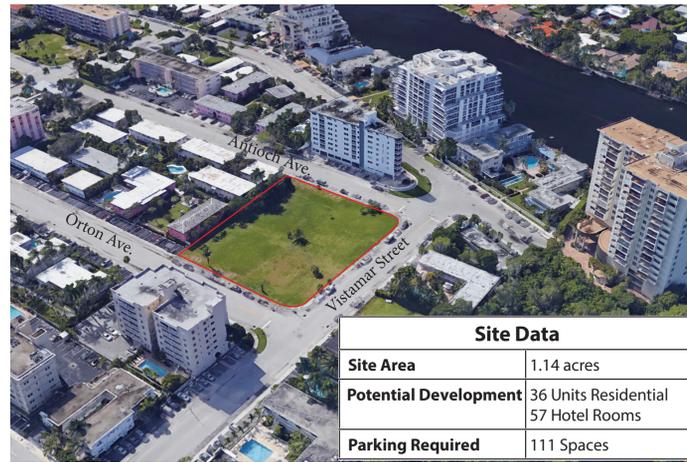
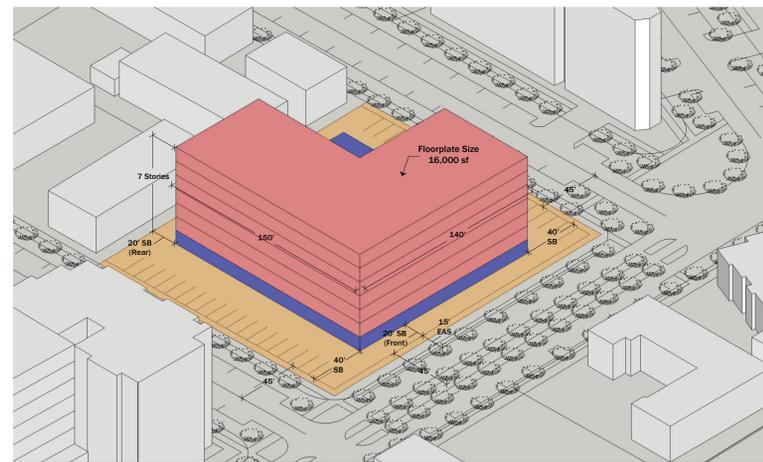


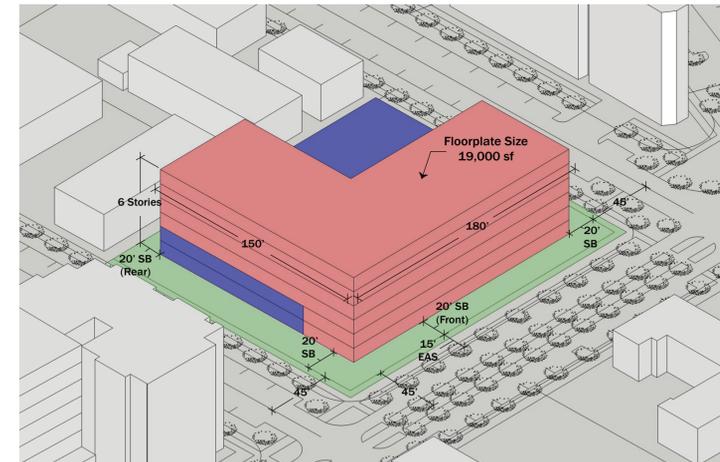
# NBRA DISTRICT CODE ANALYSIS



Site Data	
Site Area	1.14 acres
Potential Development	36 Units Residential 57 Hotel Rooms
Parking Required	111 Spaces



**Scenario 1: Basic Code** Today's code will allow the above/below example.



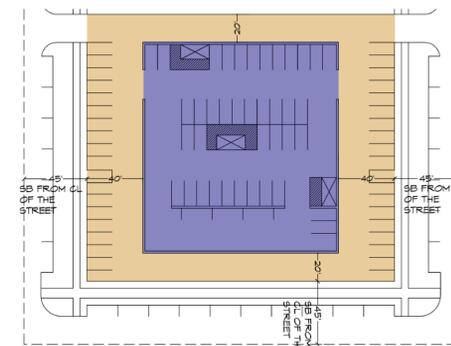
**Scenario 2: Negotiated Standards** This example illustrates a possible development scenario under adjusted standards for setbacks, active use and open space, currently negotiated through the Site Plan Level IV review process.

- Existing Buildings
- New Buildings
- Active Use/Lobby and Amenities
- Surface Parking
- Private Open Space
- Structured Parking
- SB Setback
- EAS Easement
- TSB Tower Setback

**Aerial View**

Existing vacant lot proposed to be redeveloped into hotel/residential tower.

	Existing Code (Basic)
F.A.R.	n/a
Building separation	minimum 20' or 20% of tallest building; whichever is greater (maximum 24')
Building envelope	(1) Building length and width: maximum 200' (2) Building height: maximum 120' Note: Currently code <b>does not</b> regulate minimum building breaks, maximum tower footprint or pedestal height.
Active Use	No active use requirement on ground floor
Density	32 units/acre residential* 50 rooms/acre hotel** *additional 48 units/acre may be transferred from IOA sub-district **additional 90 rooms/acre may be transferred from IOA sub-district
Setbacks	(1) Front yard: 20' (2) Side yard: 1/2 height of the building (3) Rear yard: 1/2 height of building (4) Developments of Significant Impact: Side & rear yard may be reduced as follows: (5) Side: > 115' in height setback is minimum 40' 75'-114' setback is 30' 35'-74' setback is 20' ≤ 34' setback is 10' minimum Note: Side yard setback may be reduced to 10' for sides adjacent to waterway or dedicated open space. (N/A) (6) Rear: 20' minimum
Private open space/lot coverage	n/a



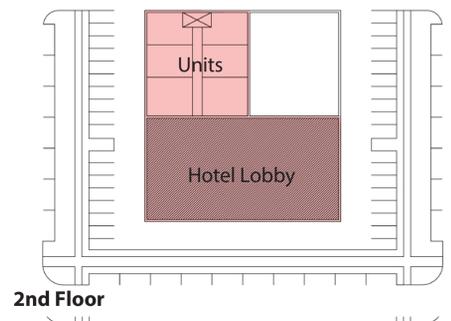
1st Floor



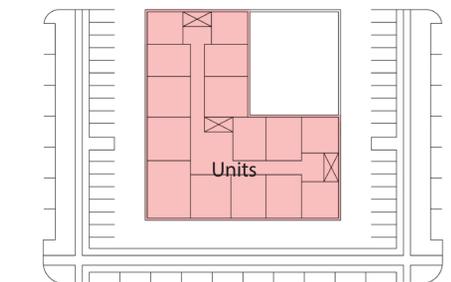
No active use at street level; head-in parking.



No active use at street level.



2nd Floor



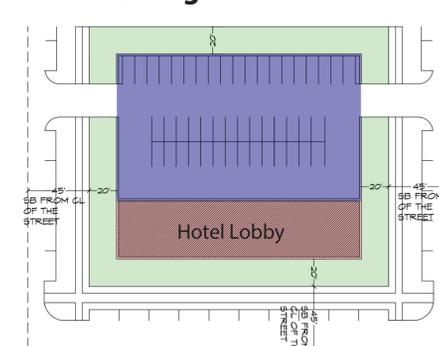
3rd-7th Floors

**Program**  
1st Floor  
Parking: 103 total spaces (79 spaces on-site; 24 on-street)  
2nd Floor  
6 residential units or 12 hotel rooms  
Hotel/residential lobby and amenities  
3rd-7th Floors  
11 residential units/floor or 22 hotel rooms/floor

- Results:**
- No active use at street level
  - High rise construction per Florida Building Code
  - Bulky design
  - Lack of open space and landscape
  - Conflicts between pedestrians and vehicles
  - Adaptable typology for sea level rise (main level on 2nd floor)

**Scenario 2: Negotiated Standards**

This example illustrates a possible development scenario under adjusted standards for setbacks, active use and open space, currently negotiated through the Site Plan Level IV review process.



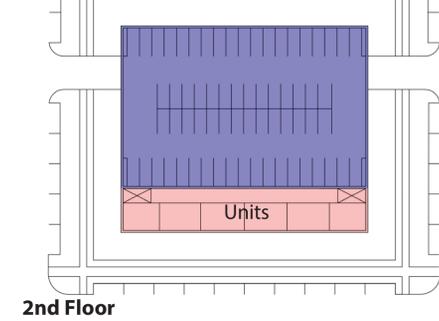
1st Floor



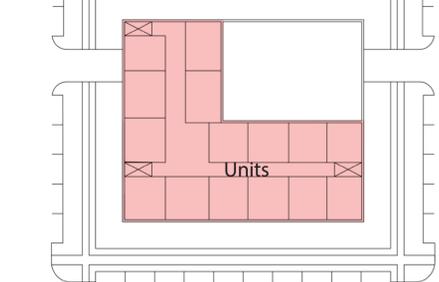
Deep setback; active use at street level.



Deep setback; no active use at street level.



2nd Floor

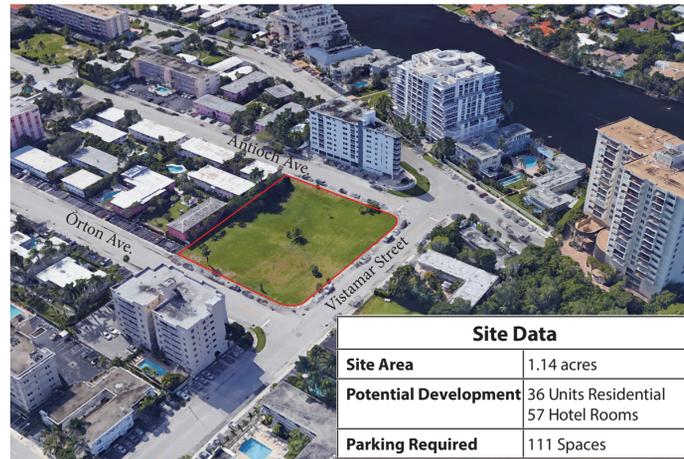


3rd-6th Floors

**Program**  
1st Floor  
Parking: 69 total spaces (47 spaces on-site; 22 on-street)  
Hotel/Residential lobby and amenities  
2nd Floor  
Parking: 66 spaces  
6 residential units or 12 hotel rooms  
3rd-6th Floors  
15 residential units/floor or 30 hotel rooms/floor

- Results:**
- No active use at street level along Antioch Ave. and Orton Ave.
  - Active use along Vestamar Street
  - Not high rise construction per Florida Building Code
  - Bulky design

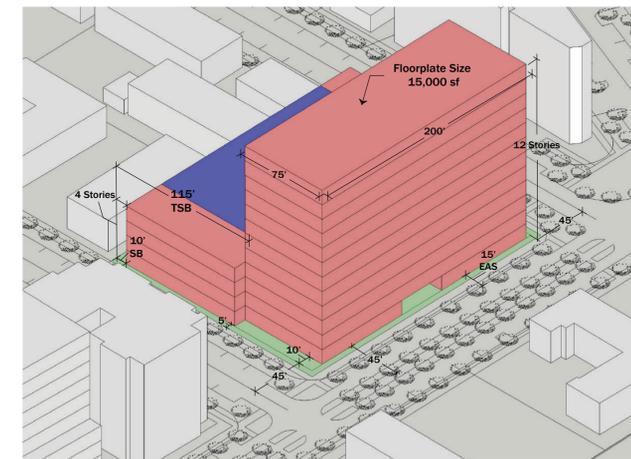
# NBRA DISTRICT CODE ANALYSIS



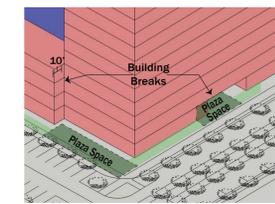
Site Data	
Site Area	1.14 acres
Potential Development	36 Units Residential 57 Hotel Rooms
Parking Required	111 Spaces



**Scenario 3a: Proposed Code** The proposed code will allow the above/below example.



**Scenario 3b: Proposed Code** The proposed code will allow the above/below example.

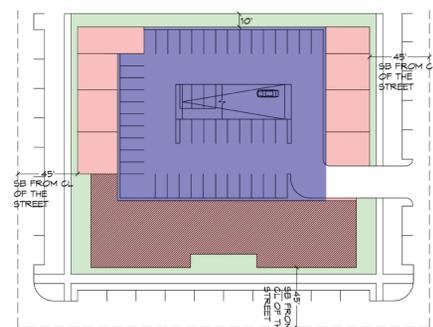


- Existing Buildings
- New Buildings
- Active Use/Lobby and Amenities
- Surface Parking
- Private Open Space
- Structured Parking
- SB Setback
- EAS Easement
- TSB Tower Setback

**Aerial View**

Existing vacant lot proposed to be redeveloped into hotel/residential tower.

	Proposed Code
F.A.R.	n/a
Building separation	minimum 30'
Building envelope	(1) Building length and width: maximum 230' (2) Building height: maximum 120' (3) Building break: Any building frontage along a primary or secondary street that exceeds 160 feet shall incorporate a major break of at least 30 feet in width and 10 feet in depth, every 160 feet, at ground level. The break shall be improved as a forecourt or open space and/or provide building access and occur on axis with the existing city street grid. (4) Tower Building Type Standards (a) Lot width: minimum 130'; maximum 250' (b) Lot depth: minimum 200'; maximum n/a (c) Pedestal height: maximum of 4 stories (d) Maximum floor plate size: 15,000 sf (e) Tower separation: minimum 60' (f) Tower setback from pedestal: 10' for interior, side, and rear property lines only
Active Use	(1) Secondary street designation: minimum 80% on Vistamar (2) Tertiary street designation: minimum 70% on Antioch & Orton
Density	Unprescribed
Setbacks	Vistamar: minimum 10', maximum 35' from property line Antioch/Orton: minimum 45', maximum 60' from center line of roadway (Includes a required 15' easement on all roads for expansion of sidewalk and landscaping along street edges.)
Private open space/lot coverage	(1) Varies by building type (2) For towers, minimum 10% private open space & maximum 90% lot coverage (3) In NBRA, 100% of the required open space shall be provided at grade (4) A minimum of 50% of the required open space shall be landscaping



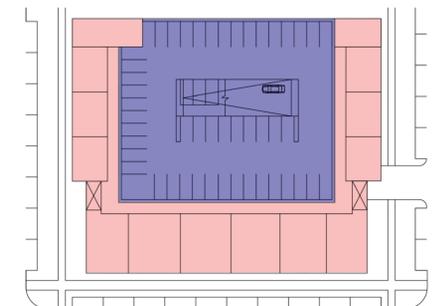
1st Floor



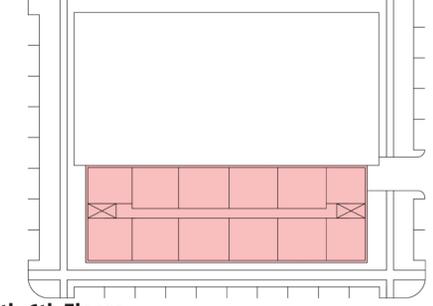
No setback. Active use at street level.



No setback. Active use at street level.



2nd-3rd Floors



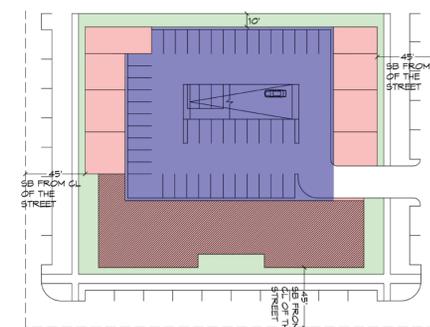
4th-6th Floors

**Program**

- 1st Floor  
Parking: 70 total spaces (45 spaces on-site; 25 on-street)  
Hotel/residential lobby  
4 residential units or 8 hotel rooms
- 2nd-3rd Floors  
28 residential units or 48 hotel rooms  
Hotel/residential amenities  
Parking: 96 spaces
- 4th-6th Floors  
4 residential units and 56 hotel rooms or 36 residential units

**Results:**

- Active use along all streets (narrower setbacks)
- Not high rise construction per Florida Building Code
- Not a bulky design (tower step back from rear); building breaks every 160' with recess of 10' deep and minimum of 10% open space requirement on ground floor.
- Limited floorplate size (15,000 sf/floor)



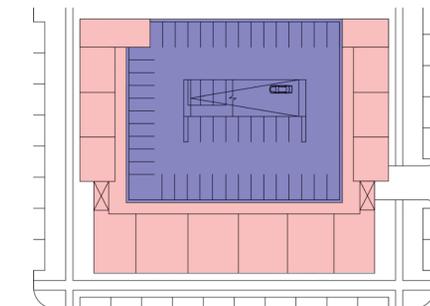
1st Floor



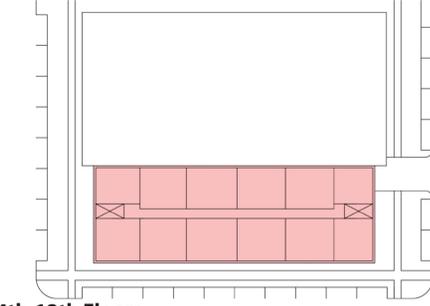
Example of corner plaza.



Example of building break.



2nd-3rd Floors



4th-12th Floors

**Program**

- 1st Floor  
Parking: 70 total spaces (45 spaces on-site; 25 on-street)  
Hotel/residential lobby  
4 residential units or 8 hotel rooms
- 2nd-4th Floors  
44 residential units or 48 hotel rooms and 16 residential units  
Hotel/residential amenities  
Parking: 96 spaces
- 5th-12th Floors  
64 residential units and 56 hotel rooms or 96 residential units

**Results:**

- Active use along all streets (narrower setbacks)
- High rise construction per Florida Building Code
- Not a bulky design (tower setback from rear); building breaks every 160' with recess of 10' deep and minimum of 10% open space requirement on ground floor.
- Density limited by envelope and Land Use limitations.
- Allows additional capacity
- Makes other required improvements more feasible (i.e. street improvements and raised floor 3' above freeboard instead of 1' above freeboard to address sea level.)