TRANSFORMATION OF DOWNTOWN URBAN VILLAGE TO RESIDENT DRIVEN DOWNTOWN PALMETTO BAY

OVERVIEW OF PROPOSAL BY
COUNCILMEMBER MARSHA MATSON

What does our Village Charter State?

The Villages Charter **mandates neighborhood protection throughout the village**. The existing plan removes the designation of single-family residences from the area, removing the protection that these well established neighborhoods have had for so many years.

In my proposal, these areas will be protected and buffered from future buildings within the downtown area.

The first slides provide the rationale for amending the downtown zoning code. The next series of slides provides the relevant information for each sector with an explanation of heights, density and other requirements that the Downtown Palmetto Bay District will have.

Residents' Concerns over Traffic

- Florida is second in the nation in population growth.
- Nearly 900 people move to Florida daily.
- South Florida growth rate is between 1% to 3% annually.
- Miami-Dade County growth rate is 1.4% annually.
- Current development trends are south and west of our village.
- Proposed zoning changes from the county will concentrate growth along the transit corridor.

Building Heights in the Village

8-story monolithic building in downtown Dadeland

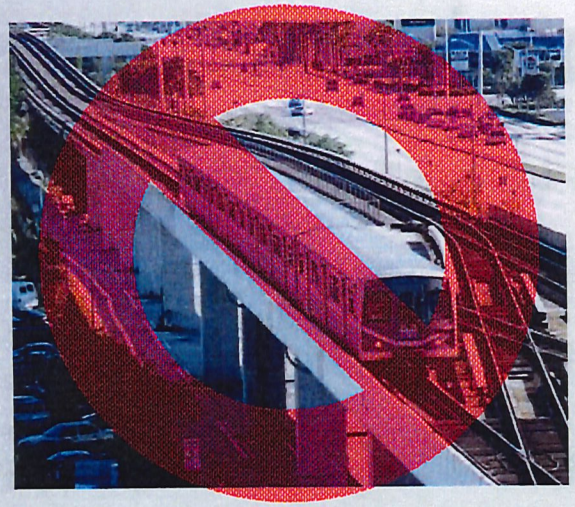
Times have changed. Building heights as tall as 8 stories are not in line with the residential character of our village.

Residents desire services and commercial uses, not high-rise apartment buildings with no services.

We have a chance to change this and lower the heights and ensure the right uses occur in our downtown area.

3-story development in Birkdale North Carolina

Defining Transit Options



Metrorail extension more than likely isn't coming to the south despite ridership number projections.

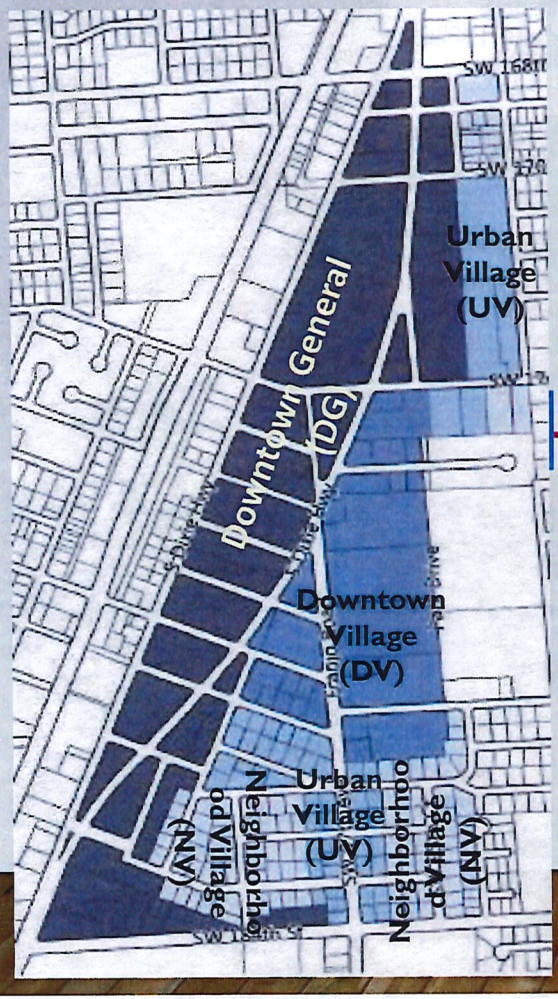
This realization must be taken into account in designing the Downtown Palmetto Bay code and reduce the number of units based on lower ridership projections.

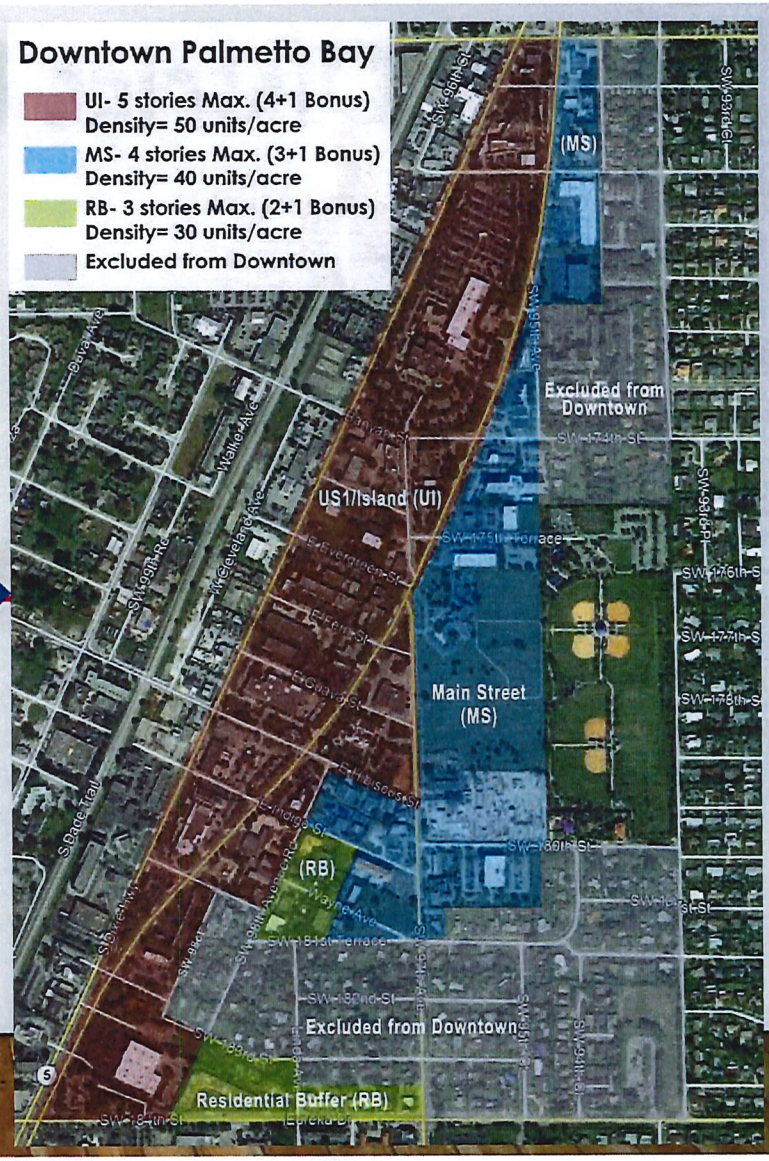
East to west traffic and the ability of reaching the turnpike are severely reduced with a considerable reduction of traffic flow because of the county's decision to provide a Bus Rapid Transit system at grade.

Proposed Downtown Palmetto Bay Zoning Code Amendments

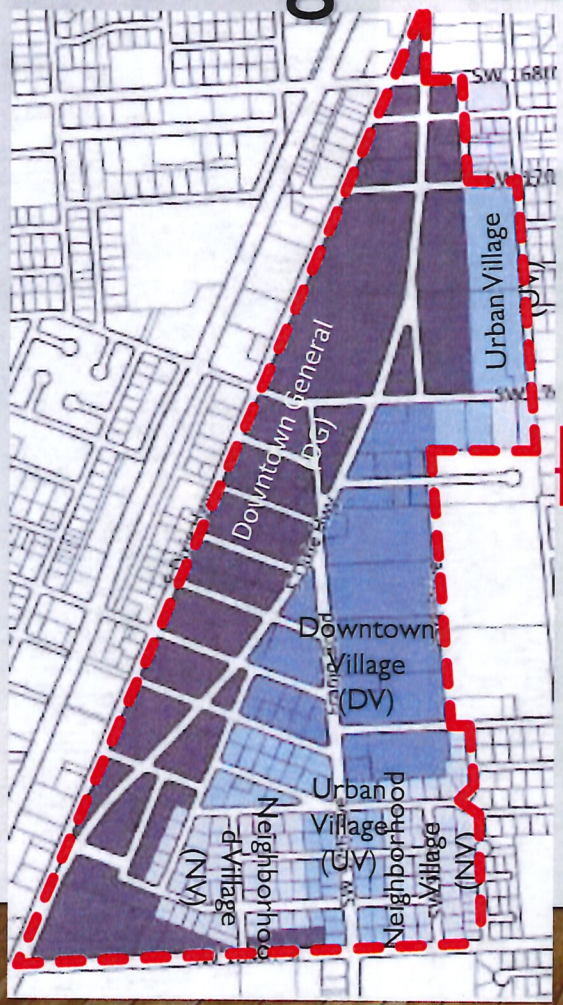
- ❑ Map change of zoning district boundaries and sector boundaries
- ❑ Reducing residential and commercial density
- ❑ Changing basis of residential density from gross lot area to net lot area; therefore, reducing density
- ❑ Reducing bonus heights
- ❑ Allowing one bonus floor as incentive for amenities that residents prefer (e.g. restaurants, retail, medical offices, entertainment – to be determined by scientific survey)
- ❑ Eliminating Residential Reserve Units (RRU)
- ❑ Eliminating Transfer of Development Rights (TDR)
- ❑ Eliminating Design Considerations

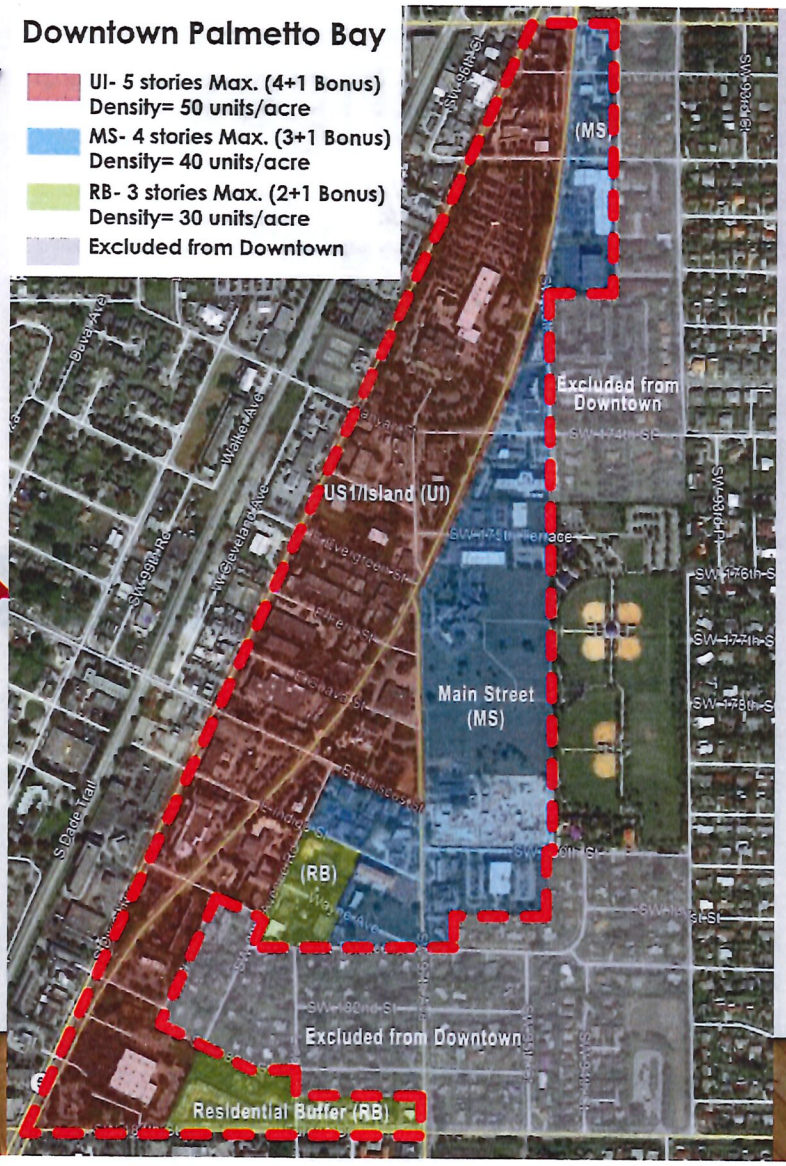
Map changes


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

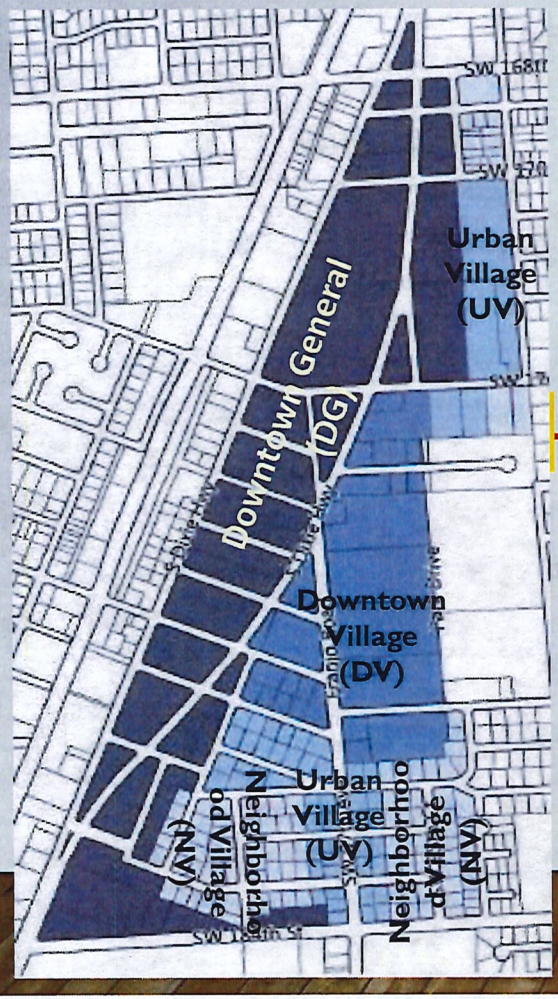

Downtown Palmetto Bay
UI- 5 stories Max. (4+1 Bonus)
Density= 50 units/acre
MS- 4 stories Max. (3+1 Bonus)
Density= 40 units/acre
RB- 3 stories Max. (2+1 Bonus)
Density= 30 units/acre
Excluded from Downtown
(MS)
Excluded from Downtown
US1/Island (UI)
Main Street (MS)
(RB)
Excluded from Downtown
Residential Buffer (RB)

Zoning District Boundary





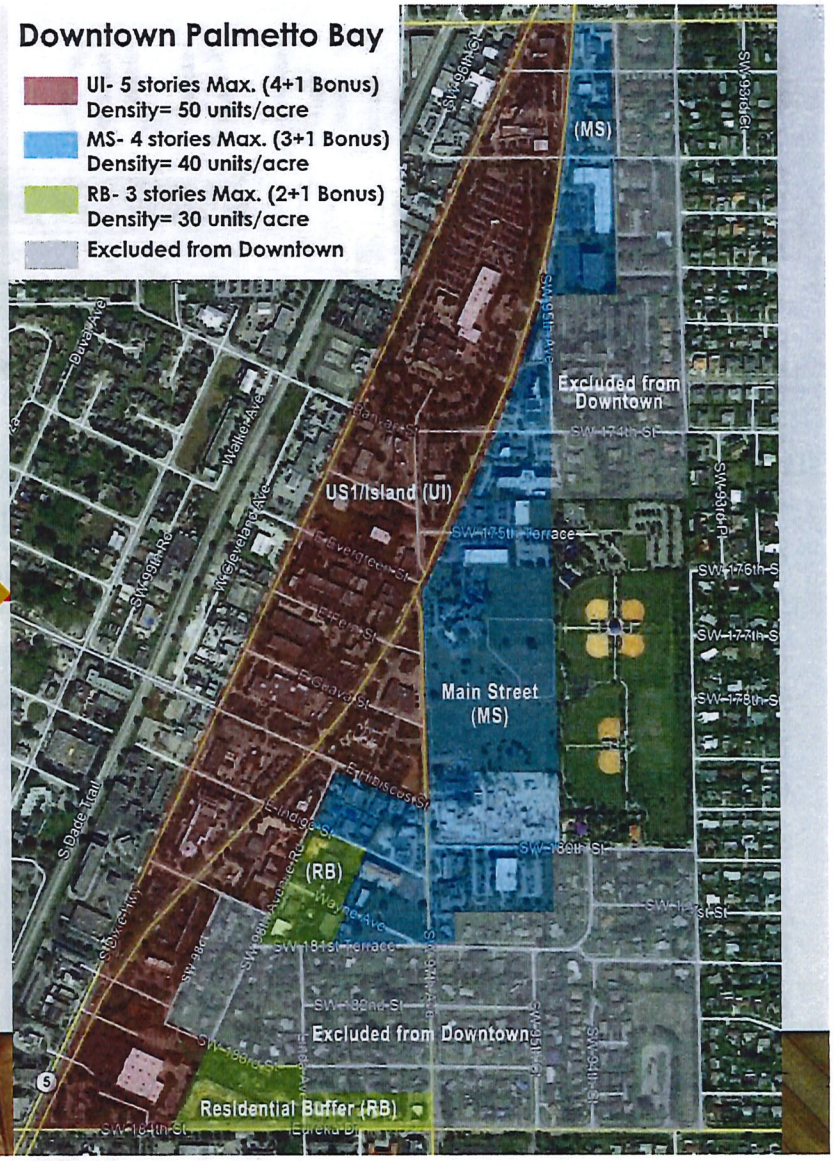
Zoning Sector Changes



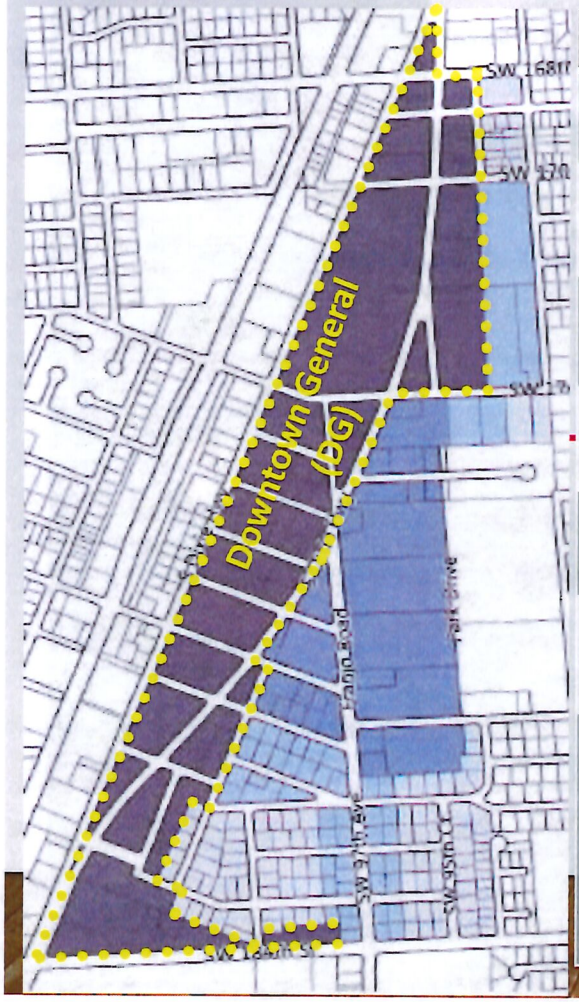
Downtown General (DG) → US-1 Island (UI)

Downtown Village (DV) → Main Street (MS)

Urban Village (UV) → Residential Buffer (RB)

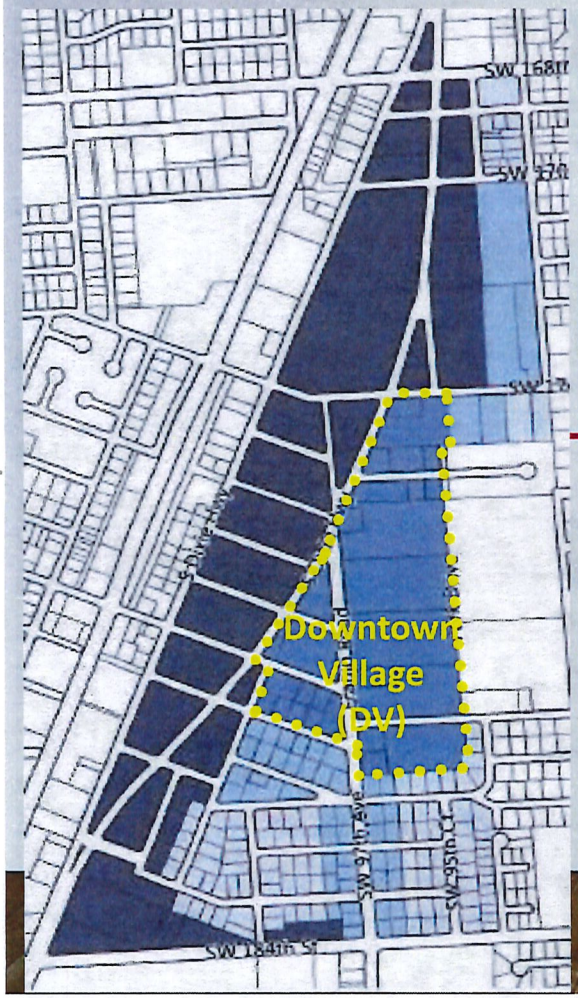


US-1 Island (UI)

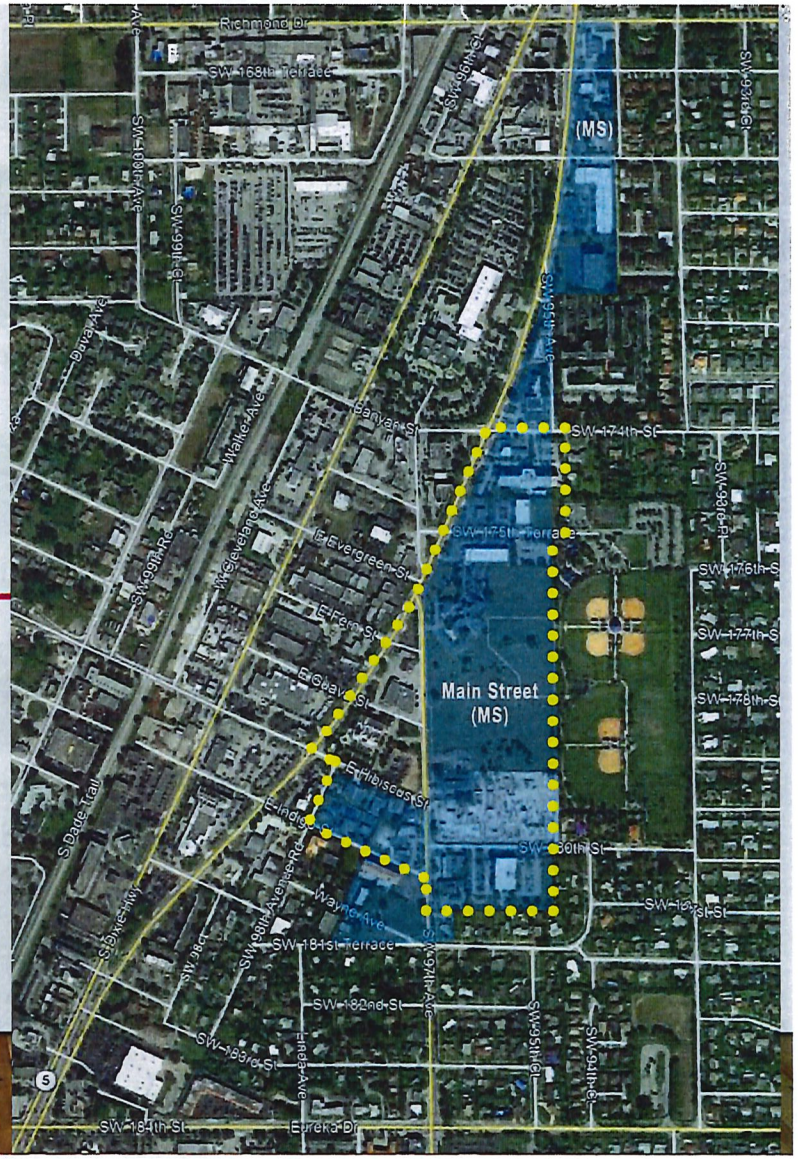


	DG	UI
Area Change		see map
Base Residential Density	24 DU/Ac. gross	50 DU/Ac. net
Max. Residential Density(TDR, RRU)	not limited	50 DU/Ac. net
Minimum Building Height	4	1
Maximum Building Height	5	4
Max. Building Height w Bonus	8	5
Bonus Height Criteria	• Underground parking • Parking fee • Open space • Park impact fee • Green cert.	• Ground Floor Commerce Space

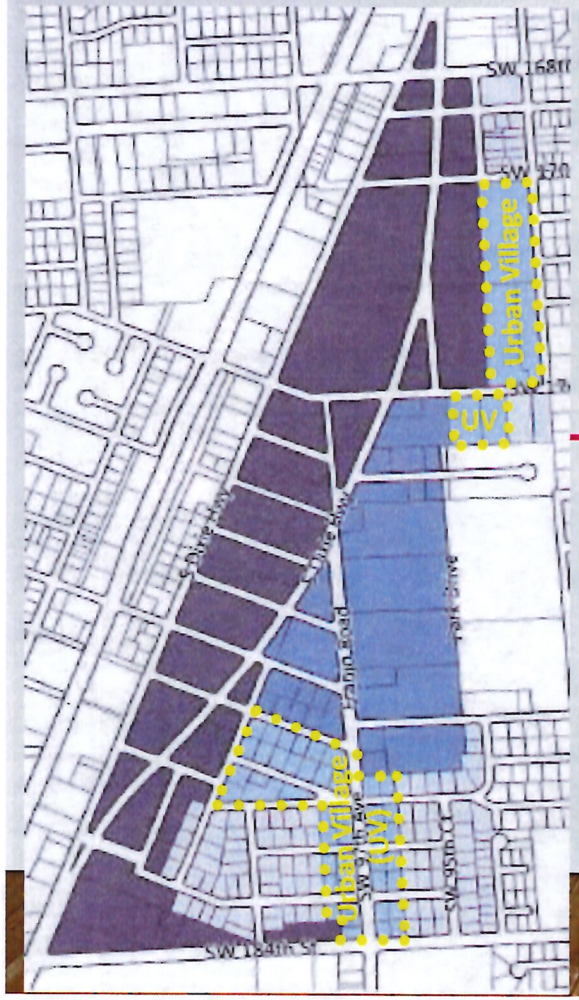
Main Street (MS)



	DV	MS
Area Change		see map
Base Residential Density	24 DU/Ac. gross	40 DU/Ac. net
Max. Residential Density(TDR, RRU)	not limited	40 DU/Ac. net
Minimum Building Height	3	1
Maximum Building Height	5	3
Max. Building Height w Bonus	8	4
Bonus Height Criteria	• Underground parking • Parking fee • Open space • Park impact fee • Green cert.	• Ground Floor Commerce Space



Residential Buffer (RB)



	UV	RB
Area Change		see map
Base Residential Density	14 and 24 DU/Ac. gross	30 DU/Ac. net
Max. Residential Density(TDR, RRU)	not limited	30 DU/Ac. net
Minimum Building Height	3	1
Maximum Building Height	5	2
Max. Building Height w Bonus	8	3
Bonus Height Criteria	• Underground parking • Parking fee • Open space • Park impact fee • Green cert.	• Ground Floor Commerce Space

Homes Removed from Downtown Zoning Code

	DG, UV, NV	R-1 (south area)
Area Change	see map	
Base Residential Density	14 and 24 DU/Ac. gross	5.8 DU/Ac. gross (7,500 sf min lot)
Max. Residential Density (TDR, RRU)	not limited	TDR, RRU not applicable
Minimum Building Height	3 to 4	not applicable
Maximum Building Height	5	2 stories, 35 feet
Max. Building Height w Bonus	6 to 8	no bonuses
Bonus Height Criteria	• Underground parking • Parking fee • Open space • Park fee • Green cert.	no bonuses