



COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

Life's Just Better Here

TO: Mayor and City Commission

THRU: Leigh Ann Henderson, City Manager

FROM: Roberta Moore, Director of Community Development Services

DATE: February 25, 2021

RE: Proposed Amendments to Article 030 of the City's Unified Land Development Regulations pertaining to Urban Center Mixed-Use Districts

Article 030 entitled "Urban Center Mixed-Use Districts" of the City's Unified Land Development Regulations specifies allowable uses, lot size, density, building height, building setbacks, parking, and other development standards within the mixed-use zoning districts. The proposed amendments include the creation of zoning regulations for the Transit Oriented Corridor West (TOC-W) district and updates to density and urban form regulations for all of the urban center mixed-use zoning districts. Additionally, pronouns, department names, and department directors and designees have been updated throughout this Article.

Proposed Amendments include the following:

Article 30 – Urban Center Mixed-Use Districts

- Add "TRANSIT-ORIENTED CORRIDOR WEST DISTRICT (TOC-W)".

Section 030-010 - Purpose and Intent

- No changes

Section 030-015 – Planned Train Station Development

- Section 030-050 was renumbered to Section 030-015.
- Subsection C referencing development standards moved to Section 030-061.
- The remaining subsections renumbered.

Section 030-020- Definitions

- Former Section 030-020-Urban Center District Boundaries to be deleted and information is incorporated in tier charts.
- Section reference 030-030 renumbered to Section 030-020.
- Add definitions for "Pedestrian Amenity Areas", "Pedestrian Realm Frontage", "Streetscape Frontage", and "Vertical Mixed Use".

- Amend definitions for “Plaza”, “Primary street frontages”, “Secondary street frontages”, “Story”, “Building lot depth”, “Courtyard”, and “Frontage line”.
- Add clarification language to other definitions.

Section 030-030 - Detailed table of permitted and prohibited uses

- Section reference 030-060 renumbered to Section 030-030.
- Add “TOC-W = Transit Oriented Corridor West District” to legend table.
- Add “TOC-W” to the last column of permitted and prohibited use table.
- Prohibited and permitted uses added to TOC-W zoning district as illustrated in table. The addition of a number to a P (permitted) or C (conditional use) indicates a specific provision below table.
- Add “Art and Cultural Center”, Assembly hall”, “or used” to dealership, “Civic, Institutional”, “Commercial Lodging”, “Dwelling, Micro Unit”, “Mixed Use, Vertical”, “(Not allowed along NE 26 Drive Frontage)” to Residential, multi-family (freestanding), “Groomer / Self-service dog washing machine”, “Research and Development”, “higher education” to School, trade or vocational and “Warehouse, Storage, Self-storage” permitted and prohibited use table.
- Delete “Leather goods, assembly (no tanning)” and “Marine, including incidental watercraft rental” from permitted and prohibited use table.
- Add “indoor” to “Gymnasium” and “Watercraft rental”.
- Add “broadcast, podcast, recording or videography” to “Studio or instruction for photography, art, music, dance, modeling, martial arts,” and delete “or” after “martial arts”.
- Specific use provisions (see footnote references in table, above).
 - Revise grammatical errors in subsection 1 and 17.
 - Update section references throughout.
 - Add subsection “19” that states “Requires a building onsite. Storage can be located either inside or outside the building.”
 - Add subsection “20” that states “Limited to locations that legally existed prior to the adoption of the ordinance.”
 - Add subsection “21” that states “Only on lots allowed prior to the adoption of the ordinance.”

Section 030-031 - General use provisions; accessory uses and structures

- Renumber section 030-061 to Section 030-031.

Section 030-032 - Residential uses

- Renumber Section 030-062 to Section 030-032.
- Add “TOC-W” to the list of residential zoning districts.
- Delete “in all cases” and add “flexibility units are allocated in the WDAE District” and add “either residential units or” in the first paragraph.
- Add “redevelopment units” to the pool of residential units available.
- Increase maximum density from “twenty-five (25)” to “seventy-five (75)” units per gross acre for parcels utilizing flexibility or redevelopment units through urban center mixed use districts.
- Delete “Allocation of flexibility units within the WDAE District” and replace with “Standards for allocation of residential units” in subsection B.
- Add “City’s Comprehensive plan” and delete “designated commercial within the WDAE District” also in subsection B.

- Delete “ The residential floor area of mixed commercial/ residential structure does not exceed fifty (50) percent of the total floor area of the building; and/ or” subsection (B)(1).
- Add “a minimum of 25%” of commercial is permitted on the first floor of a commercial/residential mixed use building” in subsection (B)(1).
- Add “multi-family residential uses are permitted” in subsection (B)(2).
- Add “for all facades facing a primary street. Residential uses may be allowed on other frontages only when the primary entrance each unit faces the street and when it is not separated from the street with a fence taller than 36 inches” in subsection (C)(1).
- Delete “or is located on a development parcel of at least two (2) gross acres” in subsection (C)(2).
- Add townhomes are “not” permitted with frontage along Wilton Drive and delete “only on development parcels of at least two (2) gross acres and upon parcels of at least one (1) gross acre that were zoned RM-16 prior to the adoption of this Article.”

Section 030-033 - Alcoholic beverage sale within the Urban Center Districts

- Renumber Section 030-063 to Section 030-033.

Section 030-034 – Nonconforming Uses

- Renumber Section 030-064 to Section 030-034.
- Add “TOC-W” to list of districts under applicability for nonconforming uses regulations.

Section 030-040 – Standard for Lots and Urban Form

- Section 030-040 “Generalized Permitted Uses; Standards for Lots, Building Height and Building Placement” was delete entirely and replaced with new Section with same section reference titled “Standards for Lots and Urban Form”.
- Delete diagram and text beneath table.
- Add “tier” tables for “WDAE”, “TOC-N”, “TOC-S”, “TOC-E”, and “TOC-W” that contain district title, district boundaries, lot size requirements, permitted uses, building heights, site design criteria, frontage standards, and urban form design standards for each urban center mixed use district based on property size, building height, and classification of street property is fronting.
- Add “Pedestrian Realm Frontage Design Standards” to section.
 - Add language that “Planning and Zoning Board may approve additional pedestrian realm frontage requirements at the time of site plan if the additional width will provide greater pedestrian amenities.”
 - Add language that the “Planning and Zoning Board when considering a site plan application, may eliminate or reduce the depth of the pedestrian realm.”
 - Add language that the “demolition of an existing building would not be required to create a Pedestrian Realm Frontage.”
 - Add language that the Pedestrian Realm Frontage must be publicly accessible, continuous paved area.
 - Add language that the “Streetscape Frontage area within a Pedestrian Realm Frontage area shall be improved consistent with the requirements of an adopted streetscape master plan if available and if not the Streetscape Frontage must be entirely landscaped.”

- Add language that the “City Commission may approve alternate Streetscape Frontage requirements for parcels exceeding 2 gross acres abutting the FEC Railroad right-of-way and on irregular shaped lots.”
- Add “Additional Height Incentive Design Standards” to section.
 - Add language that “no variances maybe granted waiving any of the incentive requirements.”
 - Add language stating that “all incentives must be provided for building frontage, street activation, open space, enhanced landscaping, and LEED certified or equivalent in order for a project to receive additional height.”
- Delete all text associated with “lot dimensions”, “building height”, and “building placement and encroachments.”

Section 030-041 - General site design provisions

- Renumber Section 030-070 to 030-041.
- Rename section to “Site Design Standards”.
- Add “high-quality” and “with canopy trees with adequate provisions for root growth, shrubs and” to subsection A to be required within pedestrian ways.
- Delete language that the “Planning and Zoning Board makes determination if utilities should be underground” and “or along the rear lot line, as determined” and add “unless waived by City Commission” in subsection C.
- Revise section reference in subsection D to “in this Article.”
- Replace language pertaining to “10 feet of public sidewalks and BROWZ” with “and shall not be visible form any public right-of-way” in subsection F pertaining to vending machines.
- Delete “Structured and” and add “eight (8) feet from any pedestrian amenity area to subsection G pertaining to surface parking.
- Delete language in subsection H pertaining to “trees planted in hard surface areas” and replace with language pertaining to “the provision of a public or private alley.”
- Delete subsection I and J pertaining to “Streetside pedestrian areas, Building Frontage or Building/ ROW Zone, and public and private alley requirements.”

Section 030-050 – Building Design Provisions

- Renumbered Section 030-100 to Section 030-050.
- Delete “story” and replace with “tier” in subsection (B).
- Add in subsection G regarding finished materials standards, “All materials shall be true and durable; foam trims and applications shall be not allowed.”
- Delete “BROWZ” and replace with “Pedestrian Realm Frontage on secondary street only up to a maximum of 5 feet” in subsection (I)(1) related to Entrance standards, and add “and shall front the right-of-way”
- Replace “street” with “frontage” in subsection J related to building frontage standards.
- Add “and secondary street”, replace “70%” with “65%”, and delete “Non-primary” with “Other streets” as it relates to building frontage on primary streets.
- Add “Private open space shall not be used to meet the requirements of public amenity areas required as a condition of obtaining additional height” in subsection K as it relates to Design Incentives.
- Add “elsewhere, they” and “Liner buildings shall be designed to accommodate active uses; habitable spaces limited to uses such as walkways and corridors shall not qualify as a liner building” in subsection L as it relates to parking structures.

- Replace “strictly commercial” with “non-residential” in subsection (M)(1) as it relates to façade and architectural projections standards with first floor facades.
- Add “Blank walls exceeding six-hundred (600) square feet in surface area shall not be allowed” in subsection (M)(2) pertaining to façade and architectural project standards for facades on frontage lines.
- Add language in subsection (3) with regards to façade and architectural projection standards for properties fronting primary and secondary streets stating that “signature architectural elements are to be structurally integral to the design of the façade and intended to provide shade and protection from inclement weather”, delete “BROWZ” and replace with “Pedestrian Realm Frontage”, delete “and in the absence of a BROWZ, up to five (5) feet forward of the street”, add “frontage”, replace “three (3) feet” with “ten (10) feet”, and add language that states “that for all other streets awnings, canopies, balconies and architectural elements may extend forward of the frontage line up to two (2) feet.”
- Delete subsection (6) related to “first floor awnings and other shade structures” and renumber the following subsection.

Section 030-060 - Off-street parking requirements

- Renumber Section 030-110 to Section 030-060.
- Amend multi-family dwelling parking requirements to one (1) space per unit.
- Add “TOC-W” zoning district to retail and office subsections.

Section 030-061 -Planned Train Stations Development – Parking Exceptions

- Renumbered Section 030-050 to Section 030-61 and added “Parking Exception” to title.

Section 030-062 - Payment in lieu of parking

- Renumber Section 030-111 to Section 030-062.

Section 030-063 - Alcoholic beverage sale within the Urban Center Districts

- Renumber Section 030-063 to Section 030-033.
- Delete this section reference.

Section 030-064 – Nonconforming Uses

- Renumber Section 030-064 to Section 030-034.
- Delete this section reference.

Section 030-070. - Fences and walls

- Renumbered Section 030-090 to Section 030-070.
- Replace “Section 045-040” with “this Article.”
- Delete “except along rear and interior side property lines” in subsection B with regards to chain link fences” prohibiting chain link fences.
- Delete “are” and replace with “shall be limited to”, delete “wooden shadow box”, and add “or with a natural stone veneer with a complimentary cap” as it relates to permitted decorative fences in subsection B.
- Delete language pertaining to “wood fences” and add “Walls fronting any primary or secondary street shall not exceed two (2) feet in height and shall be constructed of solid masonry walls with paint over stucco or with a nature stone veneer with a complimentary cap” as it relates to the type of walls allowed.

Section 030-080. - Right-of-way and street improvement requirements

- Renumber Section 030-120 to Section 030-080.

Section 030-090. - Landscaping; pervious area

- Renumber Section 030-080 to Section 030-090.

Section 030-091. - Landscaping; planting and screening

- Renumber Section 030-081 to Section 030-091.
- Delete “Required landscaping schematic” in line 11.
- Delete “Diagram Key” in line 12.
- Delete “Each Subsection below is keyed to the required landscaping schematic diagram” in line 13.
- Add title “Pedestrian Realm Frontage Landscape Requirements” in line 15.
- Delete reference to “The Roadside Zone (RZ)”, add language related to “Streetscape Frontage areas”, add “shade” to trees, replace thirty (30) with twenty-five (25) with regards to shade tree requirement per linear frontage shall be planted, “5 large palms will be the equivalent of 1 shade tree”, “only 10% of the required trees may be replaced with palms”, and delete references to “shrubs” in subsection A.
- Add language stating that “all pervious areas within Streetscape Frontage must be planted with shrubs at a rate of 10 shrubs or groundcovers per tree” in subsection B.
- Add language “prohibiting sod or synthetic turf in Streetscape Frontage” in subsection C.
- Add language that “requires automatic irrigation in the Streetscape Frontage area” in subsection D.
- Add language “requiring all shade trees planted in hardscape surfaces areas within Pedestrian Frontage area must be planted within a tree trench” in subsection E.
- Add language “requiring that all shade trees be installed with advanced structural soil cell system” in subsection F.
- Add language “requiring all shade trees have a minimum of 16 square feet of permeable stabilized porous aggregate material to ensure adequate air and water penetration and prohibited rubberized material” in subsection G.
- Add language “requiring that all landscaping in the Pedestrian Realm shall have irrigation and character up-lighting as an integral part of the design” in subsection H.
- Delete “Appropriate shade trees, groundcovers and shrubs are outlined in Article 150, Landscaping:” line 25 and diagram below text.
- Delete subsection reference “B” in Line 28, Page 61 titled “Rear and Side Landscape Buffers.”
- Delete language stating “8 foot hedge, wall or other screen the Planning and Zoning Board deems acceptable during site plan approval is”, add “shall be”, delete “residentially” and replace with “single-family”, delete “the buffer shall be placed on the outside of any intervening alley”, and add language “requiring a buffer along the street frontage facing a single-family zoned property when the side or rear property lines face a single-family zoned property across a non-primary or non-secondary street” as it relates to the required 10 foot wide landscaping buffer requirement adjacent to single-family zoned properties in subsection (H)(1).

- Add language in subsection (H)(1)(a) requiring “an 8 foot tall concrete or masonry wall finished on both sides with stuccos” within the 10 foot landscaping buffer.
- Add language requiring “a continuous hedge planted at minimum of 6 feet in height spaced to cover wall and a second continuous hedge if fronting a street across for a single-family zone property” in the same 10 foot landscaping buffer in subsection b.
- Add language requiring a “10 foot wide landscaping buffer along the side and rear lot pines when abutting a non-single family zoned property. The buffer shall include a 6 foot wall, a continuous hedge, canopy trees, and it shall be placed on the outside of any intervening alley” in subsection 2.
- Renumber subsection 2 to subsection 3.
- Renumber subsection 3 to subsection 4, replace “thirty (30) with fifteen (15)”, and add language stating that “a 15 foot wide landscape buffer is required when abutting a public park”.
- Delete section referenced “C” in Line 38, Page 62.
- Delete “street” and “BROWZ”, and add “Pedestrian Realm Frontage” in line 40, Page 62 as it relates to unbuilt frontage.
- Delete “aligned with an adjacent building façade” in Lines 42-43, Page 62 as it relates to screening from public sidewalks when primary or secondary frontage streets are not lined by a building façade or interrupted by a driveway or walkway.
- Delete “larger”, add “amenity”, and “limited to” with regards to pedestrian areas and plazas in Lines 43-44, Page 62.
- Replace “three and one half (3.5)” with “two (2)”, delete “the upper two and one half (2.5)”, and add “the remainder” as it relates to streetwalls and Crime Prevention Through Environmental Design in subsection (1).
- Add “streetwall” in subsection 2 as it relates to the use of living walls along unbuilt frontage.
- Replaced “back” with “edge”, replace “BROWZ” with “Pedestrian Realm Frontage” both occurrences, delete “Where no BROWZ is required, the wall”, add “Streetwalls”, delete “between three (3)” and replace with “closer than”, add “a public sidewalk” as it relates to the location of streetwalls rear edge in subsection 3.
- Delete “D” section reference in Line 14, Page 64
- Delete “E” section reference in Line 17, Page 64.

Section 030-100 – Reserved

- Place holder section.

Section 030-110 – Reserved

- Place holder section.

Section 030-130 – Signage

- No changes.

Section 030-140 – Exceptions

- No changes.

Section 030-150 - Valet parking permits for use of public property

- No changes.