



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Ordinance 2021-21: ZTA-21-06 Right-of-Way (ROW) Engineering Standards

Second Reading: A City-initiated request for a text amendment that will increase the width requirements for sidewalks from four (4) feet to five (5) feet and to increase the required right-of-way width for local roadway design from forty (40) feet to forty-two (42) feet.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☒ Legislative

☒ Public Hearing

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| Originating Department: Planning & Engineering Project Manager _____ Caryn Gardner-Young, Zoning Administrator | Reviewed By: Director of Planning & Engineering _____ Kara L. Irwin-Ferris, AICP |
| Approved By: City Manager _____ Andrea McCue | Public Notice: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Dates: 12/2/21; 3/10/2022 Paper: The Lake Worth Herald Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance: _____ |
| Attachments: <ul style="list-style-type: none">• Ordinance 2021-21 | City Council Action: <input type="checkbox"/> Approval <input type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____ |

I. Executive Summary

Sidewalk width has significant implications for streetscape design and the quality of the pedestrian environment. Sidewalks that are too narrow prevent pedestrians from moving safely and comfortably. Narrow sidewalks also make it difficult or impossible to provide important additional streetscape elements and pedestrian amenities. A wide sidewalk offers pedestrians enough space to walk at their chosen pace, stand, sit, socialize, or merely enjoy their surroundings. Wider sidewalks also offer more space for landscaping and amenities, making the streetscape more useful and attractive and also acting as a buffer between traffic and pedestrians.

In addition, quality sidewalks and public spaces promote walking, whether it is to connect to transit, to buy groceries at the corner store, or from parking a vehicle or bike. Increasing the amount that Greenacres' citizens walk can improve physical and emotional wellbeing, can reduce air pollution, and can reduce the number of vehicles competing for space on streets. A well-designed public realm can also promote a sense of community and improve social capital among residents, visitors, and businesses in neighborhoods across the county. Creating an environment in which people can sit, linger, and see and be seen sets the stage for the formation of strong social bonds and a dynamic community.

Further, sidewalks require a minimum width of 5.0 feet if set back from the curb or 6.0 feet if at the curb face to meet the minimum requirements for people with disabilities. Walking is a social activity. For any two people to walk together, 5.0 feet of space is the bare minimum. In some areas, such as near schools, sporting complexes, some parks, and many shopping districts, the minimum width for a sidewalk is 8.0 feet. Thus, any existing 4.0-foot-wide sidewalks (permitted as an AASHTO minimum) often force pedestrians into the roadway in order to talk. Even children walking to school find that a 4.0- foot width is not adequate.

With the change in sidewalk widths, the right-of-way requirements would need to be changed to accommodate the additional two feet being required. Thus, staff is proposing to increase street widths from forty (40) feet to forty-two (42) feet.

II. Proposed Zoning Text Amendments:

The following Zoning Code regulations are impacted by the proposed Zoning Text Amendments. Items which are proposed for deletion are in **~~Strike-Through~~**, items proposed for addition are in **Single Underline**.

Proposed Change #1

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS

ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS

Sec. 12-65. - Sidewalks

Residential subdivisions shall provide sidewalks on both sides of all streets. Sidewalks shall be provided for at the time the subdivision is approved, but shall be constructed in conjunction with the development of each adjacent lot and completed before a certificate of occupancy is issued.

Sidewalks shall be at least ~~four (4)~~ five (5) feet wide on all local streets and shall be constructed of concrete four (4) inches thick and six (6) inches thick over access points. Sidewalks on collector and arterial streets shall be constructed pursuant to Florida Department of Transportation requirements. Bicycle/pedestrian paths shall be a minimum of six (6) feet wide and be constructed with a four (4) inch thick compacted base of lime rock or shell and surfaced with one and one-half (1½) inches of type III asphaltic concrete. Where bicycle/pedestrian paths cross access points they shall be constructed to the local street standards described.

Proposed Change #2

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS

ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS

Sec. 12-67. – Streets and parking areas

Table 12-~~67~~6(d): Street Right-Of-Way

| Table 12- 67 <u>6</u> (d): Street Right-Of-Way | |
|---|-----------------------------------|
| Street Type | Right-of-Way Width |
| Arterial | 120 feet |
| Collector | 80 feet |
| Local (Public) | 50 feet |
| Local (Private) | 40 feet <u>42 feet</u> |
| Marginal access | 40 feet <u>42 feet</u> |
| Cul-de-sac | 116-foot diameter |
| Alley | 20 feet |

Proposed Change #3

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS

ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS

Sec. 12-67 – Streets and parking areas

(s) *Local street design* sections shall be as follows or shall be an alternative design which provides an equivalent degree of safety and long-term performance as approved by the ~~planning and engineering~~ development and neighborhood services director.

(1) *For public local streets:* Two (2) sidewalks of ~~four (4)~~ five (5) feet wide each, two (2) travel lanes of ten (10) feet wide each, and two (2) grass swales of at least eleven (11) feet wide each.

(2) *For private local streets:* Two (2) sidewalks of ~~four (4)~~ five (5) feet wide each, two (2) travel lanes of ten (10) feet wide each, two (2) valley gutters of two (2) wide each, and two (2) grass swales of at least four (4) wide each. The valley gutter is to be placed between the swale and the edge of pavement.

III. Zoning Text Amendment Criteria:

A. *The need and justification for these changes:*

The principal intent of these proposed text amendments to the Zoning Code is to encourage multi-modal transportation and promote walking and a sense of community. Creating an environment in which people can sit, linger, and see and be seen sets the stage for the formation of strong social bonds and a dynamic community. Further wider sidewalks will assist with sidewalk requirements for people with disabilities. By widening the sidewalk width, we also need to widen the right-of-way width.

B. *The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.*

The proposed amendments are consistent with the City's Comprehensive Plan and will further the purposes of the City's Zoning Code regulations and other City codes.

IV. Staff Recommendation:

The Land Development Staff met on November 12, 2021 to discuss the proposed amendment. The following were the responses from the LDS members:

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|---------------------------------|---------------|
| Planning and Engineering Dept.: | No objections |
| Building Department: | No objections |
| Fire Rescue Department: | No objections |
| Public Works Department: | No objections |
| PBSO District 16: | No objections |

Approval of ZTA- 21-06 through the adoption of Ordinance 2021-21.

PLANNING COMMISSION – December 15, 2021

The Planning Commission on a motion made by Commissioner Hayes and seconded by Commissioner Roberts by a vote of four (4) to zero (0) recommended approval of Zoning Text Amendment **ZTA-21-06** as presented by staff.

CITY COUNCIL ACTION First Reading – February 7, 2022

The City Council on a motion made by Councilmember Pearce and seconded by Councilmember Noble, by a vote of five (5) to zero (0) recommended approval of Zoning Text Amendment **ZTA-21-06** (Sidewalk/ROW) on first reading as presented by staff.

CITY COUNCIL ACTION Adoption Hearing – March 21, 2022
