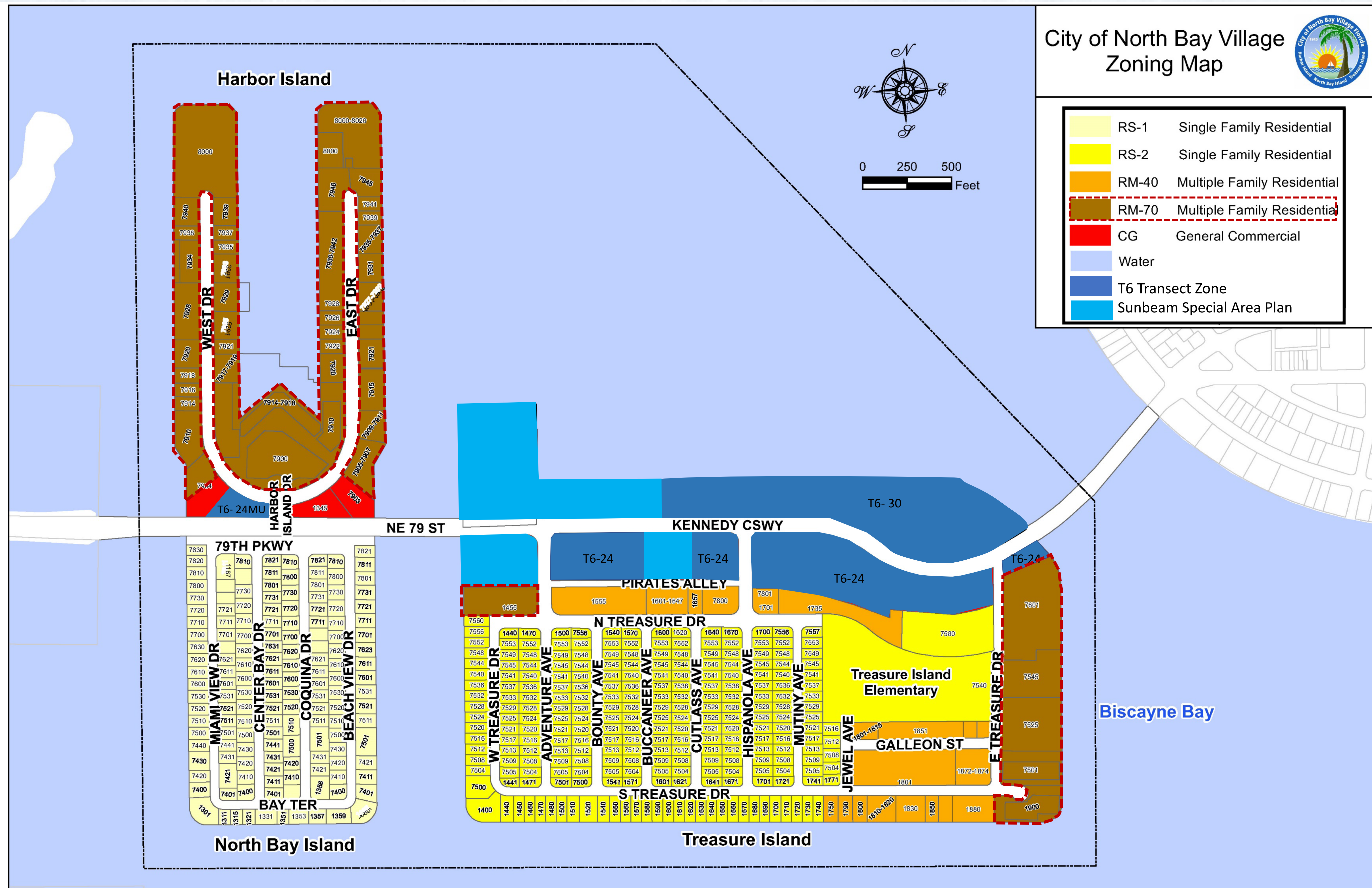
An aerial photograph of Harbor & Treasure Islands, showing a dense cluster of high-rise multifamily buildings along the waterfront. The water is a deep blue-green, and the sky is clear. The buildings are modern, with balconies and large windows. The surrounding area includes parking lots, smaller commercial buildings, and some greenery. The overall scene depicts a vibrant, urban waterfront community.

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

**Village Commission -
DISCUSSION**

July 19, 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
- 8.10.D – RM-70 High Density Multiple Family Residential District, including standards for undersized parcels and PRD
- 8.12 – Bonus Height
- 8.13 - Transfer of Density Rights (TDR) Program
- 8.14 – Shoreline Accessibility
- 8.16 – Supplemental Use Regulations (Accessory Uses)
- 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/provisions for CCF payments
- Replacement of min parking with max parking
- Expanded mechanical parking section into “Space-efficient parking”

ITEMS WITH NO CHANGES

- Max Density
- Max Building Height

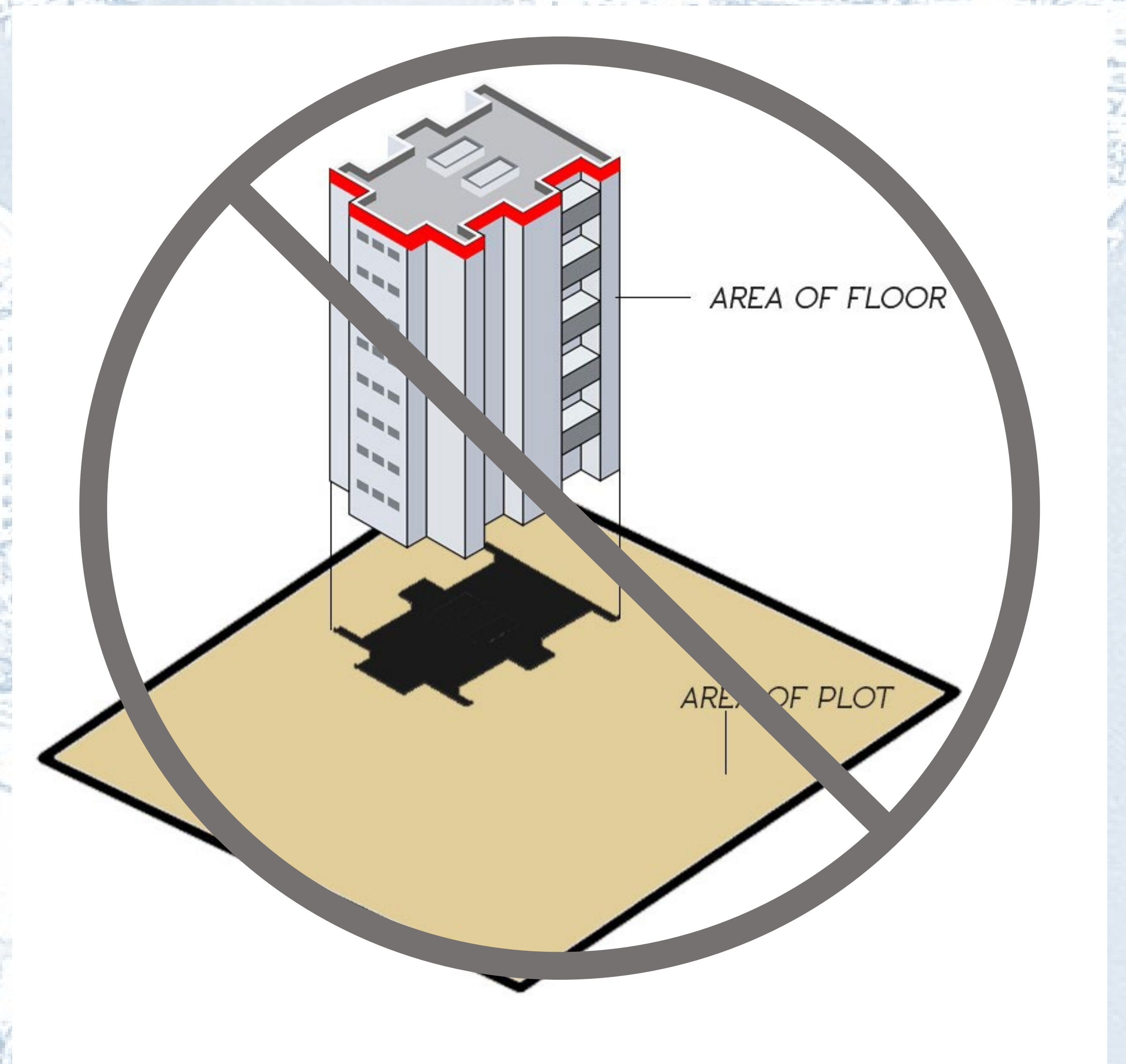
P&Z Board June 21, 2023 Meeting)

PZB voted to table the item and asked Staff to revisit the following items:

- **Floor area ratio.** *PZB direction:* delete FAR provision while keeping "building box" standard.
- **TDR/height bonuses.** *PZB direction:* consider making bonuses as of right.
- **Building height.** *PZB direction:* consider tying building height variations to lot size, e.g., limit height for bigger lots; limit bonus height availability to lots under a certain size; or decrease lot coverage for buildings of a certain height.
- **Commercial use.** *PZB direction:* Add a cap on commercial use of 10k sq. ft. maximum.

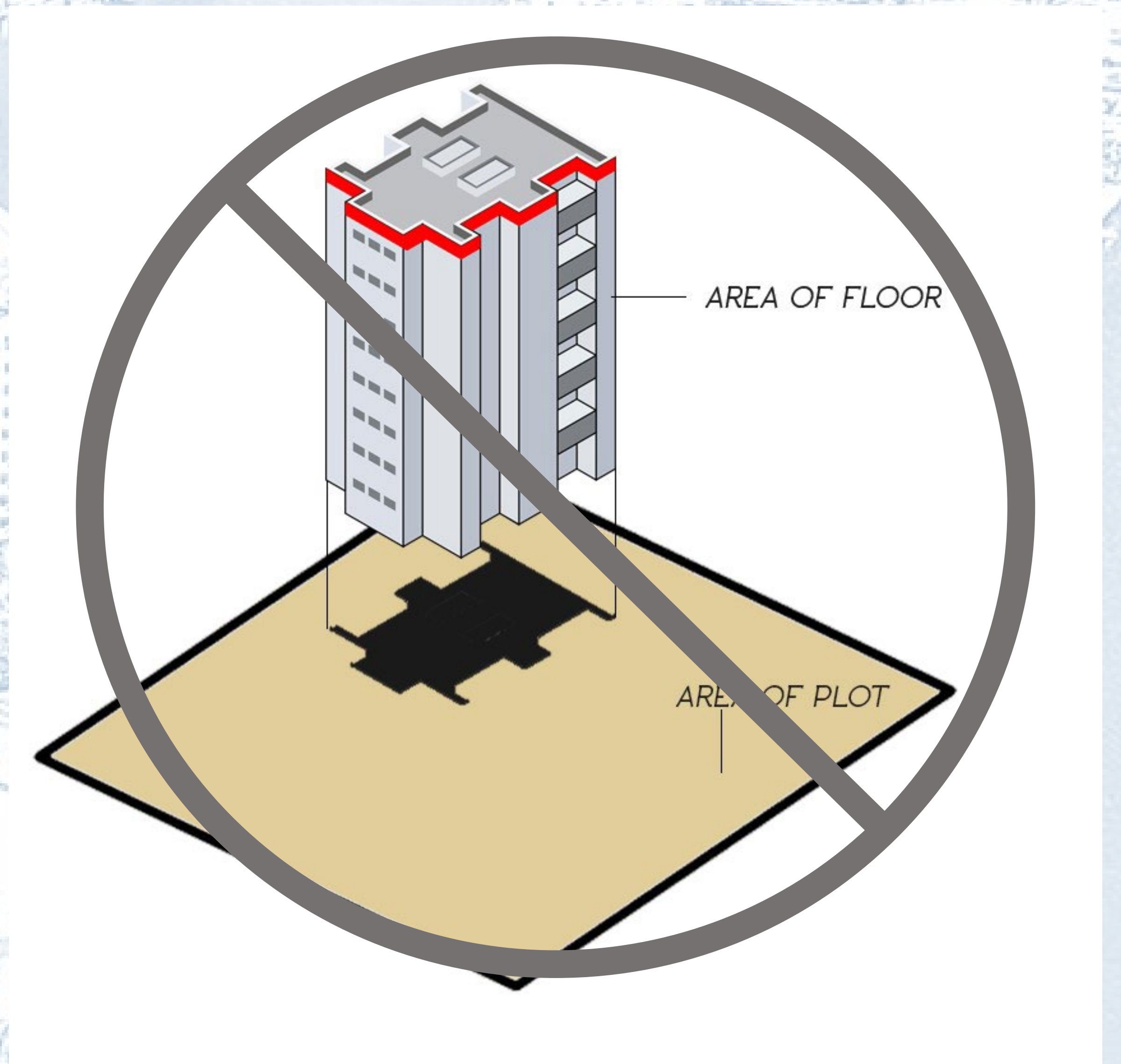
Staff Response/Updates

- **Floor area ratio.** Floor area ratio was introduced (or reintroduced) as an outcome of the joint Commission/PZB May meeting. To eliminate inconsistencies and/or the need to drastically increase the maximum floor area ratio, the FAR standard has been deleted, allowing lot coverage, setbacks, building height, and the "flex box" standards to control the building envelope.



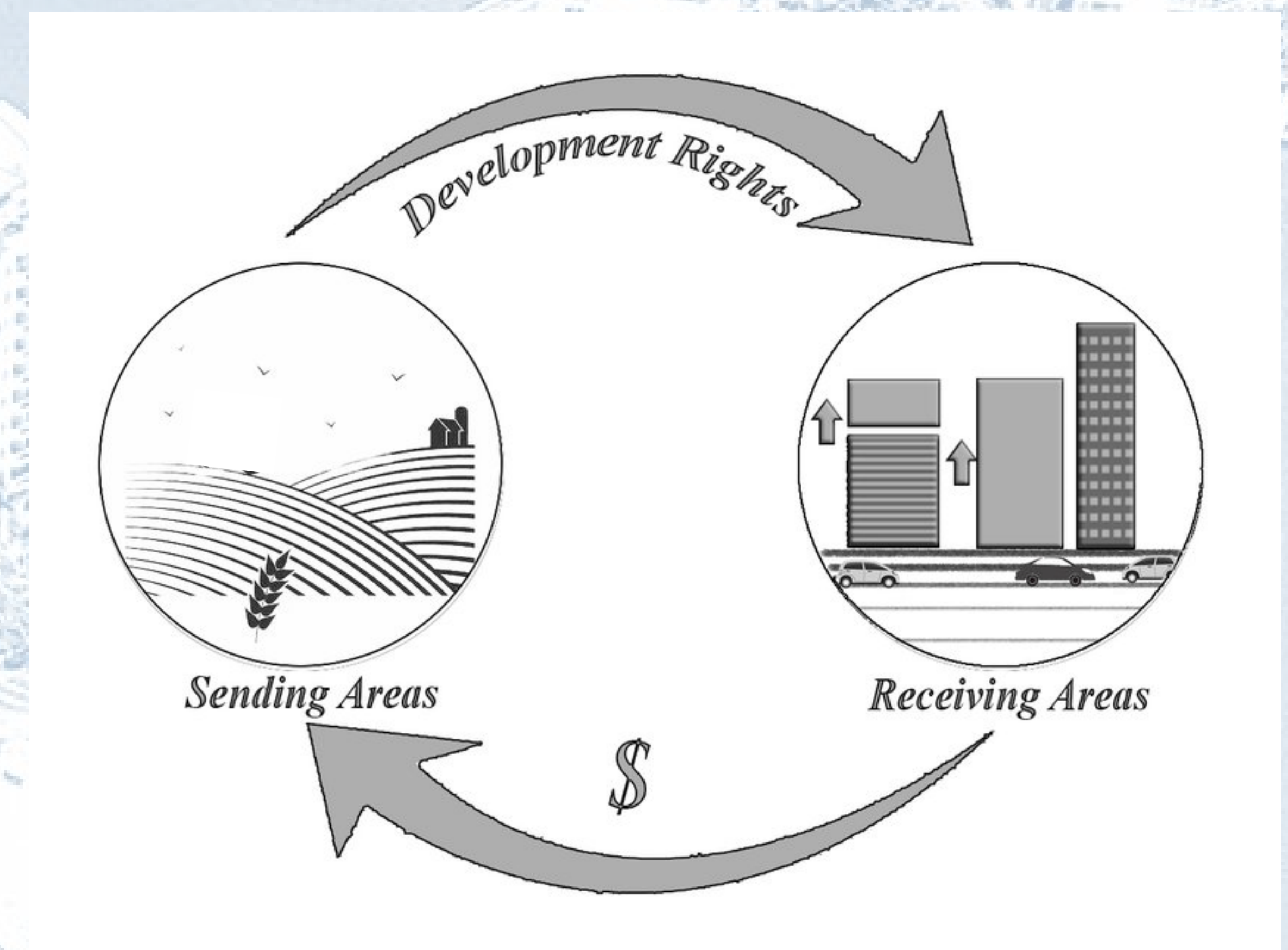
P&Z Board Meeting July 13, 2023

- **Accepted staff's recommendation**



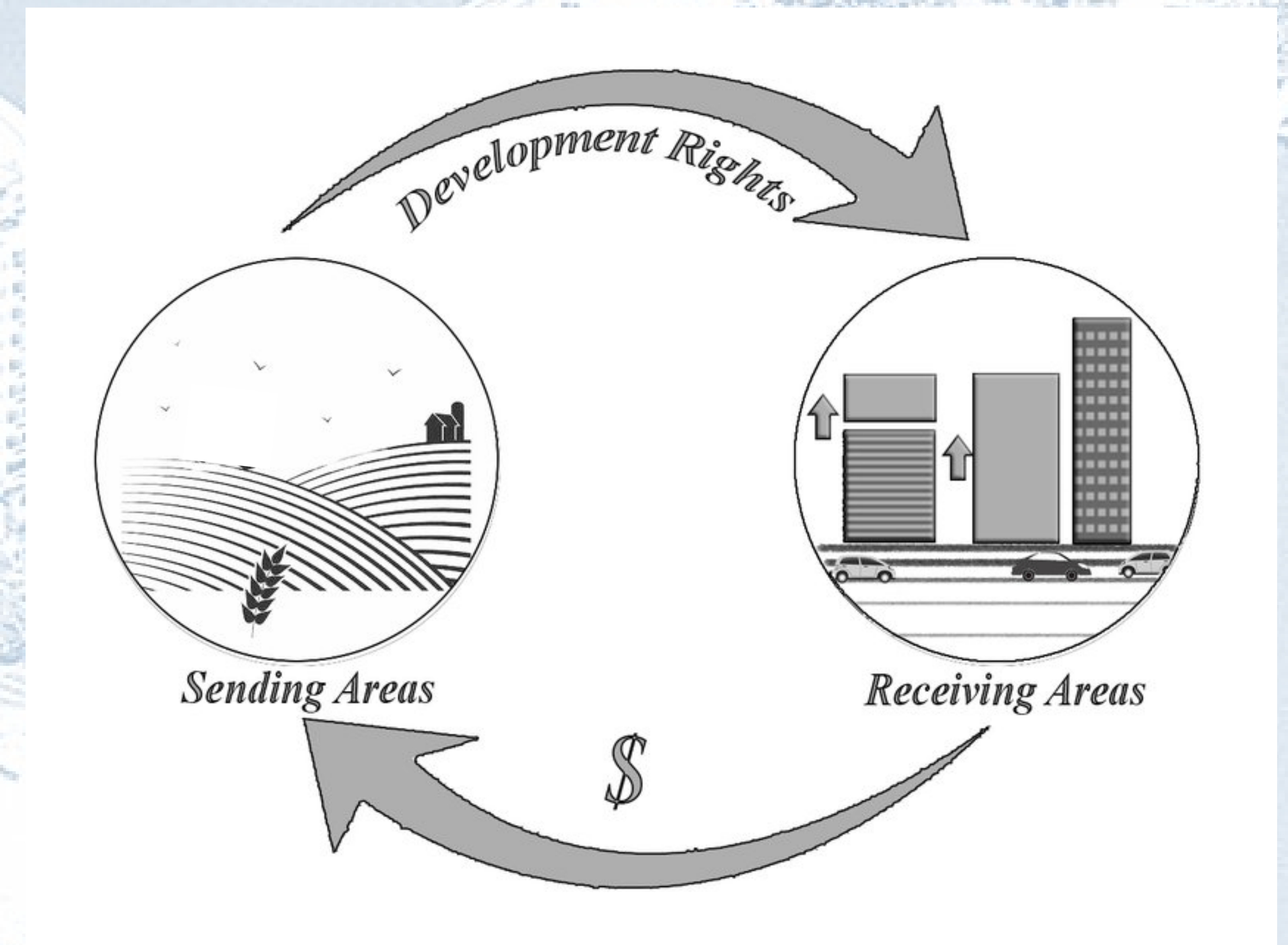
Staff Response/Updates

- **TDR/height bonuses.** The proposed language has not been eliminated. This is a matter of Commission policy. The PZB may choose to recommend this to the Commission.
- Clarified that if the approval for a site plan which includes approval of a transfer of density rights expires, then the transferred TDRs revert to the Village.
- Clarified that Community Contribution Fees from TDR transactions are nonrefundable
- Established that payment in full would be due to NBV within 90 days of approval



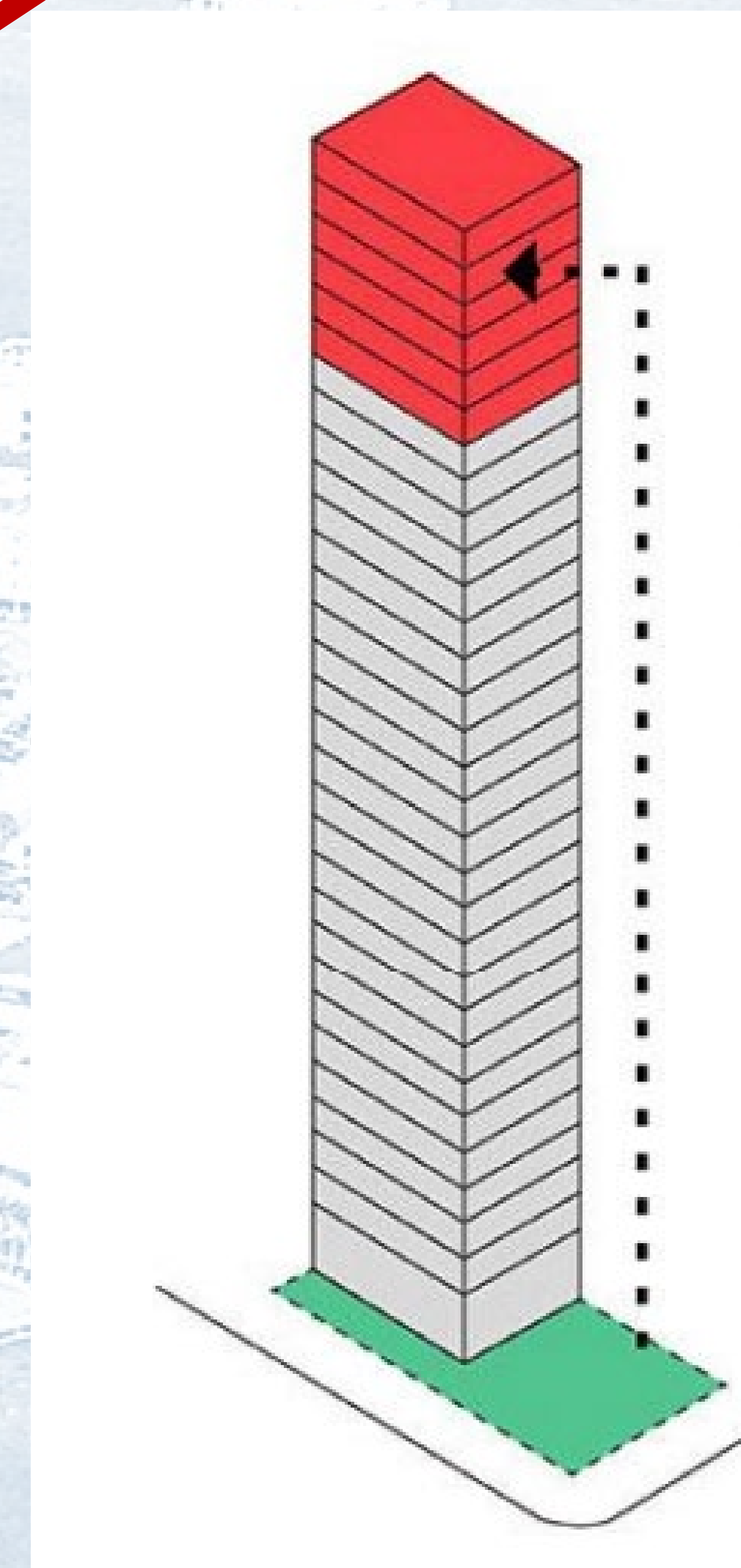
P&Z Board Meeting July 13, 2023

- **Accepted staff's recommendation except:**
- **Modified payment schedule of Community Contribution Fees for TDRs**
 - Match CCF payment schedule for T6 density bonus CCFs (25% within 90 days, the rest at building permit)



Staff Response/Updates

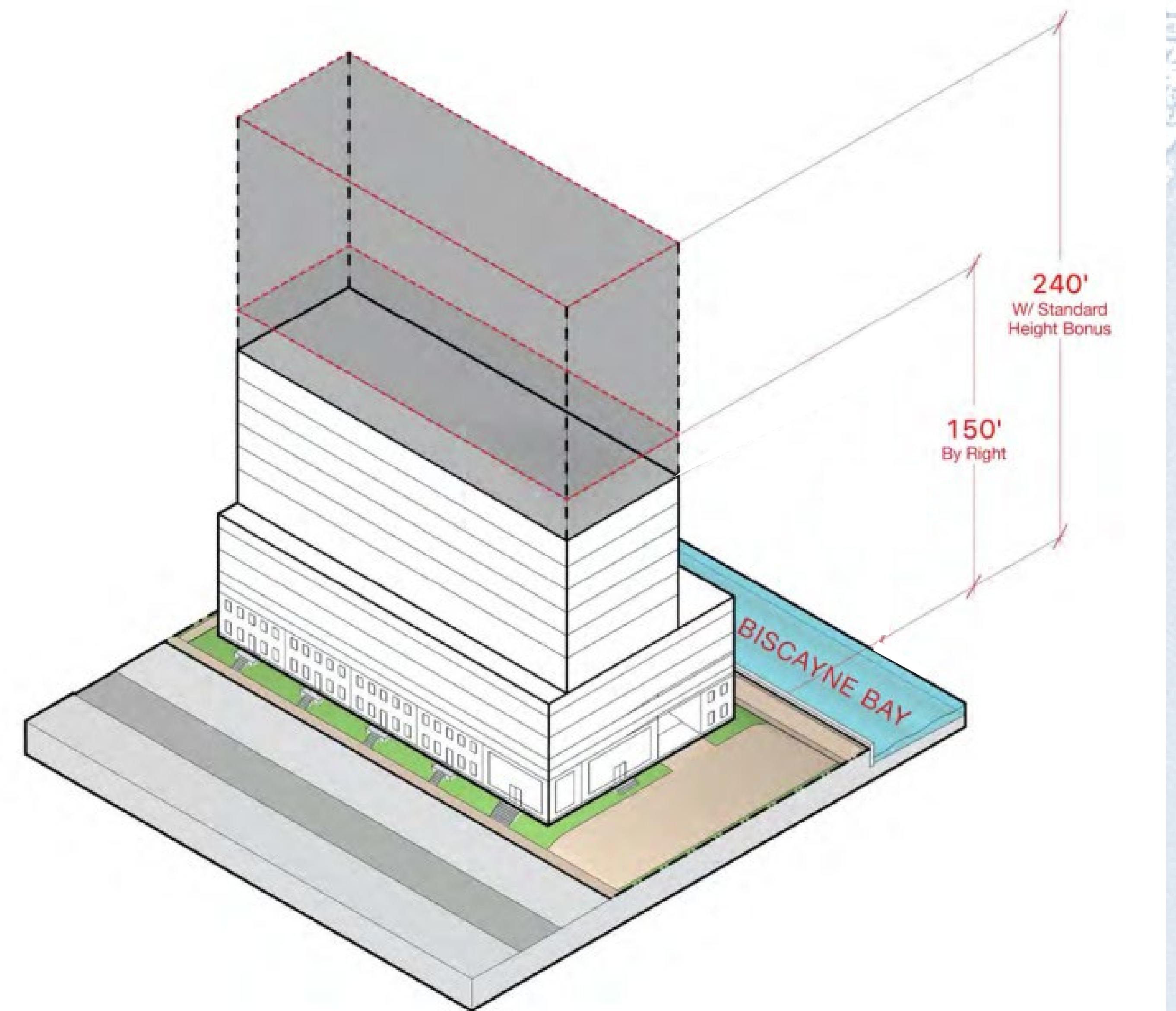
- **Building height.** Language introduced increasing (from 30% to 35%) minimum pervious area requirement for buildings exceeding 240 feet in height (suggested by a Board member)
- Min of 40% of a required front yard area must be green space.
- Floor plate area has been tied to building height, so at each tier (base, bonus and TDR-related height) floor plate is decreased to reduce shadows and preserve views:
 - between 100 and 150 feet in building height, floor plate is limited to 20,000 sf (gfa);
 - from 150 to 240 feet in height, floor plate max is 15,000 sf;
 - from 240 to 312 feet, floor plate max is 12,000 sf



P&Z Board Meeting July 13, 2023

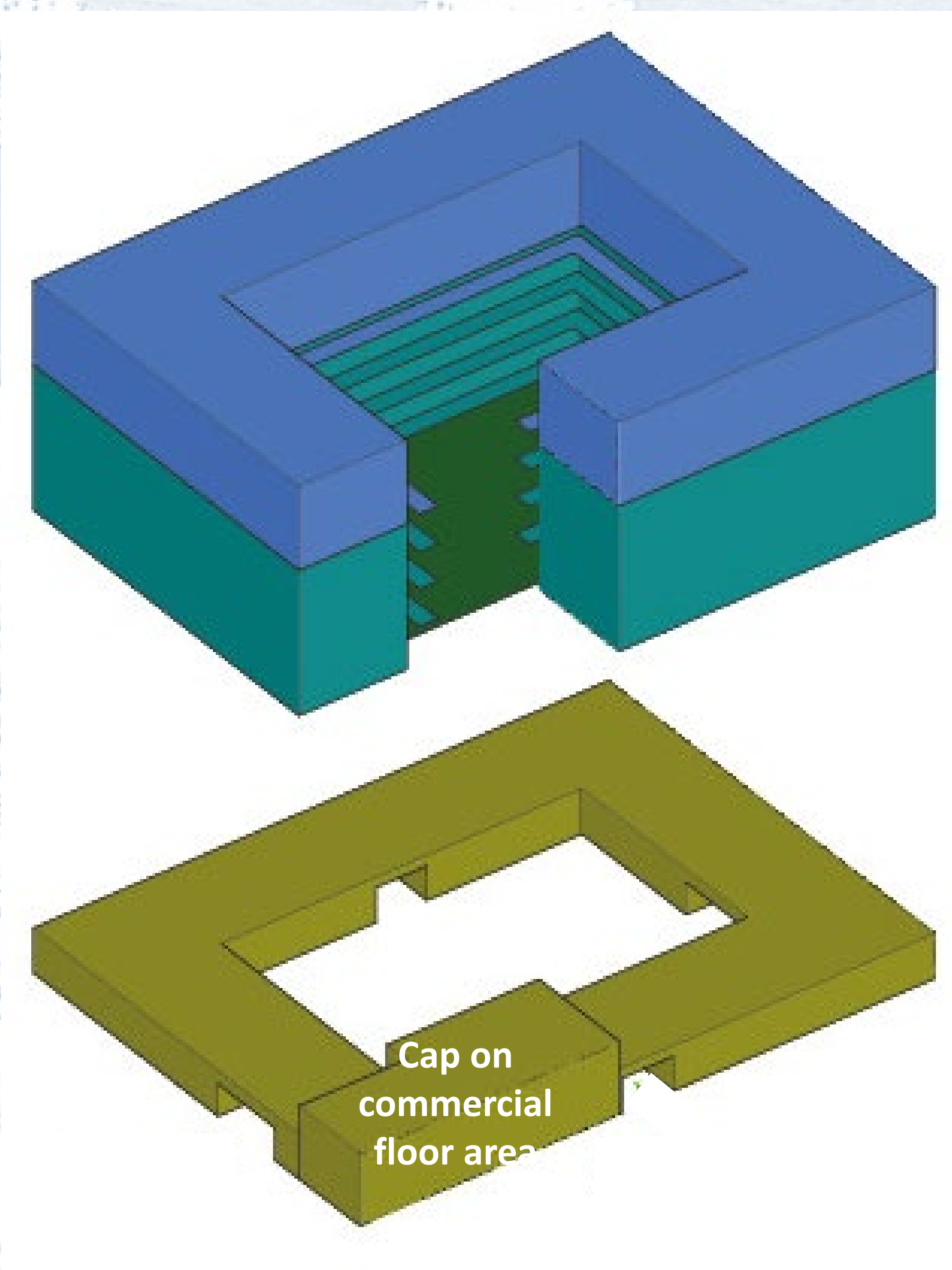
- **Building height.**

- Podium/pedestal as portion of building below less than 100 feet containing structured parking and amenities
- Tower as portion of building above 100 feet.
- Limit floor plate of the tower to 17,500 sf
- This may “spend” square footage at a lower height, making it unnecessary for a project to pursue additional height.



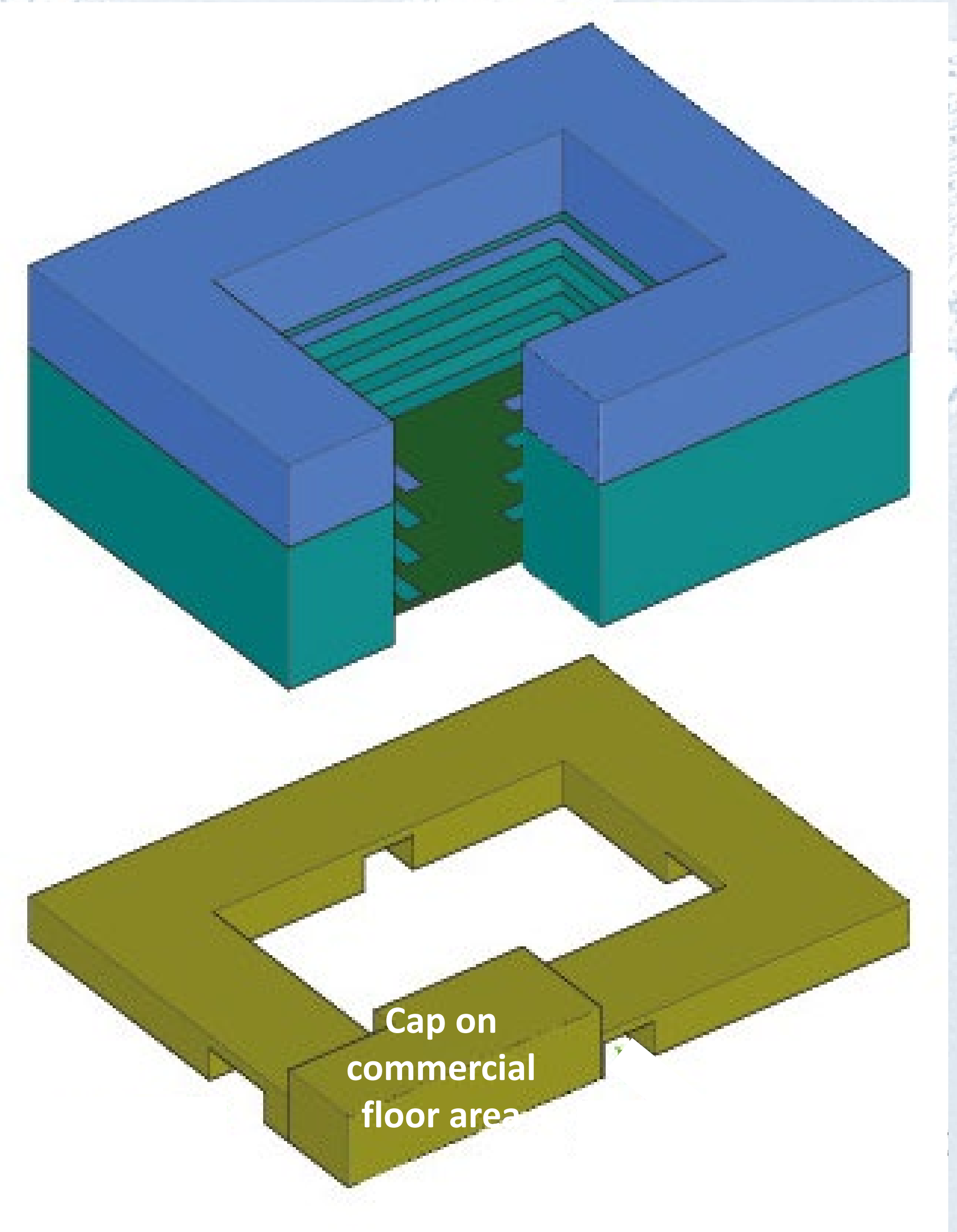
Staff Response/Updates

- **Commercial use.** A cap (max) of 10,000 sq. ft. has been added to the commercial-to-overall floor area ratio provisions for projects containing more than a certain number of units.
- This is in addition to the signage and public access limitations already recommended (derived from today's regulations).



P&Z Board Meeting July 13, 2023

- **Accepted staff's recommendation**



Additional Change

8.10.D.6. – Standards for Undersized Parcels (Workforce Housing Incentive)

- At the suggestion of a Board member, additional provisions have been introduced for consideration to incentivize the preservation of housing affordability through the redevelopment of undersized parcels for workforce housing.



Affordable
Rental
Housing

Affordable
Home
Ownership

P&Z Board Meeting July 13, 2023

- **Reduced min lot size.** 15,000 sq ft
- **Density.** 70 du/ac across the board (i.e., including undersized parcels)
- **Dimensional requirements for undersized parcels.**
 - Height: 50 feet (no stories)
 - Interior side setbacks: 7.5 feet (NOTE: Staff added that must obtain approval for a variance from MDCSR development criteria)