

**LEGISLATIVE #**

**110642G**



Planning and Development Services Department

**Petition PB-11-89 TCH**  
**Changes to the UMU-2 Zoning**  
**District**  
**Legistar #: 110642**  
**2/16/11**

# Text Changes to UMU-2 District

## Overview

- **Discussion of the UMU-2 zoning district**
  - ❖ **Changes/Corrections to existing UMU-2 district regulations**
  - ❖ **Changes to add regulations for the Urban Village**

# Prior Hearing Dates & Meetings

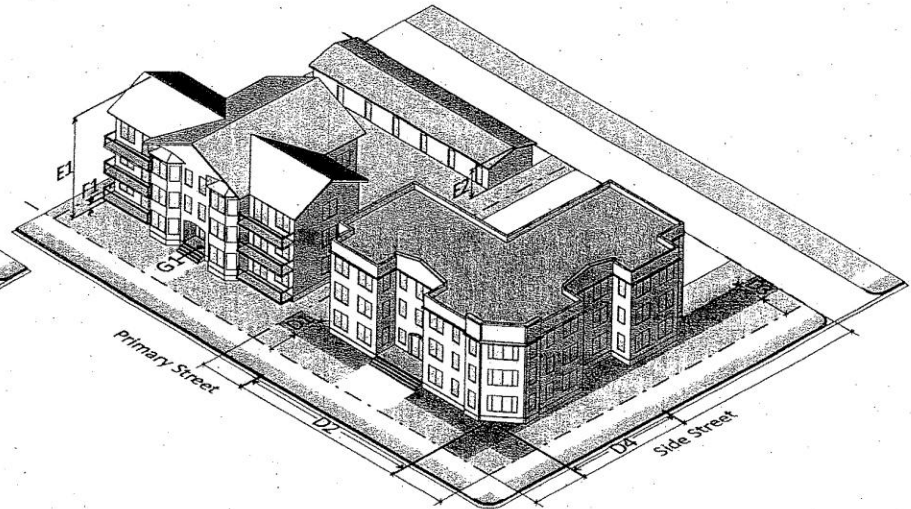
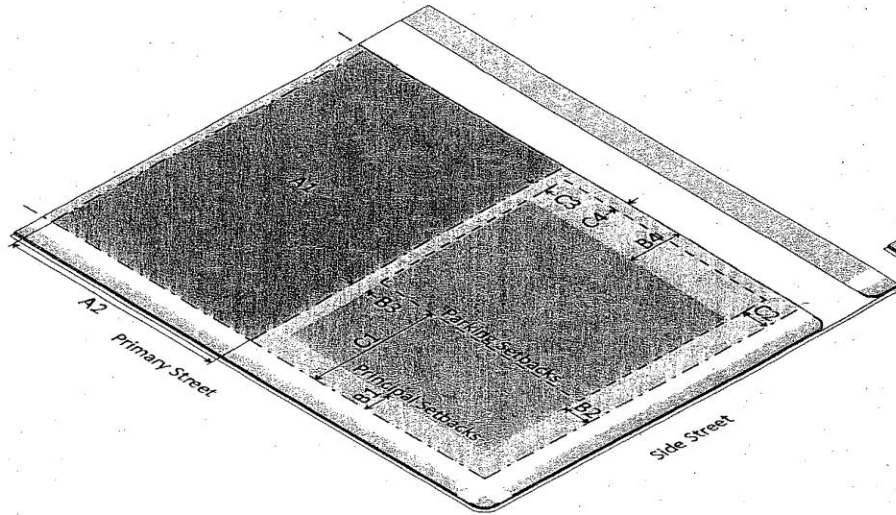
- **Plan Board presentations:**
  - June 23, July 28, August 25, September 22, and November 1
  - Final recommendation for approval by the Plan Board on Dec. 5, 2011
- **2 Meetings with Stakeholders (8/8/11 & 10/25/11)**

- **Add a minimum density requirement (10 units/acre) for consistency with adopted Comp Plan**
- **Add an exemption to the density requirement for small lots for consistency with the Comp Plan**
- **Allow Board modification to the landscape and sidewalk zone (to reduce potential problems with FDOT)**

# Overall Changes cont.

- Clarification that “principal” non-residential must have a main entrance facing the street.
- Changed the requirement that ALL 1<sup>st</sup> story residential units had to have a functional entrance & porch on the street (now only rowhouses & townhouses)
- Added covered stoops

Sec. 2.2.4. Apartment



R-10

A. Lot Dimensions	
A1 Area (min)	10,000 sf
A2 Width (min)	100'
A3 Recreation area (min)	5%
A4 Density (max)	10 u/a
B. Building/Structure Setbacks	
B1 From primary street (min)	10'
B2 From side street (min)	10'
B3 From side lot line (min)	0' or 6'
B4 From rear lot line (min)	20'
B4 From alley (min)	4' or 20'
C. Parking Setbacks	
C1 From primary street (min)	30'
C2 From side street (min)	10'
C3 From side/rear lot line (min)	3'
C4 From alley (min)	4'

R-10

D. Build-to (Site)	
D1 Primary street build-to (min/max)	10'/20'
D2 Building width in primary build-to (min)	70%
D3 Side street build-to (min/max)	10'/20'
D4 Building width in side build-to (min)	35%
E. Height	
E1 Principal building (max)	45'/3 stories
E2 Accessory structure (max)	25'
F. Ground Floor Elevation	
F1 20' or less from front property line	2'
F1 More than 20' from front property line	n/a
G. Pedestrian Access	
G1 Street-facing entrance required (min 1 per building)	yes
G2 Street-facing entrance spacing (max)	75'
H. Allowed Building Elements*	
Porch, stoop	
Balcony	

\* see Sec. 1.5.11 for specific building element requirements.

# Overall Changes cont.

- Clarified residential units not be located on 1<sup>st</sup> floor of storefront streets
- Added prohibition of loading docks and mechanical equipment on urban throughway streets
- Corrected Urban Throughway figure to show the correct build-to line

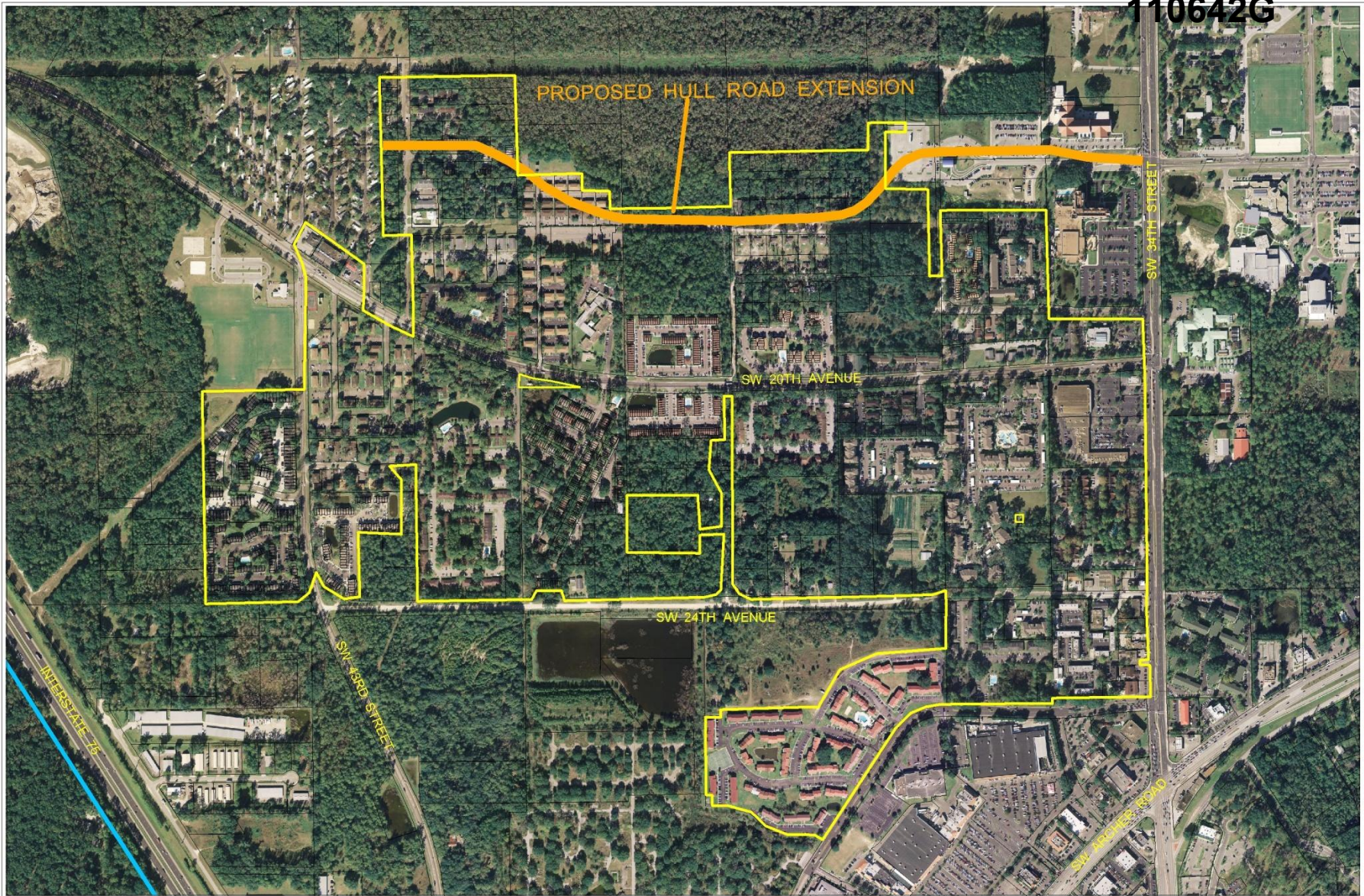


# Changes for the Urban Village Area (UMU-2 land use)

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- **Annexed in June 2009**
- **Urban Village designated, land use changes to UMU-2 land use category, & Urban Village Policy final adoption 11/3/11**
- **Deemed complete by Department of Economic Opportunity; land use in place**





# District Boundary - Urban Village





# Urban Village continued

- **Properties must now be re-zoned**
- **Major changes to UMU-2 zoning district adopted 7/7/11**
- **Some changes needed to apply UMU-2 zoning regulations for the Urban Village**

# Urban Village Challenges

- Large number of property owners
- Lack of a gridded street network
- Lack of sidewalks
- Stormwater issues
- Swale system streets
- Variability in sidewalk location

# Challenges with UMU-2 110642G district regulations

- **Public Realm Requirements based on street types diagrams problematic**
  - **Difficult to show street sections for SW 20<sup>th</sup> Avenue and SW 43<sup>rd</sup> Street**
  - **Lack of consistency in sidewalk location**



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# Proposed Changes Urban Village (Exhibit B-1)

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- **P. 8 New Urban Village Area dimensional requirements table**
- **P. 9 8 stories by right in Urban Village when using structured parking &/or on-street parking**



# Urban Village cont.

- **Primary Frontage Streets (p. 11)**
- **Urban Walkway concept  
(alternative to fronting a street)  
(p. 12)**
- **Requirement for a Circulation  
Plan (p. 17)**

# Primary Frontage Streets

- Indicator up front to developers where the primary building entry/frontage should be oriented
- Corner lots may have corner entrances
- SW 34<sup>th</sup> Street designated at the top of the hierarchy for primary frontage streets

# Primary Frontage Streets

District Boundary Map - Urban Village

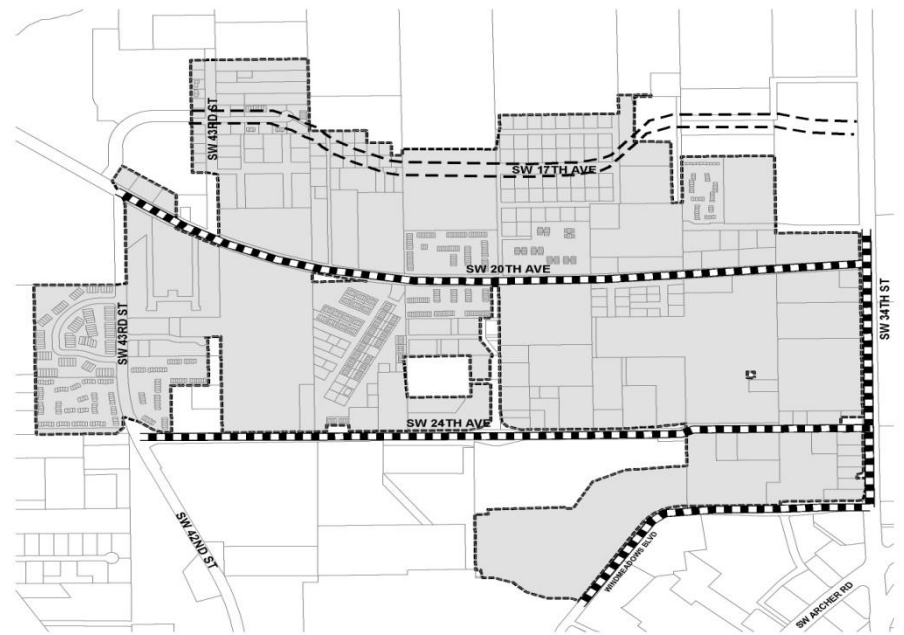


Figure 6.0 - Primary Frontage Streets

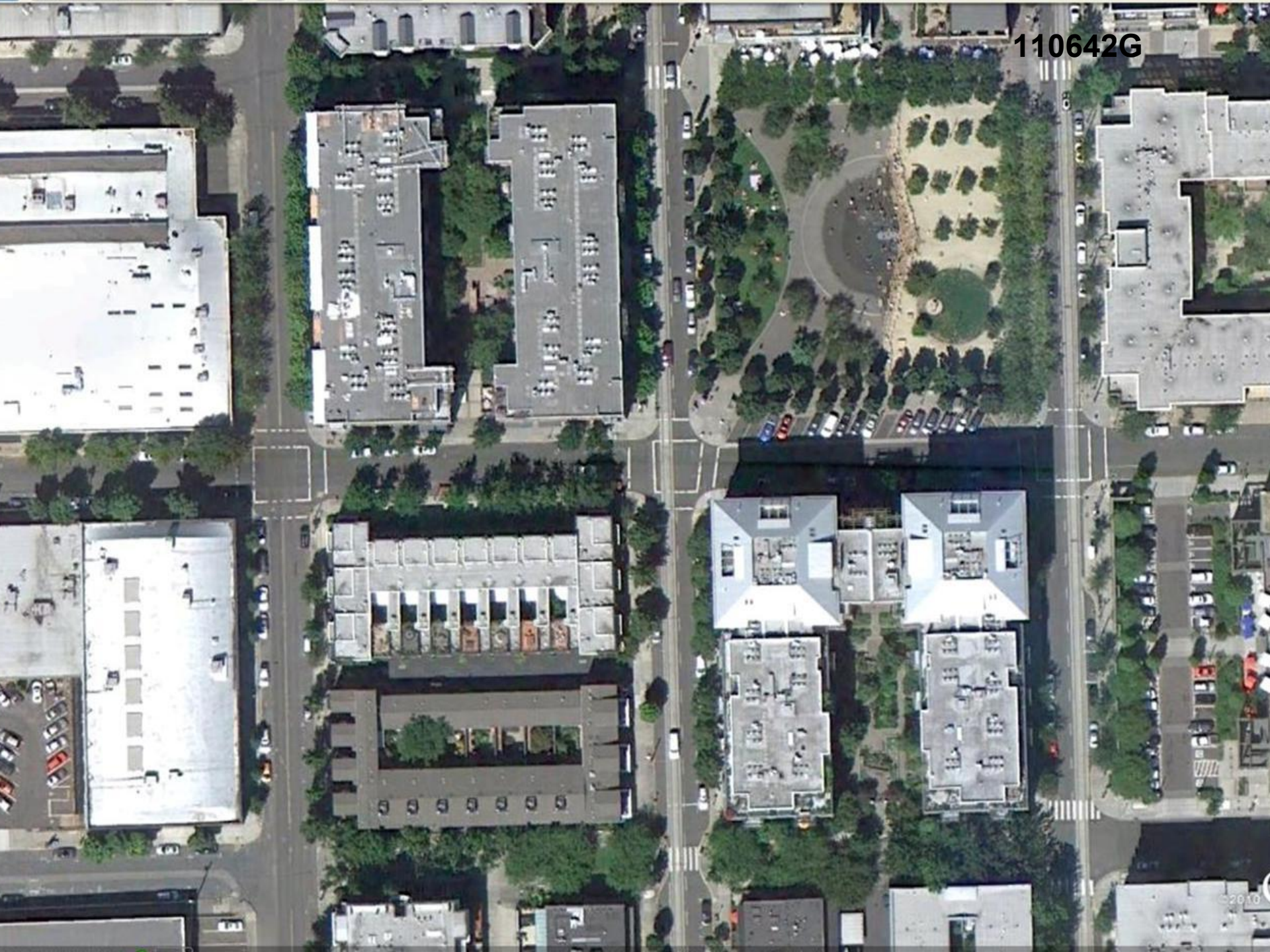
- District Boundary
- Primary Frontage Streets
- Proposed Hull Road Extension

# Alternative to facing street

- **New Urban Walkway definition**
  - Pedestrian/bicycle pathway
  - Minimum 30 feet wide
  - Minimum 10 feet contiguous paved area
  - Alternative boulevard-style allowed
  - Boulevard-style 8 feet 1 side/4 feet 1 side
  - May contain stormwater facilities
  - May include benches, fountains, outdoor cafés

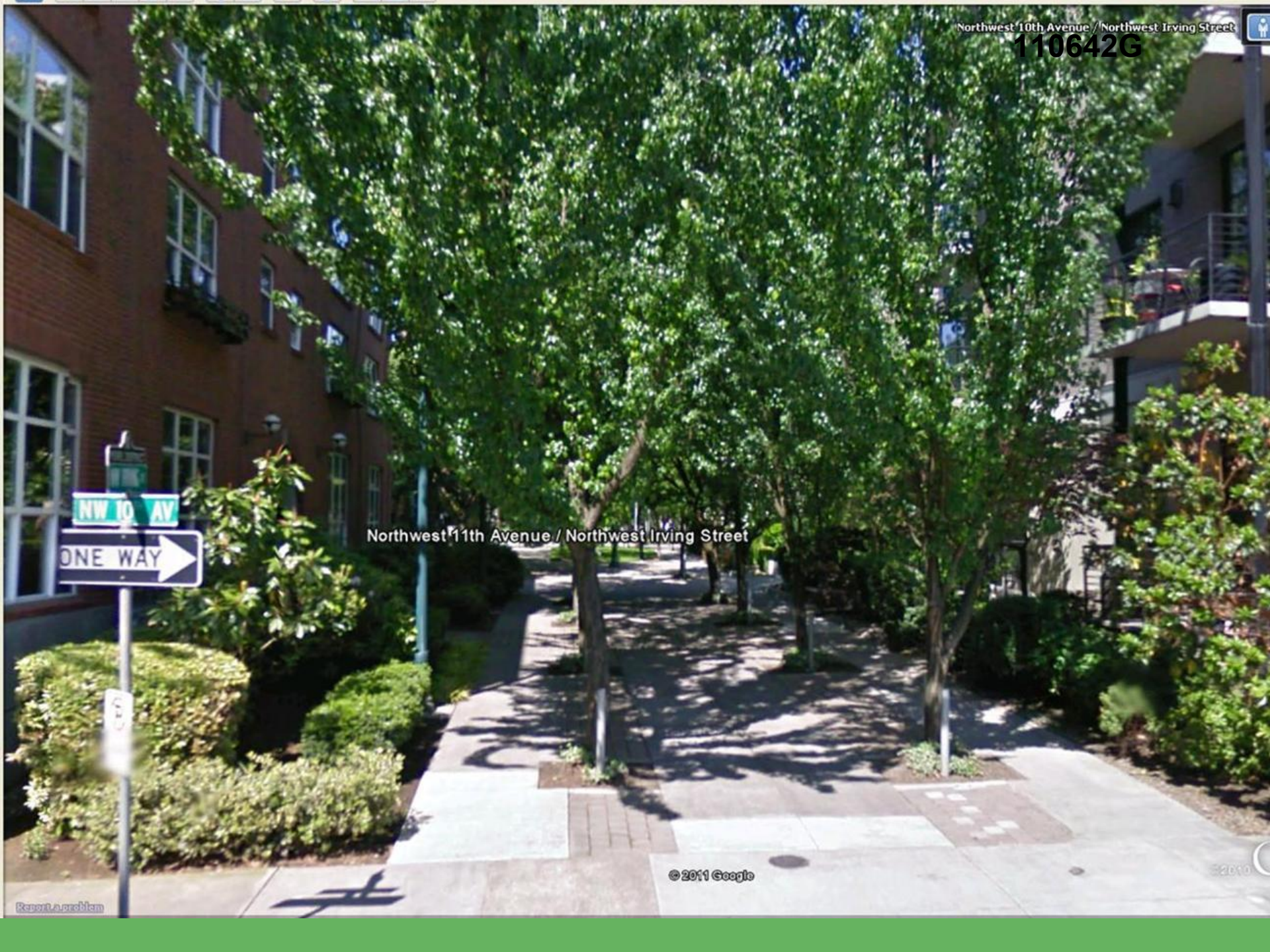


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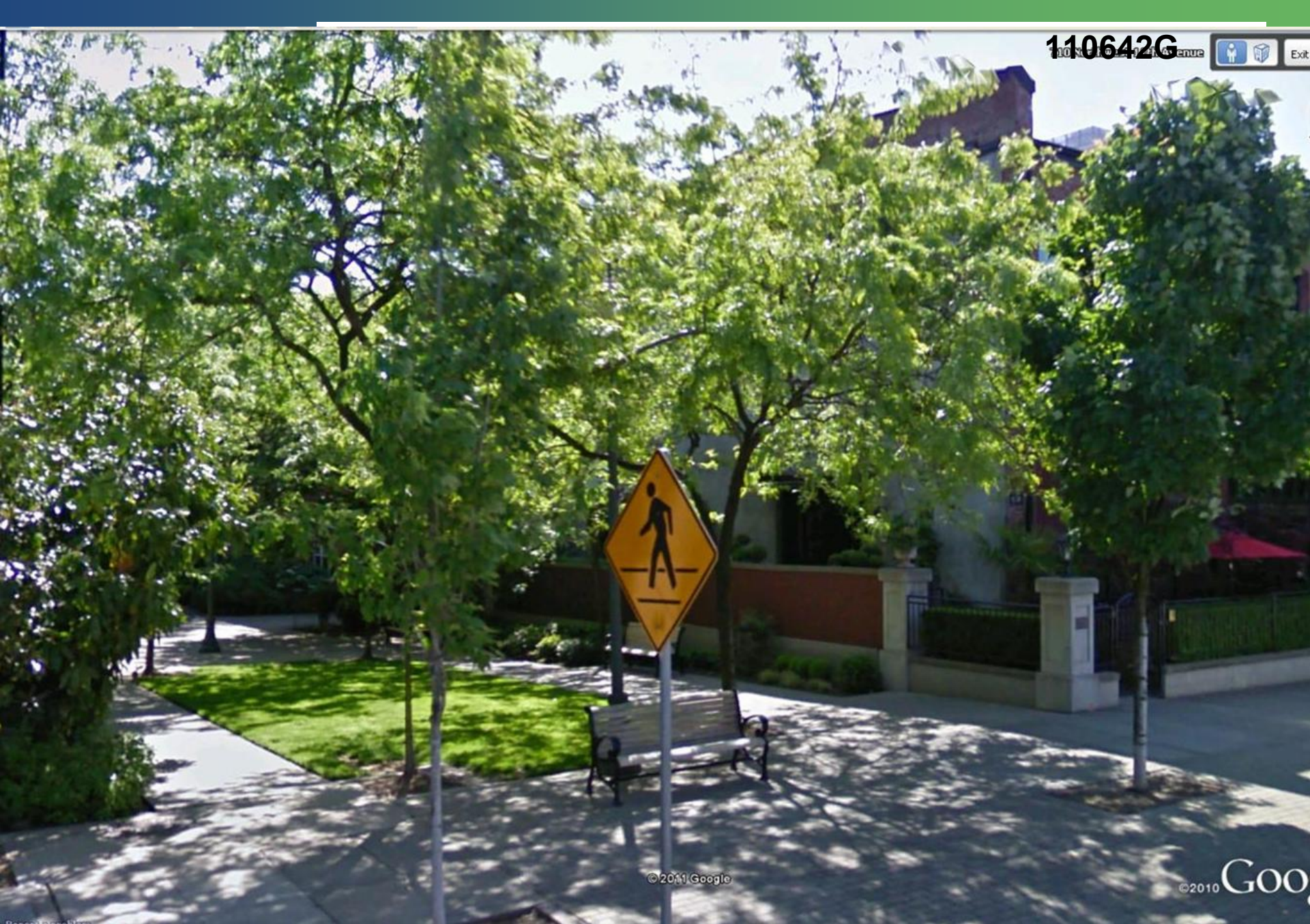
Northwest 11th Avenue / Northwest Irving Street

NW 10th AV

ONE WAY



543







718 Northwest 12th Avenue

  [Exit Street View](#)





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Northwest 12th Avenue / Northwest Irving Street





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Baldwin Park Mews





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- Required for sites > 2 acres
- May be a preliminary plan or part of a development plan or subdivision application
- Optional Joint Circulation Plan
- Must show:
  - Perimeter block size
  - New streets or Urban Walkways
  - Location of developed areas/open space

# Circulation Plan cont.

- Access points to external road network
- Location of stormwater facilities
- Known, regulated environmental features
- Transit stops and connections to stops
- Cross-sections of streets or Urban Walkways
- Compliance with Primary Frontage Streets
- Street frontage hierarchy for new streets in the development



# Urban Village changes cont.

- **P. 10 Porte cocheres allowed for hotels, medical facilities, nursing homes, or assisted living facilities in Urban Village**
- **P. 12 2,000 feet maximum block perimeter in Urban Village**
- **Board modification to the block size allowed for good cause**



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CLEARANCE 12'6"



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College Manor  
Amenities  
Studios  
Fees included  
Manor

College Manor  
Parkside I  
4 Bedrooms  
Parkside II  
3 Bedrooms  
Entry level

**College Manor**  
APARTMENTS  
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375-7711  
www.collegemanager.com



# Urban Village Changes cont.

- **P. 13 Hardscape is optional**
- **P. 14 Build-to line in UV measured from property line on swale system streets**
- **New Streetscape Dimensions Table for Urban Village (establishes build-to lines; width of sidewalks; landscape zone width) p. 16**

# Urban Village Changes cont.

- **P. 16 Drive-through uses prohibited in UV except on SW 34<sup>th</sup> Street**
- **P. 18 Single-story large-scale retail & surface parking as a principal use prohibited**
- **Required parking (min & max): (p. 18)**
  - **1 Space/Bedroom for residential**
  - **1 Space/400 sq. ft. for non-res. (min)**
  - **Scooter parking required**

# Urban Village Changes cont.

- **P. 18 No restrictions on structured parking**
- **Structured parking facilities on Primary Frontage Streets in Urban Village must meet Figure 4.5 (p. 34) principal street standards (p. 19)**

# Recommendation

- **Approve Petition PB-11-89 TCH and direct the City Attorney to draft the ordinance**
- **Plan Board recommended approval 4-0 on 12/5/11**