

# NBV100 NORTH BAY ISLAND



## WHAT IS THE NBV100 MASTER PLAN?

The NBV100 Master Plan is equipping North Bay Village with the tools to become a more livable, resilient, and prosperous community that can adapt to the challenges of a changing climate.

The goal of the plan is to have public engagement through candid discussions on the issues that will shape the Village's next 25 years.

A new, easier-to-understand zoning code will provide the framework for building sensibly, encouraging sustainable streetscapes, and providing transparent and predictable rules for the benefit of both existing and new residents.

## HOW CAN I GET INVOLVED WITH THE PLAN FOR NORTH BAY ISLAND?

North Bay Island residents are encouraged to be part of the public engagement process with the Village. The 5 topics below are general ideas that will be presented to residents for their feedback. At this stage, these concepts are items for discussion and not recommendations or proposals.

1

### BUILDING PLACEMENT

Some property owners have asked the Village if new homes *can* be built approximately 5 feet closer to the road. This would allow for larger backyards.



2

### BUILDING HEIGHT

Some property owners have asked the Village if new homes *can* be built higher from the ground so that they can protect their homes from storm surge and flooding *and* have tall ceilings.

3

### UNDERSTORY

Residents have also asked if new homes can have an *optional* understory; this might help avoid property damage from storm surge.



4

### WATERVIEW STRUCTURES

Allowing these structures to be added to new and existing homes would provide non-waterfront homes with water views, *potentially* increasing property values.



5

### LOT COVERAGE

New homes could have smaller footprints. This *could* improve water management and reduce flooding.



## WHO CAN I CONTACT WITH QUESTIONS AND FEEDBACK?

Residents may contact Silvia Vargas, Village Planner, at [nbv100@nbvillage.com](mailto:nbv100@nbvillage.com) or at **(305)756-7171**.

*Last updated: March 2, 2021*