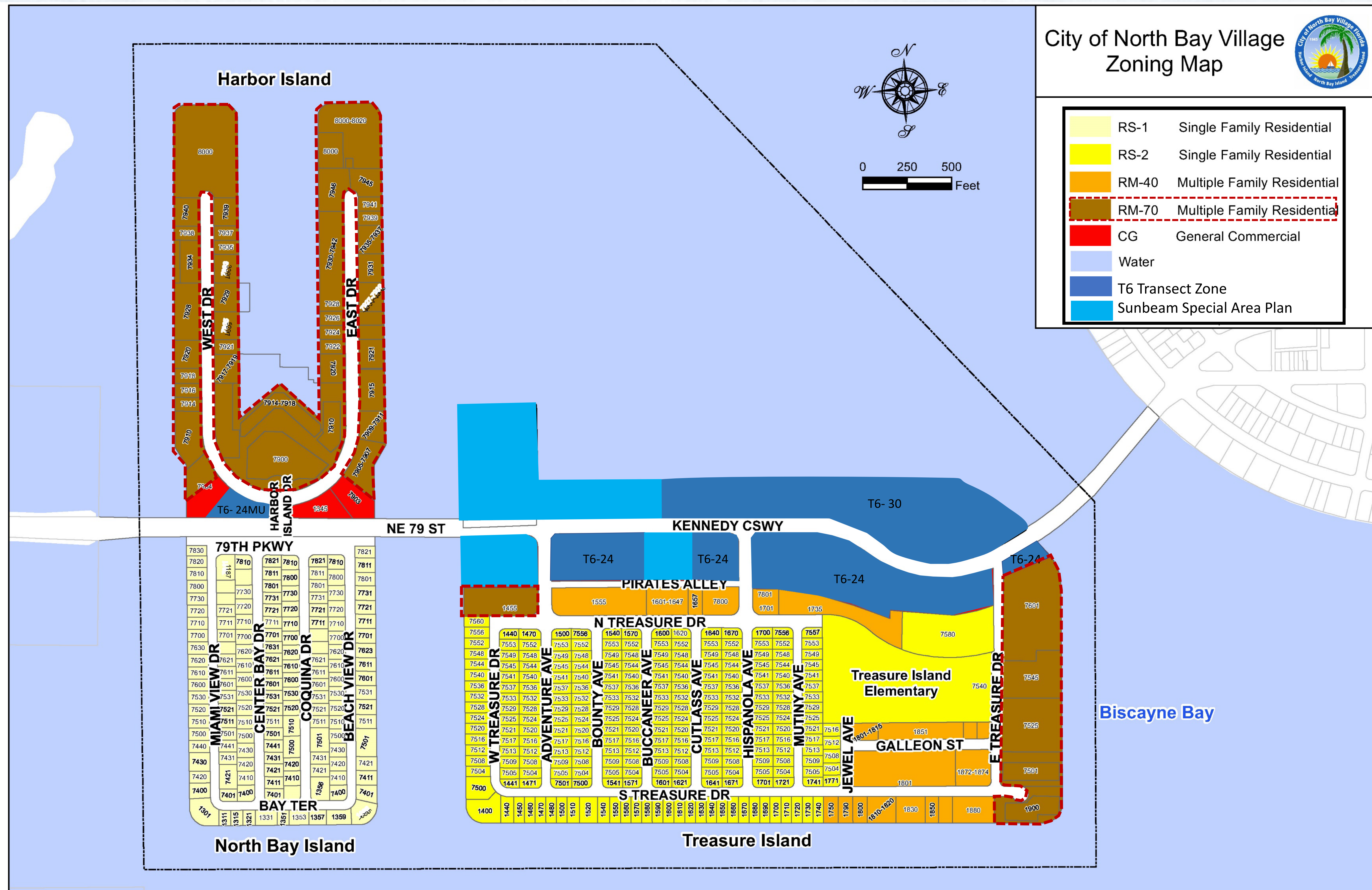
An aerial photograph of Harbor & Treasure Islands, showing a dense cluster of high-rise multifamily buildings along the waterfront. The water is a deep blue-green, and the sky is clear. The buildings are modern, with balconies and large windows. The islands are connected by a bridge, and there are several smaller islands in the background.

# Zoning Code Update for High-Density Multifamily Buildings in Harbor & Treasure Islands

## **Planning and Zoning Board**

June 21, 2023

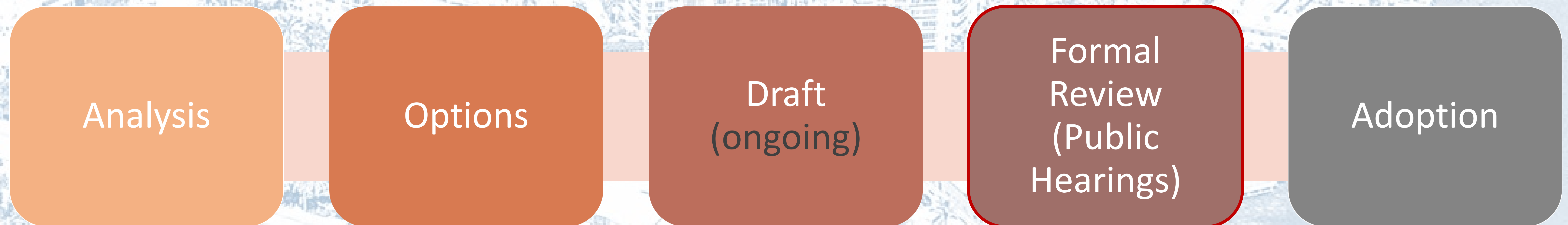
# FOCUS: RM-70 ZONING DISTRICT



# PURPOSE OF PROCESS

To ensure that the RM-70 zoning district helps meet our long-term vision and goals, as expressed in the Comprehensive Plan and the NBV100 Master Plan (livability, resilience, prosperity), and that the character of future high-density development enhances our multifamily residential neighborhoods.

## STEPS



Public Engagement



# Zoning Code Update for High-Den. Multifamily Buildings in Harbor & Treasure Islands

## Listening Session

January 17 | 6:00 p.m.

North Bay Village Hall

1666 Kennedy Causeway

We want to hear from you! Please join us for a hybrid meeting to discuss the zoning code update for high-density multifamily buildings in Harbor & Treasure Islands.

## How to Participate



In Person: Village Hall, 1666 Kennedy Causeway

Via Zoom:

Meeting ID: 835 1066 1487

Passcode: 651071



Listen over the Phone

Dial 1-305-224-1965

from Home: Local Channel 661 or Facebook

# PUBLIC ENGAGEMENT

- Listening Session:  
January 17, 2023
- Options Discussion Session:  
March 13, 2023
- Concepts Review Session:  
March 27, 2023
- Joint PZAB and  
Commission Session: May  
17, 2023



## Discussion Topics

# SUMMARY OF EXISTING CONDITIONS

- Existing units: +/-1,711
- Density range: 23 upa (Chateau Isle) to 126 upa (Bayshore)
- Average density: 43 upa
- Building age range: 0 (new constr.) to 76 years
- Building age average: 50 years
- Tenure: 68% condos v. 32% rental buildings
- Building height range: 2 to 21 stories (new constr.)
- Building height average: 6 stories
- Undersized parcels: 51%
- Vacant acreage: 2.55 acres
- **Potential add'l units @70 upa (base density): 501**
- **Potential max add'l units from TDR transfers: 130**
- **Total potential max add'l units: 631\***

\* Approx. 255 of which are "unused" density units at Moda (30), 360 Condo (144) and Eloquence (81)

# TYPES OF AMENDMENTS

- **Clean-up**
  - Relevance/ Obsolescence
  - Wording/grammar
  - Flow/organization
  - Interconnections/internal consistency
- **Substance**
  - Alignment with Comprehensive Plan
  - Alignment with NBV100
  - Modernization based on best practices
  - Community input/consensus on issues



# ULDC SECTIONS MODIFIED (CURRENT VERSION)

- Chapter 3 – Definitions (additional definitions)
- 8.10.D – RM-70 High Density Multiple Family Residential District, including standards for undersized parcels and PRD
- 8.13 - Transfer of Density Rights (TDR) Program (minimum)
- 8.14 – Shoreline Accessibility
- 8.16 – Supplemental Use Regulations (Accessory Uses)
- 8.17 (G)- Height Exceptions (clarifications for rooftop amenities in RM-70)
- 8.17 (O) – Supplemental Development Standards (Island Walk Standards)
- 9.3 – Off-street parking requirements (Required Parking and Mechanical Parking Systems)

# SECTIONS/ITEMS WITH SUBSTANTIVE CHANGES

- Distinction between Principal v. Accessory Uses (definitions)
- District Purpose (NBV100)
- Updated Setbacks
- Greater Pervious Area
- Smaller Min. Unit Sizes
- Additional/updated Required Features
- Limitations added to TDR and related height bonus
- Replacement of min parking with max parking
- Expanded mechanical parking section into “Space-efficient parking”

# ITEMS WITH NO CHANGES

- Standard Minimum Lot Site and Frontage
- Density
- Max Building Height
- Building Height Bonus



# Additional Recommendations

## Chapter 3 – Definitions (add definition of FAR)

Floor Area Ratio – A ratio of a building’s net floor area (i.e., excluding parking, stairwells and mechanical and utility rooms), in proportion to the gross land area of the parcels upon which it is built.

## 9.4 – Off-street loading and unloading requirements (clarification of standards)

### A. General requirements

#### 1. Off-street loading facilities required

At the time of the erection of any multifamily residential or nonresidential use or at the time any such use is altered, enlarged, or increased in capacity by adding dwelling units or floor area, there shall be space provided and maintained on site for the loading and unloading of materials, goods, or supplies, and for delivery and shipping so that vehicles for these services may use this space without encroaching on or interfering with the public use of streets, parking facilities, and alleys by pedestrians and other vehicles.

# POTENTIAL DISCUSSION ITEMS

- **Nonresidential uses** - Purpose: to allow for a more complete neighborhood ecosystem, where some basic nonresidential needs might be met in a walkable environment without the need to drive off island
  - Proposal: ensure the subordinate nature of these uses to the residential use, and to keep an existing tiered threshold structure based on # of units, with signage limitations corresponding to each threshold tier.
- **Undersized Parcels** – Purpose: to allow for responsible redevelopment of parcels that do not meet minimum lot size in a manner fair but consistent with their scale, while encouraging the sustainable preservation of existing buildings.
  - Proposal: limit the density of properties below a certain land area. Above that land area (but still below the minimum lot size), increased density would be allowed but only through TDR acquisition.
- **TDRs** – Purpose: to allow for the orderly sale and transfer of density rights from publicly owned properties for the purpose of community benefits.
  - Proposal: make more explicit internal transfer limitation and authority of Commission to deny both additional density and/or additional height

# ANTICIPATED NEXT STEPS

- Summary of PZAB recommendation
- 1<sup>st</sup> reading – July 11
- 2<sup>nd</sup> reading/adoption – Sept 12