

Agenda Item 8 (Legislative Hearing)

Land Development Code Text Amendment

DEV2018-102

Amending Article 6 and 7 of the LDC

STAFF REPORT

DATE: July 17, 2018

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

AMENDMENT REQUEST

A request by Development and Administrative Services Department, Planning Division, on behalf of the Public Works Department, to amend the Land Development Code, Article 6 (Development Standards) to require LED street lighting and Article 7 (Subdivision and Infrastructure) to meet City Standard Details.

PROPOSED LDC TEXT AMENDMENTS

Staff is requesting the LDC be amended as follows: [~~strikeout~~ indicates deleted text, additions indicated by underlined text].

Article 6.9 Exterior Lighting

E. Street Lighting.

1. Public and private streets, sidewalks, and other common areas or facilities in developments may be illuminated to ensure the security of land and the safety of persons using such streets, sidewalks, and other common areas or facilities. When provided, illumination shall be in accordance with a plan designed by the appropriate utility company.
2. All street lights shall be located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring.
3. The light structure and light color of street lights in an individual subdivision or development shall be consistent throughout the subdivision or development.
4. All street lights are to be light-emitting diode (LED) equivalent to 100 watts meeting the requirements of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (also referred to as The Florida Greenbook) latest edition. Illumination standards must be met prior to final plat approval, or prior to occupancy when final plat approval is not required.

Article 7.2 – Required Infrastructure.

C. General Standards.

1. All plans and specifications for required infrastructure shall be reviewed and approved prior to construction. After construction improvements shall be inspected and, if approved as built, a certificate of completion shall be issued.
2. All development shall comply with the most recent version of the City's Standard Details, Construction Notes, and As-Built Drawing Requirements.
3. If a development has been designed and built with private infrastructure, the City will not allow the infrastructure to be dedicated to the public until the infrastructure improvements are designed, approved, and constructed to meet current City ~~standards~~ Standard Details (also referred to as Engineering Standards for Design and Construction).

6. *Cross Section.*
 - a. Street cross sections shall conform to City ~~standards~~, Standard Details (also referred to as Engineering Standards for Design and Construction) All residential subdivisions shall contain urban roadway sections. Rural roadway sections may be permitted within industrial subdivisions, if appropriate.
 - b. A stabilized subgrade to support the pavement base shall be constructed to a depth of at least 12 inches under arterial streets and at least six inches under all other streets. A greater depth may be required where conditions warrant. The subgrade shall be stabilized to no less than 75 pounds using the Florida Department of Transportation bearing method.
 - c. Two inches minimum thickness of ~~type S-I asphaltic concrete~~ Asphalt Bituminous Concrete Type SP-9.5 (Superpave) pavement shall be required on all arterial streets and collector streets. One and one-half inches minimum thickness of ~~type S-I asphaltic concrete~~ Asphalt Bituminous Concrete Type SP-9.5 (Superpave) pavement surface shall be required on all other streets.
 - d. A base of one of the following materials shall be constructed at the compacted thickness indicated. The type of base used shall be selected by the City.

Base Material	Arterial and Collector Streets	Other Streets
Limerock	8 inches	6 inches <u>8 inches</u>
Sand bituminous road mix	—	6 inches
Crushed concrete	8 inches	6 inches <u>8 inches min</u>
Hot plant mix asphalt	5.5 inches <u>6 inches min base</u>	4.5 inches <u>6 inches min</u>

E. **Sidewalks.** Sidewalks and bicycle travel and access areas are required on both sides of all streets in accordance with this subsection.

1. *Sidewalks.*

- a. *Subdivision.* Sidewalks shall be constructed in all new subdivisions at the time of plat approval.
- b. *Site Plan.* Sidewalks in existing subdivisions shall be constructed along any right-of-way adjacent to the development, between the development and the paved roadway. Sidewalks shall logically extend and connect to existing sidewalks, or connect the new development with existing or proposed sidewalks in the right-of-way.
- c. *Construction Standards.*
 - i. All sidewalks shall be constructed of Portland cement concrete to the minimum thickness specified in the ~~City's Technical Manual~~ City Standard Details (also referred to as Engineering Standards for Design and Construction).
 - ii. ~~Sidewalks along arterial and collector streets shall be at least five feet in width.~~ All ~~other~~ sidewalks shall be A.D.A compatible and be at least four five feet in width.
 - iii. Sidewalks shall include ADA-compliant curb ramps at intersections with streets.
 - iv. On rights-of-way not owned or maintained by the City, the construction requirements of the maintaining jurisdiction shall apply.

TEXT AMENDMENT REVIEW STANDARDS

The purpose of Section 3.4.B.1 is to provide a uniform means for amending the text of the Land Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. Pursuant to the LDC, Section 3.4.B.3, in determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

a. Is consistent with the comprehensive plan;

Comprehensive Plan, Future Land Use Element

Objective 2.6 Green and Sustainable Strategies – The City shall develop green and sustainable land use strategies that protect the natural environment.

Policy 2.6.1 The City shall continue to seek ways and opportunities to implement green and sustainable initiatives regarding, but not limited to, carbon footprint reduction, water conservation and reuse, recycling, waste and energy reduction, reuse of resources, greater operational efficiency, land use and transportation practices, multi-pollutant

prevention, and environmental improvements.

LED lights use about 50 percent less electricity than traditional incandescent, fluorescent and halogen options, resulting in substantial energy cost savings, especially for spaces with lights that are on for extended periods. LEDs also aim light in a specific direction unlike conventional bulbs, which emit light—and heat—in all directions. This directional lighting capability reduces wasted light and energy.

The proposed text amendments are consistent with the Comprehensive Plan.

b. Is in conflict with any provision of this Code or the Code of Ordinances;

The proposed amendments are in compliance with the LDC.

c. Is required by changed conditions;

Article 6 – Exterior Lighting and Article 7 – Required Infrastructure

The City continues to amend the Land Development Code for the purpose of using the latest technology and construction materials to ensure safe and effective standards for City infrastructure. The proposed LDC text amendments accomplish these objectives.

d. Addresses a demonstrated community need;

The proposed text amendments demonstrate a community need by using modern technology in the construction standards for community improvements.

e. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;

The proposed text amendments assists in ensuring efficient development patterns.

f. Would result in a logical and orderly development pattern; and

The proposed LDC text amendments are not anticipated to have any adverse impacts on the existing development patterns.

g. Would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

LED lights are more efficient than traditional lighting, such as fluorescent and incandescent lights. Less energy use reduces the demand from power plants and decreases greenhouse gas emissions. Staff does not anticipate any negative environmental impacts with the proposed amendments.

RECOMMENDATION

Based on staff analysis and review of the above standards, approval of the requested text amendments to Article 6 and 7 is recommended. A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.

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