



PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
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**TO:** City Plan Board **Item Number: 2**

**FROM:** Planning & Development Services Department **DATE: August 27, 2015**  
 Staff

**SUBJECT:** Petition PB-15-72 TCH. City Plan Board. Amend the Land Development Code Section 30-65.2(f)(3)a regarding the maximum surface parking limitation in the UMU-2 zoning district for the Urban Village.

### Recommendation

Approve Petition PB-15-72 TCH.

### Discussion

This petition proposes to amend the maximum surface parking standard within Urban Village sub-area of the UMU-2 zoning district. The proposed text change is intended to provide greater flexibility for site design and the provision of accessory surface parking within the Urban Village area. Within the Urban Village UMU-2 sub-area, the maximum amount of residential surface parking provided for a development is currently limited to a maximum of one parking space per residential unit. Additionally, within the University Heights, Archer Triangle, and Power District UMU-2 sub-areas, there is no minimum vehicular parking requirement. However, within the Urban Village the minimum vehicular parking requirement is also set at one space per residential unit.

When the UMU-2 zoning regulations were established for the Urban Village, the Plan Board and City Commission recognized the need for establishing a minimum amount of parking but because the Urban Village is intended to be a dense mixed-use area with access to transit, did not want to unnecessarily compel developments to provide the minimum amount of parking set by the general parking regulations of the City's Land Development Code (1 space per bedroom). The current minimum parking requirement of one space per unit is below what is normally required by the City's general parking regulations.

However, with the minimum and maximum parking amounts the same, sites must be laid out to precisely arrive at the exact number of parking spaces to meet both the minimum and maximum requirements. This issue was brought to staff's attention during the review of a recently submitted site plan for several properties within the Urban Village along with several discussions with prospective developments in the area.

To address this issue, staff is recommending amending the limitation on the maximum amount of parking within the Urban Village to one space per bedroom. This is consistent with how maximum parking amounts for multi-family developments are set everywhere else in the City.

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By setting the maximum amount of parking at one space per bedroom, this will provide greater flexibility for site designs and the provision of parking within the Urban Village area.

### **Background**

On July 7, 2011 the City Commission held the final adoption reading for Ordinance 100721, which established new zoning regulations for the UMU-2 zoning district. These regulations are intended to promote redevelopment of existing residential and non-residential areas near the University of Florida. The original UMU-2 zoning district established two sub-areas, University Heights and the Archer Triangle. It is the intent of this zoning district to encourage multimodal mobility and allow for establishments engaged in research in the physical, engineering or life sciences to facilitate technology transfer from higher education institutions to the market place.


Subsequent to the 2009 annexation of the Urban Village area, Planning staff along with input from stakeholders, the Plan Board, and the City Commission amended the existing UMU-2 zoning district regulations to establish a new UMU-2 sub-area for the Urban Village along with some additional regulations to apply only within this sub-area. The proposed regulations were adopted on June 7<sup>th</sup>, 2012 by Ordinance 110642.

Respectfully submitted,



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Planning Manager

Prepared by:



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**List of Exhibits**

Exhibit A-1: Proposed amendment to LDC Sec. 30-65.2(f)(3)a . - Urban mixed-use district 2 (UMU-2).

Exhibit A-2: Urban Mixed-Use 2 (UMU-2) zoning district regulations (Ordinance 110642)

Exhibit B-1: Application