

LEGISLATIVE #

110205G



Planning and Development Department

PB11-28TCH

City Commission

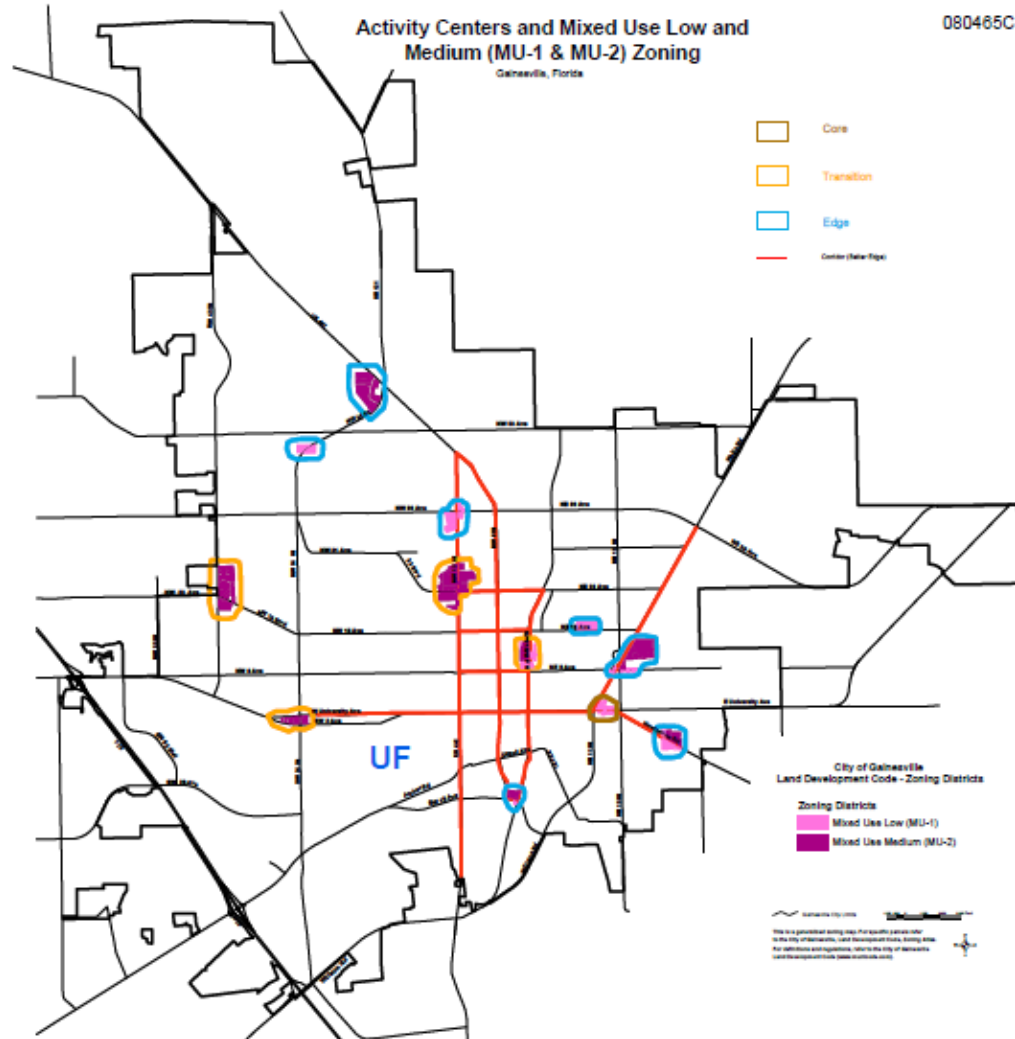
August 18, 2011

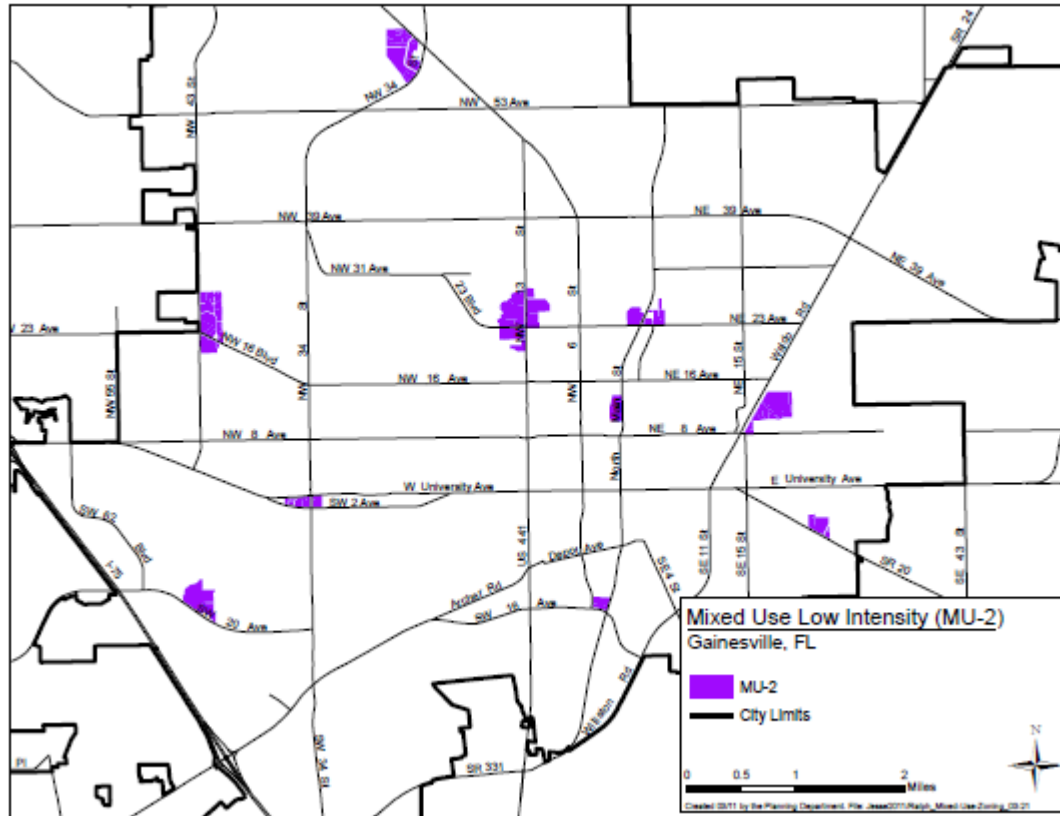
(City Legistar No. 110205)

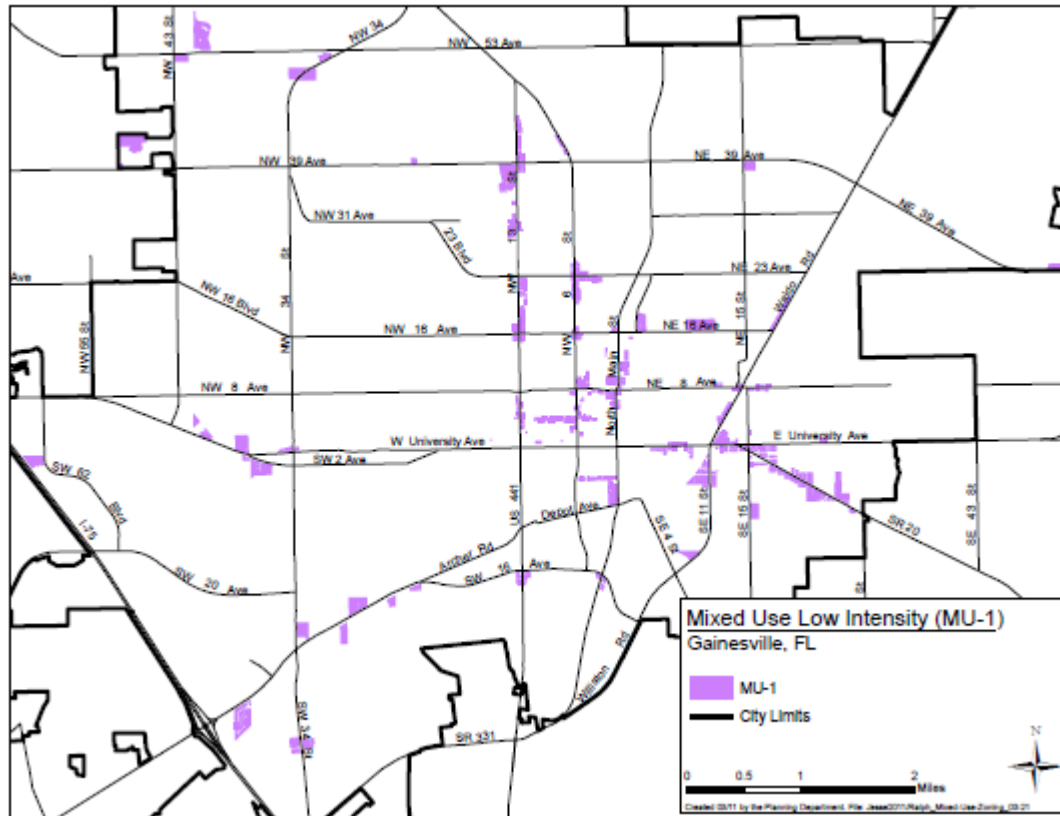
- Amend the Land Development Code to establish activity centers in the mixed-use districts which modifies the regulations in the **MU-1** (8-30 units/acre mixed use low intensity) and **MU-2** (12-30 units/acre mixed use medium intensity) districts.

- Establish Activity Centers: Core, Transition, and Edge standards and their relationship with MU-1 and MU-2 regulations
- Approval Process and Regulating Plan
- General provisions: Connectivity, Site Design and Building Design









- Setbacks: front, side and rear (Build-to lines)
- Multiple Structures (Encourage redevelopment with new buildings)
- Transition between different uses (Non-residential vs. Residential)
- Streetscaping and landscaping (Based on LDR's)
- Garden Walls (Screening)
- Open Space (20 percent required in Edge areas)
- Parking (80 percent of required in Core and Transition)
- Parking location (Rear and interior side yards, exception in Edge Area)
- Loading areas (protect residential areas)
- Bicycle and pedestrian access (must be provided)
- Mechanical equipment (must be screened from street view)
- Dumpsters (Back of house)

Illustrations and regulation consistency

- storefront zone
- pedestrian zone
- landscape zone



Area between the pedestrian zone and the building façade

Seating (with or without table)

Bollards

Recessed lighting for the building façade

Valet or hostess station/canopies

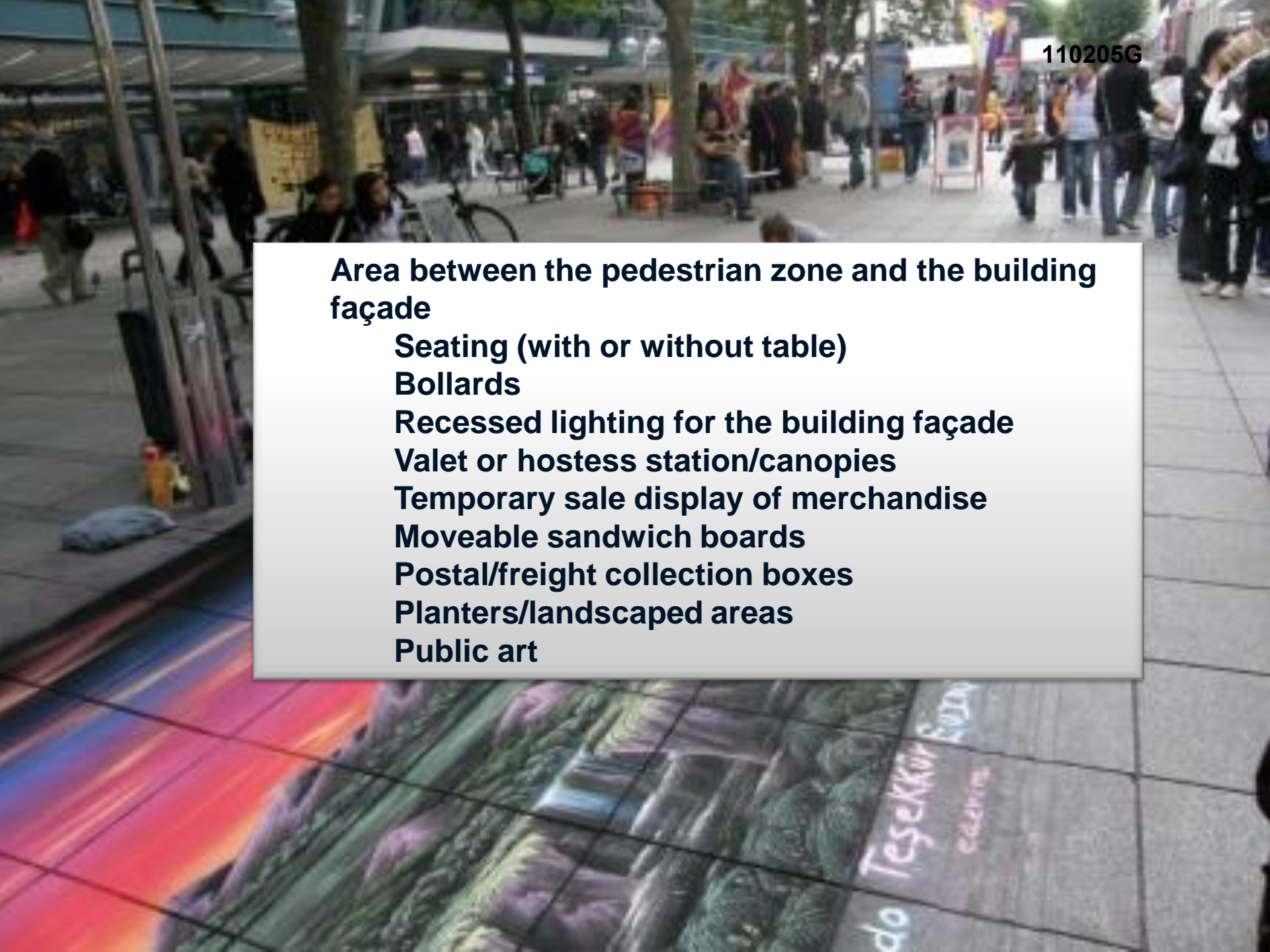
Temporary sale display of merchandise

Moveable sandwich boards

Postal/freight collection boxes

Planters/landscaped areas

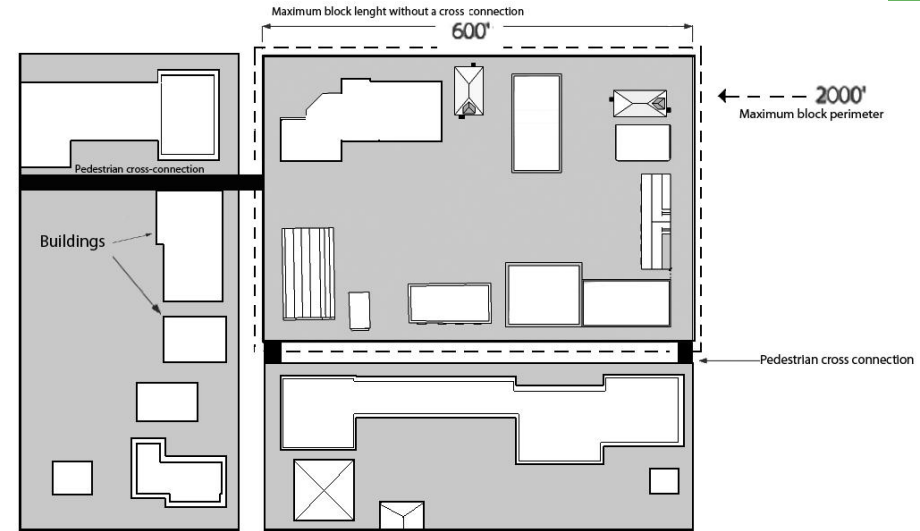
Public art



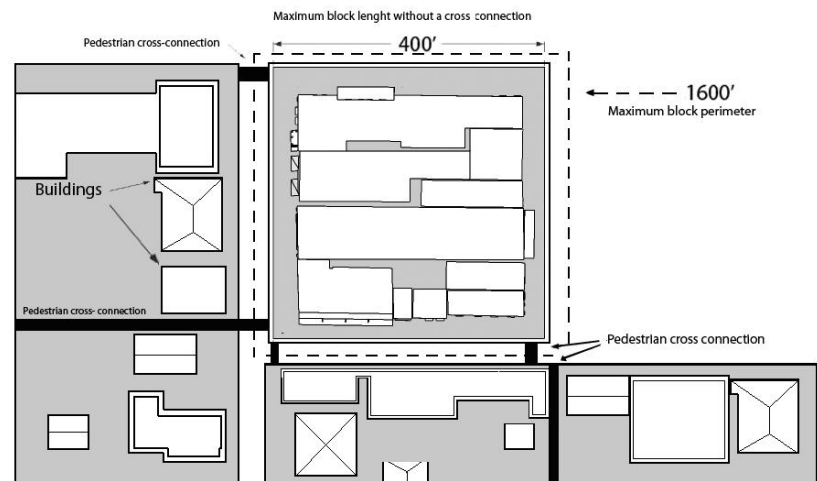
Pedestrian Orientation and Walkability

- **Maximize:**
 - **Interactivity**
 - **Safety**
 - **Walkability**
 - **Clear, direct paths**
 - **Regular cross connections**
 - **Minimize block lengths**

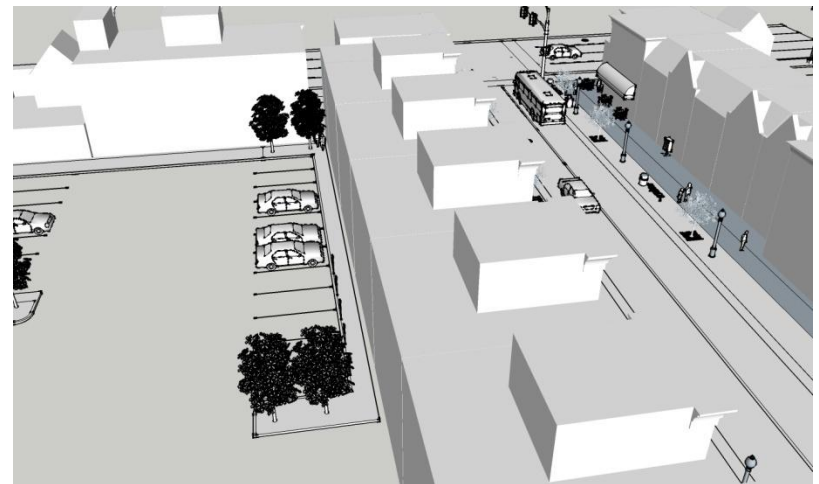
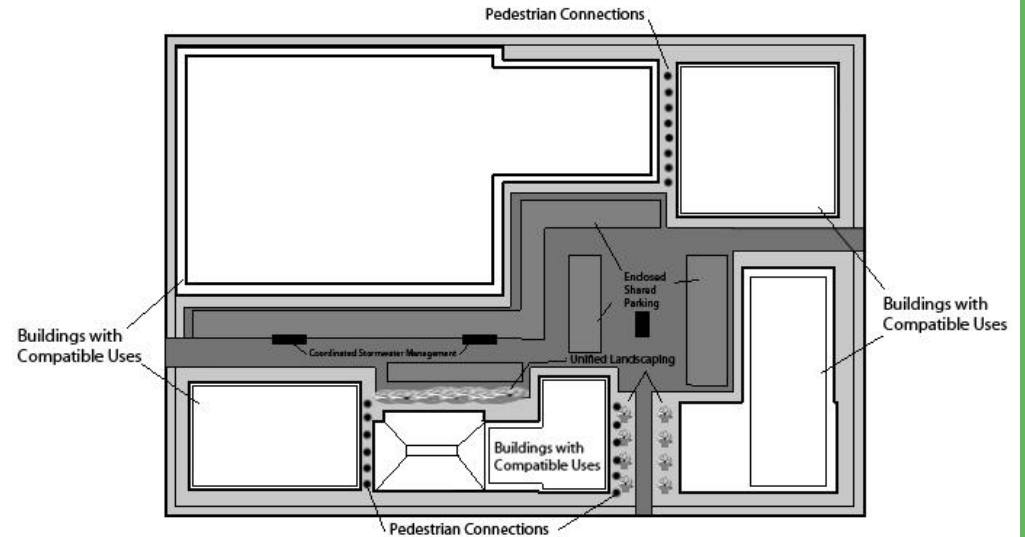
MU-1



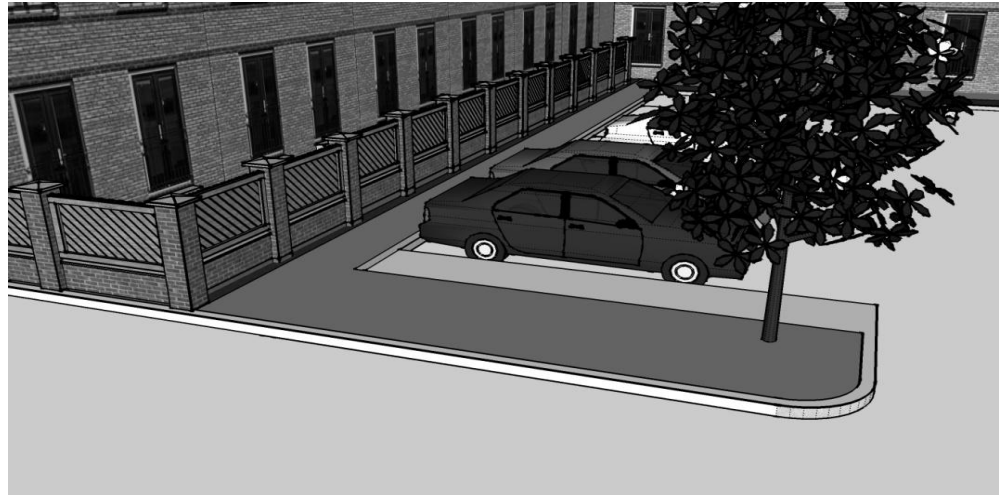
MU-2



- **Goal:**
 - Interesting pedestrian environment
 - Sense of enclosure
 - Reduce the visual impact of parking garages/lots
- Locate parking to rear or side; use liner buildings with structured parking
- Place buildings along site perimeter



- Garden Walls
 - Interesting pedestrian environment
 - Sense of enclosure
 - Reduce the visual impact of parking garages/lots



- Maximum gross leasable non-residential floor area (100,000 square feet Edge areas)
- Maximum first floor footprint per business (50,000 square feet, except grocery stores)
- Maximum street frontage per business, front side (100 feet/200 feet)
- Maximum lot coverage (more restricted in Edge areas)
- Building orientation/entries (consistent throughout)
- Building height (Minimum 25 feet (30 feet corner lot in MU-2) for Core and Transition areas, and 15 feet minimum in Edge areas)
- Building materials (a variety of materials may be used)
- Glazing
- Building articulation and modulation
- Rooflines
- Parking structures

The “45 degree shadow” setback

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MU-2 Building Height Limits

30ft Corner Lots

25ft Interior Lots

30ft Corner Lots



- Building Height (30 feet on corner lots)
- Outdoor storage (Not allowed within 20 feet of any pedestrian zone or street)
- Residential component required(40 -50 units per 150,000 square feet on site, or within 1200 feet with direct pedestrian access)

- Coordinate the location, scale and design of mixed-use developments
- Facilitate the transition of development from Edge to Core area character
- Promoting adequate transitions and interactivity through site and building design
- Reduce vehicular trips by providing basic needs near residential areas



- Comprehensive Plan Policies (Exhibit 2)
- City Commission Strategic Initiative (2.4)

- Approve the petition and the activity center map, with a recommendation that the petition be incorporated into the land development code update by the City's Land development Consultant