



# NBV100 Code & Comprehensive Plan Amendments

## Village Commission 2<sup>nd</sup> Reading February 9, 2021



- NBV100 Master Plan ➔ “to equip North Bay Village with the tools to become a more livable, sustainable and prosperous community that can adapt to the challenges of a changing climate.”
- Implementation through a Form Based Code (FBC) – new Chapter 15 of the Village’s ULDC:
  - New framework for form-based regulations
  - Creation of two new Transect Zones: T6-24 and T6-30 replacing the existing CG zoning district on the North and South Sides of Kennedy Causeway (Kennedy Boulevard District on Treasure Island)
- Amend Comprehensive Plan to align with NBV100 goals and FBC



- Improve walkability
- Spur redevelopment along Kennedy Causeway (Kennedy Boulevard District)
- Create a mixed-use development environment in the Kennedy Boulevard District (KBD)
- Improve community resiliency (Chapter 10 of the ULDC)
- Improve connections to the waterfront (Island Walk)
- Maintain view corridors to the water
- Provide new density bonuses within the T6 transect zones
- Allow for the development of Special Area Plans for sites of 2 or more acres, and
- Provide development standards that are predictable, transparent and clear



- State, regional and local agencies have reviewed = no objections; however
- Technical assistance comment provided to include a cap on intensity:
  - Added maximum *Floor Lot Ratio* (FLR) of 7.0 for non-residential intensity
- FDOT – coordination on improvements or changes to Causeway
- DERM – coordination on infrastructure capacity and permits for docks and walkways over water (Island Walk)
- SFWMD – Water Supply Work Plan update



# Changes between 1<sup>st</sup> and 2<sup>nd</sup> reading

- Building height measured in feet instead of stories (Sec. 15.2.C)
- New Section 15.2.1 to address Workforce Housing Program Administration.
  - Section only deals with rentals and not sales
  - Control period proposed for 20-years
  - Income requirements - 80-140 % of Miami Dade County AMI (proposed)
- Made liners in the pedestal optional and replaced with a requirement that 20% of the parking garage façade shall be green or vegetated walls, with the remainder of the garage completely screened with architectural features or artwork approved by Village. (Sec. 15.3.A.2.b.5)
- Ancillary changes in response to above: Cross-referencing in ULDC (Ch. 9, Division 4, Landscaping); new related definitions in ULDC and Ch. 15; and new Ch. 9, Section 9.8.1 - General requirements for green or vegetated walls (Ch. 9, Division 4,-Landscaping).



# Changes between 1<sup>st</sup> and 2<sup>nd</sup> reading (cont'd)

- Expiration of site plan levies a forfeiture of contribution fee for additional units of density (Ch. 15, Sec. 15.2.H).
- Community contribution fee payable within 90-days of Commission approval of site & development plan
- Ninety percent (90%) refund of community contribution fee available, but only if project is withdrawn within 18 months of approval (proposed).

Changes resulting from Planning & Zoning Board meeting of January 20, 2021  
(approval of Resilience and Sustainability Code amendments)

- Section 15.7.A, subsection a. – Changed electric vehicle charging station and bicycle parking requirements to be consistent (by reference) with Resilience and Sustainability Code amendments, per PZB recommendation.



# Density and Density Bonus

- Up to 120 UPA with a minimum of 5% of the total units set aside for non-subsidized workforce housing + payment of community contribution fee (CCF) per unit of density above 70 UPA.
- Valid for two (2) years, with two possible 1-year extensions.
- Expired site plan = forfeiture of the CCF paid; project must pay again upon reapplication.
- Additional density up to 150 UPA with set-aside of at least 5% of units for non-subsidized workforce housing + payment of CCF per unit of density above 120 UPA, *if* the project receives site plan approval within 2-years of adoption.
- After the first 2 years, applications for density greater than 120 UPA may be granted bonuses as a percent of the workforce housing units included in the development *up to a maximum of twenty-five percent (25%)*. All density bonus applications are subject to CCF per additional unit of density
- Community contribution fee = \$20,000 (Sec. 8.13), which would be adjusted annually.

<i>Set-Aside</i>	<i>Bonus</i>
<u>5%</u>	<u>5%</u>
<u>6%</u>	<u>9%</u>
<u>7%</u>	<u>13%</u>
<u>8%</u>	<u>19%</u>
<u>9%</u>	<u>21%</u>
<u>10%</u>	<u>25%</u>



# Workforce Housing Program Administration

- Any development proposing to utilize the density bonus allowed in a transect zone must submit a Workforce Housing Density Bonus zoning application with their application for site plan review
- Applicability: Rental units built on the same site as a proposed development
- Eligible Households: 80%-140% of MDC Area Median Income (AMI)
- Control Period: 20 years
- Compliance: Declaration of Restrictive Covenants and Workforce Housing Agreement (recorded in the chain of title for the unit) Rental contract must contain a clause summarizing requirements and rent level control
- Monitoring and Enforcement:
  - Annual report submitted to the Village
  - Fines for violations (Chapter 153 of Code of Ordinances)





## J. Sustainability

All new and substantial redevelopment applications for residential, commercial, office, hotels, and civic uses; all new mixed-use development applications; and all Village-owned civic or office construction projects located in the Transect Zones are subject to the green building and resilience standards and requirements contained in Chapter 8, Division 5; Chapter 9, Division 6; and Chapter 10, Sec. 10.5 of the ULDC.



**KENNEDY BOULEVARD ESTIMATE OF POTENTIAL IMPACT FEES FROM REDEVELOPMENT (2021)**

Function	Per ERC Fee	Administrative Charge	Current base density-70, total= 1,565 units	Administrative Charge	NBV100 proposed base density-120 units per acre: 2,684 units	Administrative Charge	NBV100 bonus density-150 units per acre: 3,355 units	Administrative Charge	Density Bonus Fee \$5,000 per unit
Police (residential)	\$ 714.32	7.50%	\$ 1,117,911	\$ 83,843	\$ 1,917,235	\$ 143,793	\$ 2,396,544	\$ 179,741	
Park Open Space	\$ 851.00	7.50%	\$ 1,331,815	\$ 99,886	\$ 2,284,084	\$ 171,306	\$ 2,855,105	\$ 214,133	
Park Improvement	\$ 1,041.00	7.50%	\$ 1,629,165	\$ 122,187	\$ 2,794,044	\$ 209,553	\$ 3,492,555	\$ 261,942	
Wastewater Collection *	\$ 898.23	7.50%	\$ 2,811,460	\$ 210,859	\$ 4,821,699	\$ 361,627	\$ 6,027,123	\$ 452,034	
Wastewater Line Replacement *	\$ 1,295.53	7.50%	\$ 4,055,009	\$ 304,126	\$ 6,954,405	\$ 521,580	\$ 8,693,006	\$ 651,975	
Water **	Based on meter size	7.50%	\$ 2,604	\$ 195	\$ 2,604	\$ 195	\$ 2,604	\$ 195	
<b>TOTAL</b>			<b>\$ 10,947,964</b>	<b>\$ 821,097</b>	<b>\$ 18,774,071</b>	<b>\$ 1,408,055</b>	<b>\$ 23,466,937</b>	<b>\$ 1,760,020</b>	<b>\$ 3,355,000</b>
* Apts equal 2 ERC's	Total fee for current zoning		<b>\$ 11,769,061</b>	Total with NBV100	<b>\$ 20,182,126</b>		Total with NBV100 + bonus	<b>\$ 28,581,957</b>	



1. Include for-sale units in Workforce Housing program?
2. Workforce Housing eligible income?
3. Clarify 70 UPA as base density?



# Questions

