



# \* Village of Palmetto Bay

Downtown Urban Code

February 15, 2017

- \* Downtown Urban Village Code (DUV)
- \* Adopted by Ordinance No. 2015-19 on December 14, 2015
- \* Amended by Ordinance No. 2016-11 on May 2, 2016



# \* Current Allowable units

Current Density is 24 units/ acre = 5,661 units



## Proposed Projects

- 1 271 Units  
149 from Reserves
- 2 301 Units  
254 from Reserves
- 3 308 Units  
258 from Reserves
- 4 139 Units  
95 from Reserves
- 5 295 Units  
167 from Reserves

### TOTAL

1,314 Units  
923 from Reserves

Proposed Projects  
on 16 Acres = 1,314 units

Net density remaining =  
19.8/ acre = 4,347 units



# \* Downtown Urban Village District

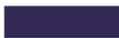
232 acres divided into 4 sectors, including:

1. Downtown Village (DV)
2. Downtown General (DG)
3. Urban Village (UV)
4. Neighborhood Village (NV)

\* Flexible Block: Mixed-use building fronting more than 2 street frontages allowing for more commercial use.

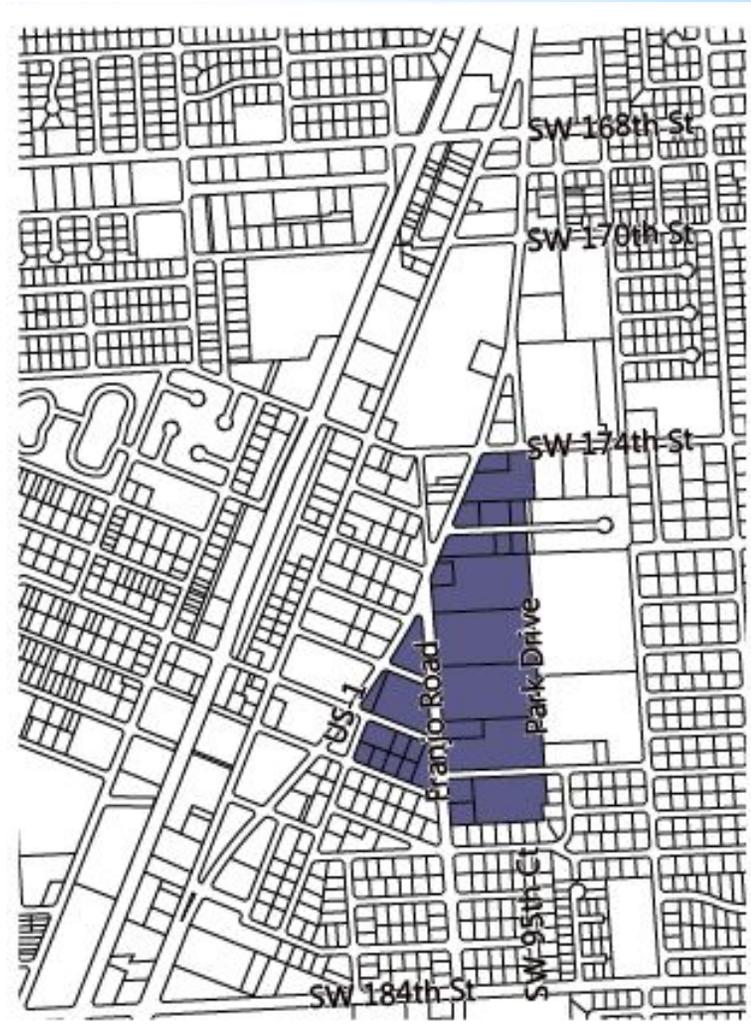
\* Flexible Building: Mixed-use building fronting a max. of 2 street frontages with a shallower footprint.

## Key

(DV)	Downtown Village	
(DG)	Downtown General	
(UV)	Urban Village	
(NV)	Neighborhood Village	



Building Types	Lot Size W x D	Residential Density*	Building Height
Flexible Block	160'x160' (min.)	24 du/ac	3 stories (min.) 5 stories (max.) 8 stories (with bonus)
Flex Building	80'x100' (min.)	24 du/ac	3 stories (min.) 5 stories (max.) 8 stories (with bonus)



# \*Downtown Village (DV)

Figure 39

Flex Building Massing

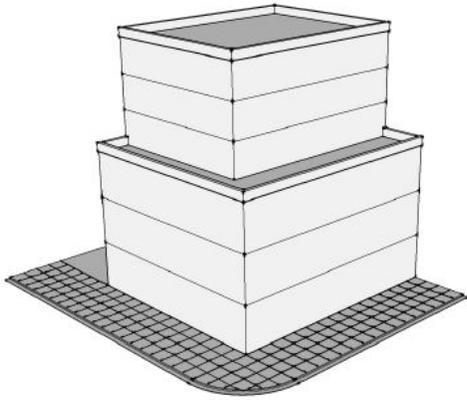
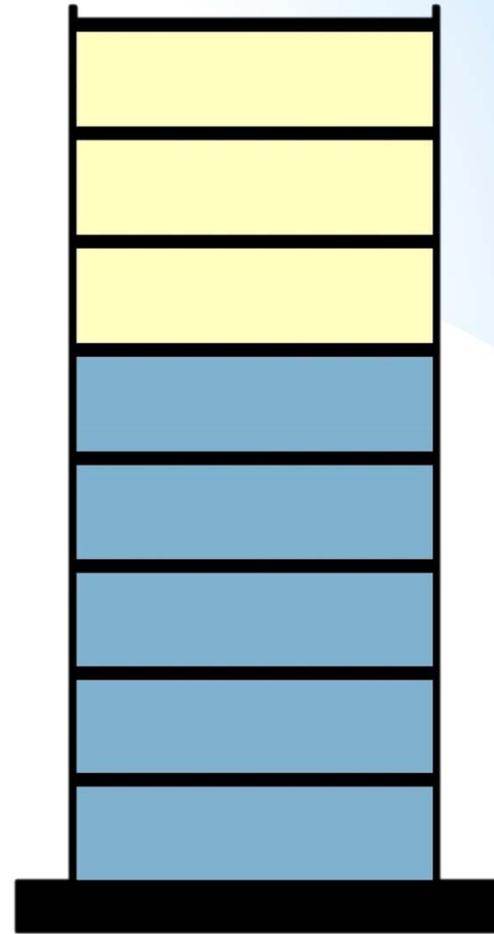
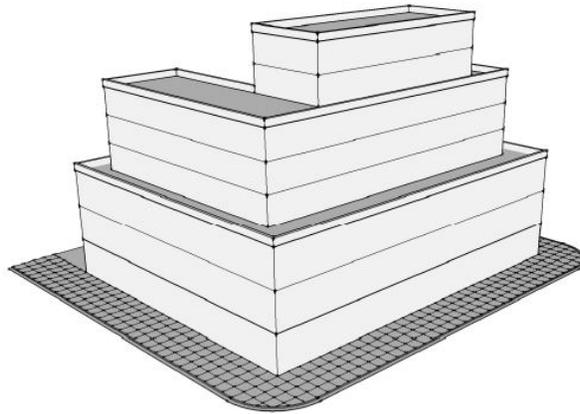


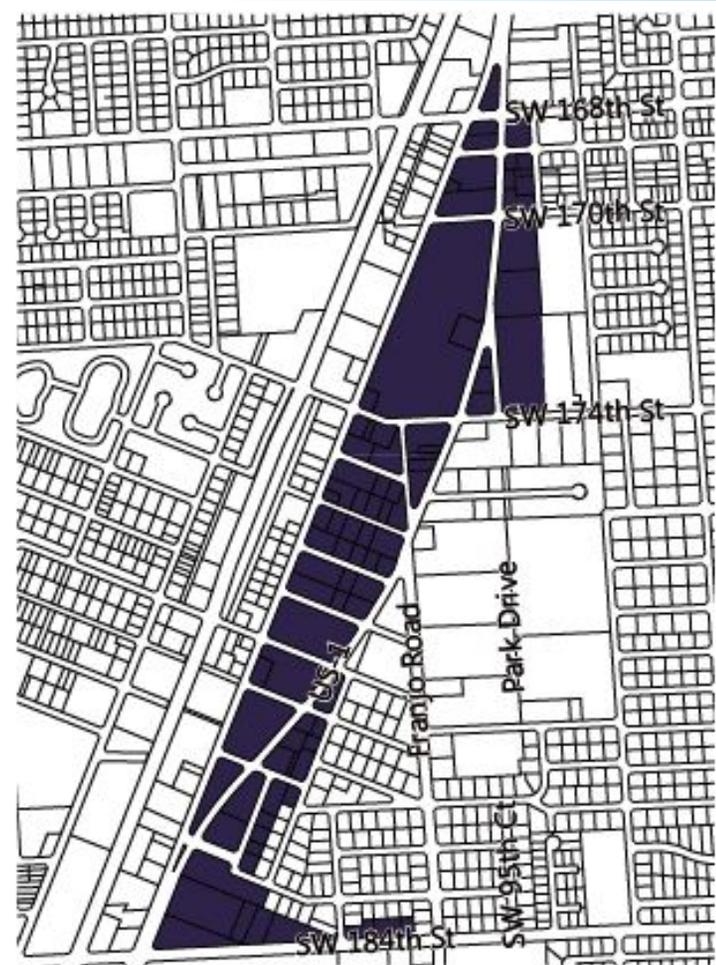
Figure 35

Flexible Block Massing



# \*Downtown Village (DV)

Building Types	Lot Size W x D	Residential Density*	Building Height
Flexible Block	160'x160' (min.)	24 du/ac	4 stories (min.) 5 stories (max.) 8 stories (with bonus)
Flex Building	80'x100' (min.)	24 du/ac	4 stories (min.) 5 stories (max.) 8 stories (with bonus)



# \*Downtown General (DG)

Figure 39

Flex Building Massing

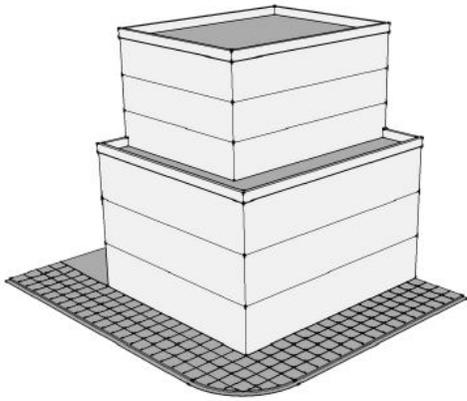
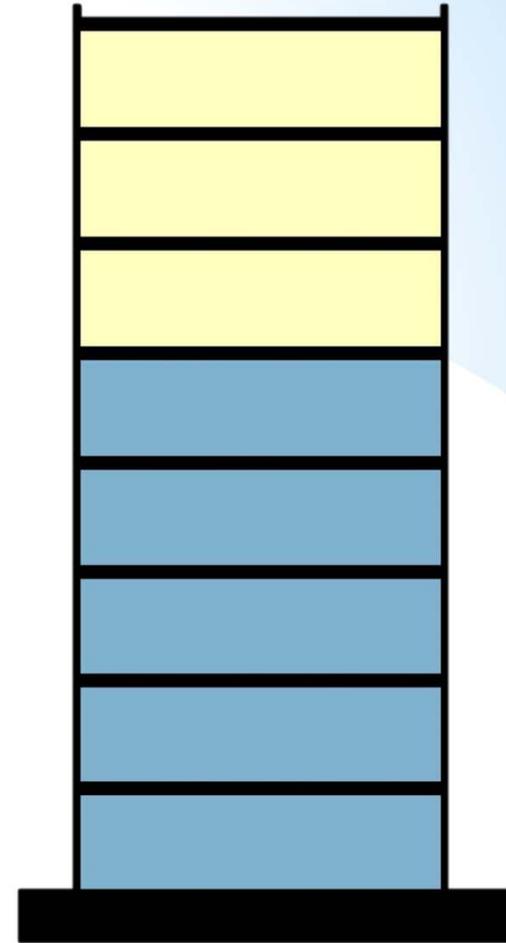
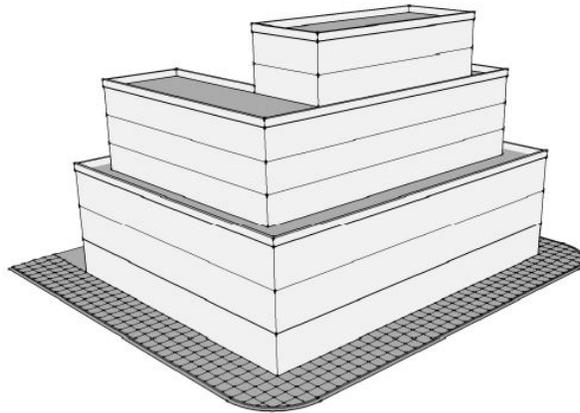


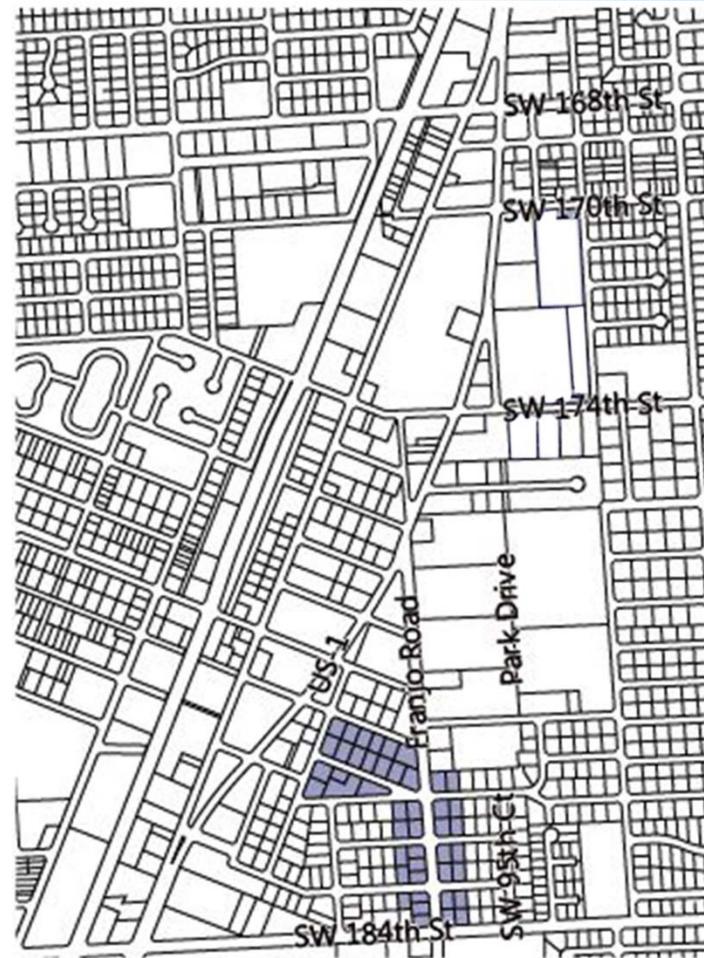
Figure 35

Flexible Block Massing



# \*Downtown General (DG)

Building Types	Lot Size W x D	Residential Density*	Building Height
Flexible Block	160'x160'	24 du/ac	3 stories (min.) 5 stories (max.) 8 stories (with bonus)
Flex Building	80'x100'	24 du/ac	3 stories (min.) 5 stories (max.) 6 stories (with bonus)
Row-house	80'-125'x100'	24 du/ac	2 stories (min.) 3 stories (max.)
Stacked Apartment Building	80'-200'x100'	24 du/ac	2 stories (min.) 4 stories (max.)
Single-Family House	45'-100'x100'	24 du/ac	3 stories (max.)



## \* Urban Village (UV)

Figure 39

Flex Building Massing

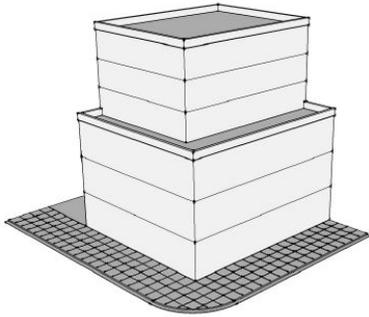


Figure 35

Flexible Block Massing

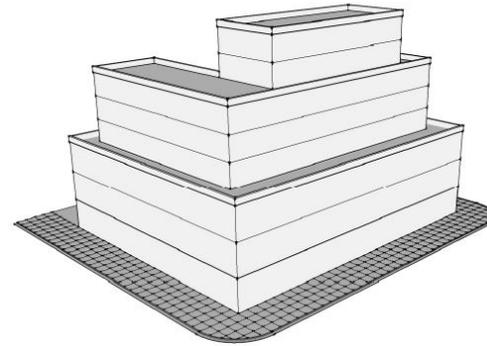


Figure 43

Rowhouse Massing

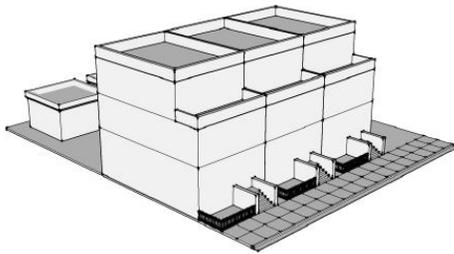


Figure 49

Single Family House Massing

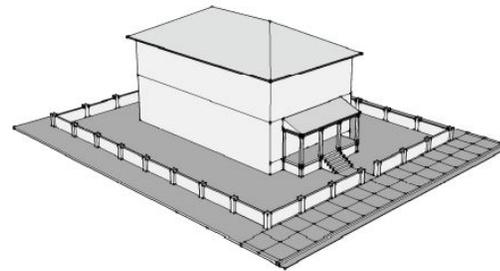
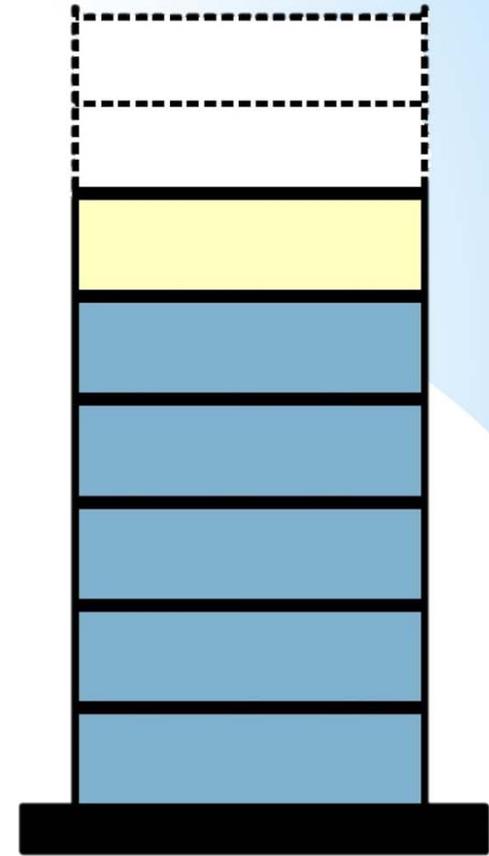
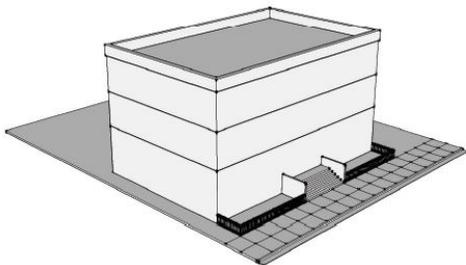


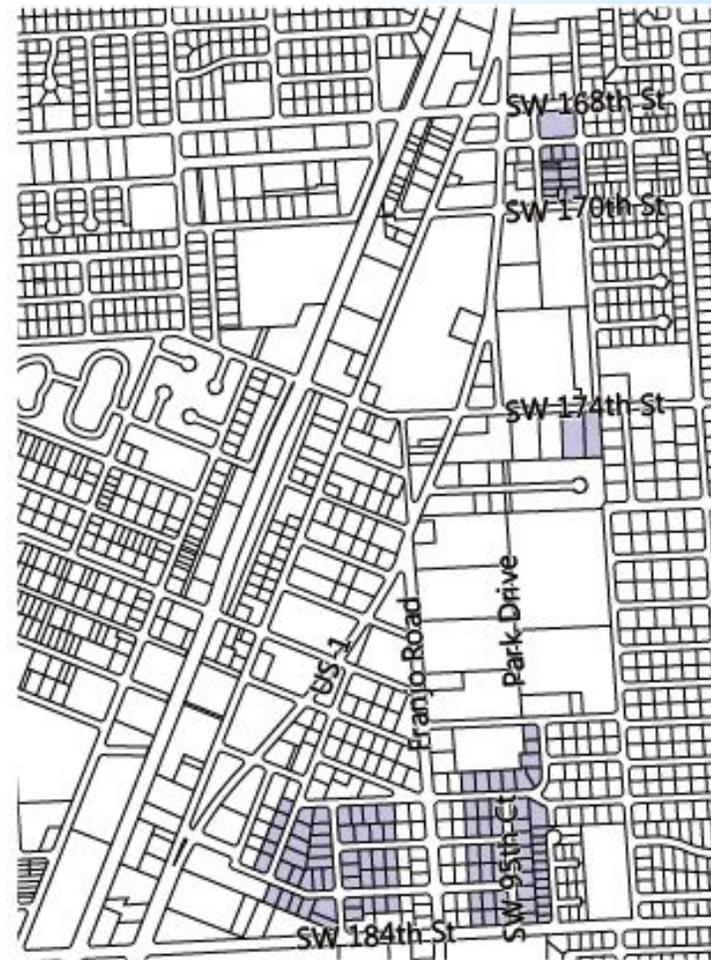
Figure 46

Stacked Apartment Massing



\* **Urban Village (UV)**

Building Types	Lot Size W x D	Residential Density*	Building Height
Flex Building	80'x100'	24 du/ac	3 stories (min.) 5 stories (max.) 6 stories (with bonus)
Row-house	80'-125'x100'	24 du/ac	2 stories (min.) 3 stories (max.)
Stacked Apartment Building	80'-200'x100'	24 du/ac	2 stories (min.) 4 stories (max.)
Single-Family House	45'-100'x100'	24 du/ac	3 stories (max.)



# \* Neighborhood Village (NV)

Figure 43

Rowhouse Massing

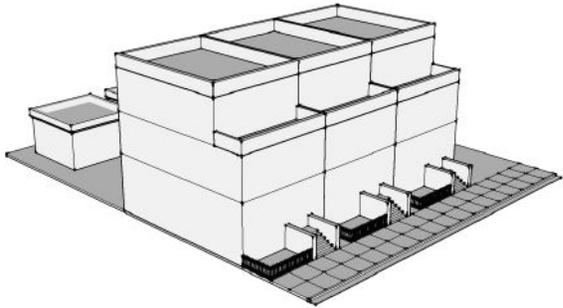


Figure 46

Stacked Apartment Massing

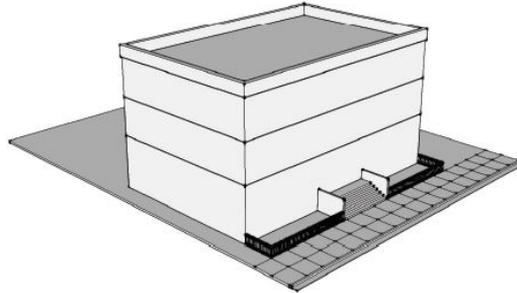


Figure 49

Single Family House Massing

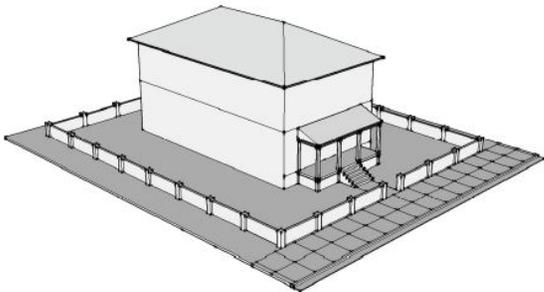
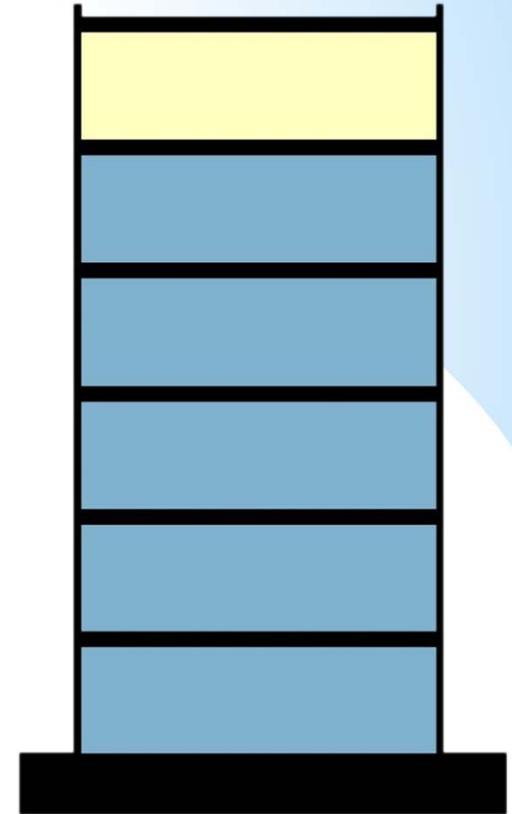
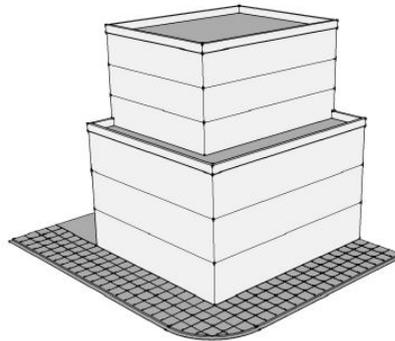


Figure 39

Flex Building Massing



# \* Neighborhood Village (NV)

- \* Criteria for Height Bonuses
  - \* Underground Parking
  - \* Contribute 15% of the Adjusted Required Parking to a Council-established Parking Trust (fee not in lieu of required parking)
  - \* Double Council-established Park Impact Fee
  - \* Develop Public Open Spaces (as identified on the Public Open Spaces Plan)
  - \* Green Bonus



\* *Each individual bonus category provides for 1 additional story, not to exceed the maximum overall bonus building height allowed within each of the sectors.*

# \* Height Bonus Program

- \* Creation of the Residential Reserve Pool Program (Bonus Units)
  - \* Step 1: Traffic Study Max. Capacity: 5,661 units
  - \* Step 2: All downtown properties assigned @ 24 or 14/acre: 4,415 units
  - \* Step 3: Difference equals total bonus pool: 1,246 units



- \* *Total available bonus units of 1,246 are districtwide and are movable within the DUV. The maximum density for the entire DUV is 24 units/acre.*
- \* *Available on a first-come, first-serve basis to incentivize initial economic development in downtown.*
- \* *Once the bonus is exhausted, property owners can transfer developmental rights from one property to another.*

# \* Residential Reserve Pool

- \* Criteria for Residential Reserve Pool (Section 1.05)

- \* Property owner must be part of the request

- \* Property must be within the DUV

- \* If TDR is used, sender site must retain 40% of density

- \* No violations

- \* Receiver site is evaluated for its viability for the additional units:

- \* Traffic conditions

- \* Water & sewer capacity

- \* School concurrency

- \* Police/Fire Impact

- \* Proximity to transit

- \* Must comply with Section 30-30.5



# \* Residential Reserve Pool

**\*Thank you for your time**