

LEGISLATIVE #

110642F

VIII. Information Items:

- A. **UMU-2 regulations in the Urban Village area.** Onelia Lazzari presented a status report on these draft regulations (which were recently approved on the first reading of the ordinance). She solicited Plan Board input on parking, street type, urban form, and design requirements for application to the Urban Village area. Chair Ackerman asked staff to consider a minimum residential parking requirement of one space per unit. The Plan Board recommended that staff review the minimum non-residential parking requirements. The Board suggested an urban form and the creation of a new street type called urban avenue.

Petition PB-11-89 TCH. City Plan Board. Amend Section 30-65.2 of the Land Development Code to add requirements for the Urban Village area into the Urban Mixed – Use District 2 (UMU-2) zoning regulations.

Principal Planner Onelia Lazzari, AICP, gave the staff presentation. Ms Lazzari said that after taking a closer look at the new regulations, staff realized that some of the proposed text changes needed to be broadened beyond what was advertised in the petition title such that the changes will apply to the entire UMU-2 district rather than only to the Urban Village area. Among the issues she discussed with the Plan Board was that of requiring functional entrances for each residential unit to be on the street. Another was the requirement of a front porch for each first-story residential unit. With this and the previously mentioned issue, the Board indicated that they want some flexibility in the regulations. Another issue was the prohibition on driveways in front of buildings. Staff was concerned that this would preclude porte-cocheres (enclosure over driveway at building entrance to provide shelter), which are common at hotels, medical facilities and nursing homes. Ms Lazzari pointed out that prohibiting porte-cocheres in front of a building can lead to their placement at the side or rear of a building, which results in those entrances becoming the de facto main entrance. The Board agreed that some flexibility with front build-to lines to allow porte-cocheres should be considered.

Ms Lazzari then reviewed revisions (in response to Plan Board comments from last month's meeting) regarding urban avenue parameters, and with respect to streetscape and curbing requirements. She reviewed maximum block perimeter requirements and exceptions, and noted limitations on drive-throughs. She raised the issue of no landscaping requirements in UMU-2, noting that not all buildings will necessarily be mixed use. She reviewed changes to the proposed minimum parking requirements that were made in response to Plan Board input last month. The Board asked about scooters, and whether special parking requirements are needed. Staff said they would bring proposed requirements regarding scooter parking to the next meeting.

The Board indicated that they are supportive of flexibility that would allow porte-cocheres throughout the UMU-2 district, and reiterated their opinion that each residential unit should not be required to have a functional entrance on a street.

Motion By: Danika Oliverio	Seconded By: Bob Cohen
Moved To: Continue Petition PB-11-89 TCH to August 25, 2011, re-advertise the petition, incorporate broader changes to UMU-2 that are not limited to the Urban Village, and request that staff meet with stakeholders and interested parties	Upon Vote: 4:0

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Principal Planner Onelia Lazzari made the staff presentation. She began by stating that there is new information since the July 28th Plan Board meeting's discussion of this petition, and that there is a revised staff recommendation. She noted that on August 8th Planning staff met with staff from City and County Public Works Departments, GRU, and the City Arborist's office, and with other interested parties (local engineers, property owners, etc.) on August 15th. Planning staff learned that the soils and the water table in this area largely preclude the use of vaulted stormwater systems, and that SW 20th Avenue will not be allowed to have incremental curbing. The impact is that developing urban section roadways would be cost prohibitive, which means that this road will have swales (which are consistent with a rural cross-section of the FDOT). There are similar challenges for SW 43rd Street.

Ms. Lazzari explained the challenges of developing a new zoning district rather than a revised UMU-2 district, but said it could be done to coincide with the planned November 1st adoption of the related comprehensive plan amendment. She then reviewed changes in the petition since the July 28th Plan Board meeting. These include: establishment of minimum densities; entrance requirements (re: functional entrances and front porches); reducing restrictions on driveways in front of buildings in order to allow for porte-cocheres; minimum parking requirements; options for hardscaping; clarified text regarding first floor uses; prohibition of loading docks along urban throughways; prohibition of mechanical equipment and chiller plants along urban throughways; and changes to diagrams.

She then presented the revised staff recommendation, which was to:

- Approve the changes to the existing UMU-2 zoning district that are for: clarification, consistency with the Comprehensive Plan, and corrections.
- Remove the proposed regulations in the petition associated with the Urban Village area.
- Initiate a new petition that creates a new zoning district called Urban Village/Urban Mixed Use consistent with the UMU-2 land use category. Revised regulations based on the existing UMU-2 zoning district would be tailored to apply in the Urban Village.
- Amend the Correspondence of Zoning Districts with Future Land Use Categories table in Section 30-46 of the Land Development Code to add the new Urban Village/Urban Mixed Use zoning district.
- Remove the table in the Future Land Use Element that shows corresponding zoning and future land use categories.
- Present proposed concepts for the Urban Village/Urban Mixed Use zoning district to the Plan Board as a discussion item for the September Plan Board meeting and send a mailed notice to all property owners that would be impacted by the proposed regulations.

The Plan Board then discussed both the petition and the question of either revising the UMU-2 district rather than developing a new zoning district. Craig Brashier, of Causseaux, Hewett & Walpole, Inc. spoke about the minimum proposed density of 20 units per acre, and suggested that it be lowered to 10 units per acre. Onelia Lazzari pointed out that the transmitted comprehensive plan amendment proposes 20 units per acre for new development. Chair Ackerman said that it seemed late to change the minimum density. Several Board members expressed reluctance to change the petition at

this late stage in its development by putting forth a new zoning district. The Chair said he was inclined to accept the revised staff recommendation, and that he did not support adding a whole new zoning district. Ms. Lazzari said that staff would notify the property owners of the next meeting of the Plan Board at which this petition will be discussed.

Motion By: Crystal Goodison	Seconded By: Laurel Nesbit
Moved To: Continue the petition to the September 22, 2011 Plan Board meeting	Upon Vote: 4:0

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Principal Planner Onelia Lazzari, AICP, gave the staff presentation on additional proposed changes to the UMU-2 zoning regulations. The primary additional changes are:

1. Addition of a Primary Frontage Streets map and regulations about Primary Frontage Streets.
2. Addition of the Urban Walkway concept with a definition and regulations.
3. Addition of a requirement for a Circulation Plan for new development and redevelopment in the Urban Village on sites greater than 2 acres in size.

The Plan Board concurred that these changes were acceptable, and continued the petition to the next regularly scheduled meeting of the City Plan Board.

Motion By: Crystal Goodison	Seconded By: Erin Condon
Moved To: Continue Petition PB-11-89 TCH to the December 5, 2011 meeting of the City Plan Board	Upon Vote: 4-0

Petition PB-11-89 TCH. City Plan Board. Amend Section 30-65.2 of the Land Development Code to add requirements for the Urban Village area into the Urban Mixed – Use District 2 (UMU-2) zoning regulations and amend the UMU-2 regulations district-wide to include other updates and clarifications.

Principal Planner Onelia Lazzari, AICP, made a detailed staff presentation. Citizen Paula Stahmer asked for clarification regarding the boundaries of the Urban Village area. Gerry Dedenbach, AICP, of Causseaux, Hewett & Walpole, Inc., and representative of several landowners in the vicinity of the Urban Village, acknowledged the considerable progress that has been made with the petition, and said that changes will be needed in the future. Chair Ackerman replied that the Board recognizes that the proposed regulations are a long-term framework. Ms. Lazzari agreed that changes may be needed in the future, and pointed out that multiple methods are proposed for dealing with some obstacles to developing new transportation corridors in the Urban Village.

Motion By: Danika Oliverio	Seconded By: Crystal Goodison
Moved To: Approve Petition PB-11-89 TCH	Upon Vote: 4:0