirmative. The term low intensity was discussed at length. Mr. Lee said “low intensity” is a broad term. Ms. Baillee asked if someone is looking at a map, how it would be viewed first. Mr. Lee suggested it would be on-line. Ms. Baillee confirmed that the information would be available on-line. Mr. McMahan suggested that a developer would typically look at a location,

and if a specific location is found they'll look into zoning and may even try to have the zoning changed if it isn't what they need.

Mr. Lee said the color scheme has been criticized. Mr. McMahon suggested swapping the residential and low intensity colors.

Non-residential uses within the neighborhood FLU. Mr. Daniels noted that some of the language is very specific and staff revised the language to be more general. Mr. Lee spoke of specific situations for neighborhoods that are on arterial roadways. He commented that neighborhoods should really not be located on arterial roadways. Linear strip development is not wanted.

Best Practices Design Guidelines – Objective 9. Attorneys suggested that “encouraging” is a confusing term. Objective 9.2 discourages large surface parking lots. The idea is to push the buildings closer to the street with parking in the rear for a more pedestrian friendly environment. At the same time there are low intensity areas where this is not discouraged. Staff is proposing to include design guidelines for certain areas. Mr. Lee suggested that one concept to consider would be a point system to determine whether design guidelines are required.

Mr. Plaster noted that under Objective 9 it still uses the term “encourages”. He suggested that this makes it unenforceable and implied. Mr. Daniels said a different term might be used. Mr. Lee suggested removing the “weak” words and replacing them with a different dialogue that will be supported by zoning ordinances. Mr. Ausley suggested that there should be requirements. Mr. Lee said there are specific uses that certain properties will accommodate. The goal should be more clearly stated. Mr. Ausley suggested that if it says “requires” City staff members will follow it as written.

Comprehensive Plan Element Clean-up. Mr. Daniels said that staff tried to clean up the language in the other elements by removing dates and verbiage that no longer apply. One statement included on page 24 concerning drainage wells is erroneous. The language should be rewritten if the developer cannot meet Florida water requirements, there are alternatives. Mr. Mastroserio suggested using “ALTERNATIVE METHOD UNTIL APPROVED BY THE CITY ENGINEER”. Mr. Daniels said most of the situations where language was changed is due to outdated information being removed.

The City is required to go through the Evaluation Appraisal Report process later this year. At this point, staff just wants to make sure that all the other elements are consistent with the FLUE. Staff met with the Department of Economic Opportunities (DEO) in Tallahassee last week. DEO likes the form based code, and the reduction of zoning and land use categories. Mr. Lee said it is very different dealing with DEO versus the former Department of Community Affairs.

They're mainly interested in protecting state resources and facilities. Their level of influence and power is much different from what it was a few years ago. There seems to be an understanding that developing urban and suburban areas are different from each other.

Mr. Daniels said staff is looking at changing the land use for certain areas. He named SE 17th Street between 11th and 25th Avenue. He said the north side of SE 17th Street could be a neighborhood. It would protect the area, but would allow some non-residential uses. Mr. Mastroserio asked what the zoning would be. Mr. Lee said zoning districts were collapsed such as all the Bs are one category. He briefly described how other designations were combined. Mr. Lee said there are certain sites that are large and can accommodate non-residential uses. There are other mid-block lots that are very small and lots would need to be combined for non-residential uses. There could be access issues with adjacent residential uses. Mr. Mastroserio said it will be difficult because neighbors will complain about non-residential uses. It was noted that this is going to be a tough area to determine the land use. Mr. Lee suggested that the height of the buildings will need to be taken into consideration. Mr. Ausley said when his offices were built the neighbors were very opposed, but it hasn't been as bad for them as they thought it would be. Specific properties on SE 17th Street were discussed.

Other areas staff is looking at is West Silver Springs Boulevard at NW 1st Street and NW 4th Terrace and how it transitions from high intensity to a neighborhood at Parkside Apartments. The area is envisioned as being mixed use. Staff is thinking of extending the downtown area out to NW 7th Avenue. Mr. Lee said NW 2nd Street is a strong connector and staff wouldn't want to preclude commercial redevelopment. Staff is looking at strengthening the pedestrian connection to the downtown.

Another area on West Silver Springs Boulevard near NW 20th Avenue is being looked at. A node is being considered. A grocery store is also being considered for the area. Mr. Lee said staff didn't agree with the consultants concerning this area. Mr. Lee said there is already a mixture of uses with a mix of architectural styles. There are old and new buildings. Staff has an idea of what the linear corridor should look like in the future. The gateway starts at I-75 and progresses into town. Mr. Lee said he thinks there is a node in the area that won't preclude commercial uses. Mr. Plaster said he could see it more intensely developed with commercial uses for the neighborhood.

East Silver Springs Boulevard was briefly discussed as having too many curb cuts and not being pedestrian friendly.

Mr. Daniels announced that the next P&Z meeting is on May 14th. The next step will be moving forward to City Council in June. The Comp Plan is then transmitted to the State and will probably come back in September for final adoption.

Mr. Lee said staff has been working with the consultants on developing a form based code. They've been testing it in the field. He said there are two main thoroughfares that go through the City. They are SR40 and US441. The streets were then categorized as primary street and standard streets. Requirements are more stringent for primary and downtown streets. Rules are less stringent for standard streets. There is a real distinction from the north and south. There is a very small area in the center with an urban core. Staff separated land into 4 districts. The medical district, downtown, midtown and North Magnolia. The intersection of Magnolia and NE 14th Street was selected as the center of the North Magnolia District. A central spot was picked for each district. Referring to a map, Mr. Lee noted that the roadways designated as black are the standard/support streets. There are more relaxed rules. Parking can be in the front with a wall separation. There will be a "build to line" instead of a "setback requirement." Using Google Earth and starting from the Boulevard and traveling down NE 1st Avenue, Mr. Lee described how buildings are located on their lots and how the downtown quickly disintegrates to urban type development. The requirement in the downtown is at least 80 percent frontage cover. He noted that where the chamber was once located is a site that would accommodate a two-story building.

A discussion ensued concerning how to require that buildings are two or three stories. Mr. Plaster believes the market should determine the number of stories. Mr. Daniels said staff considered using FARs to regulate the height of certain buildings. Mr. Lee said the core is very small and height is needed. The near core is only one story. There are parking issues to face.

Mr. Lee presented MERJE options for signage and briefly reviewed them.