

# Central Business District (CBD)

Discussion and Direction  
Regarding Height and Density



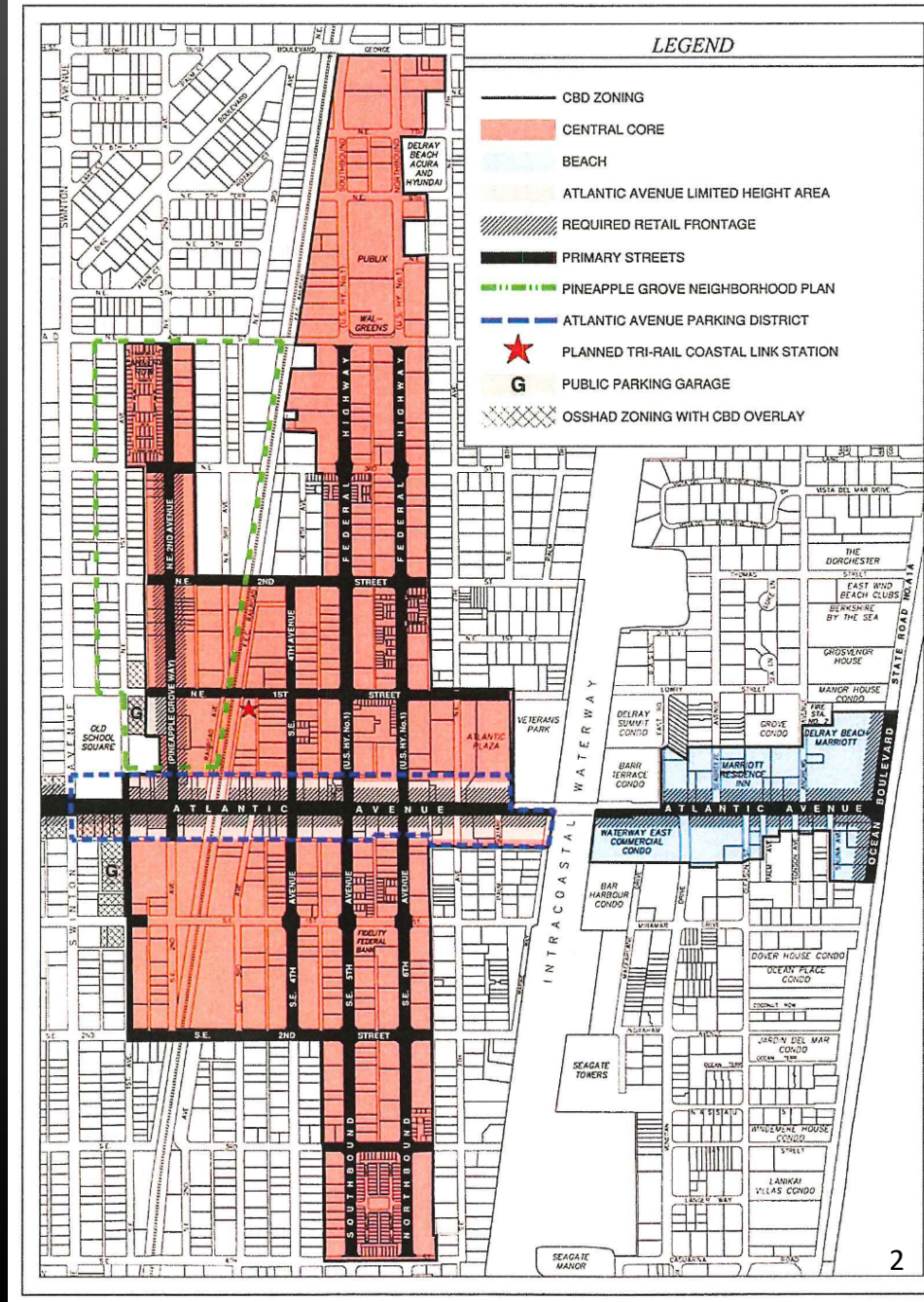
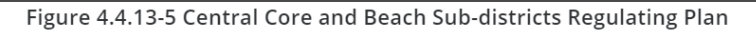
# Height & Density Current Regulations

Table [4.4.13](#) (C)

Dimensional Requirements by CBD Sub-district

	Central Core	Railroad Corridor	Beach	West Atlantic Neighborhood
<b><i>Building Height</i></b>				
Min. Building Height on Primary Streets	1 Story and 18 ft.	1 Story	1 Story and 18 ft.	1 Story
Max. Building Height in Atlantic Avenue Limited Height Area	3 Stories and 38 ft.	N/A	N/A	N/A
Max. Height outside of the Atlantic Avenue Limited Height Area	4 Stories and 54 ft.	4 Stories and 54 ft.	4 Stories and 54 ft.	4 Stories and 54 ft.
<b><i>Density</i></b>				
Density	30 du/ac	30 du/ac	12 du/ac	12 du/ac <sup>3</sup>

Com. Core FLU allows up to 100 du/ac

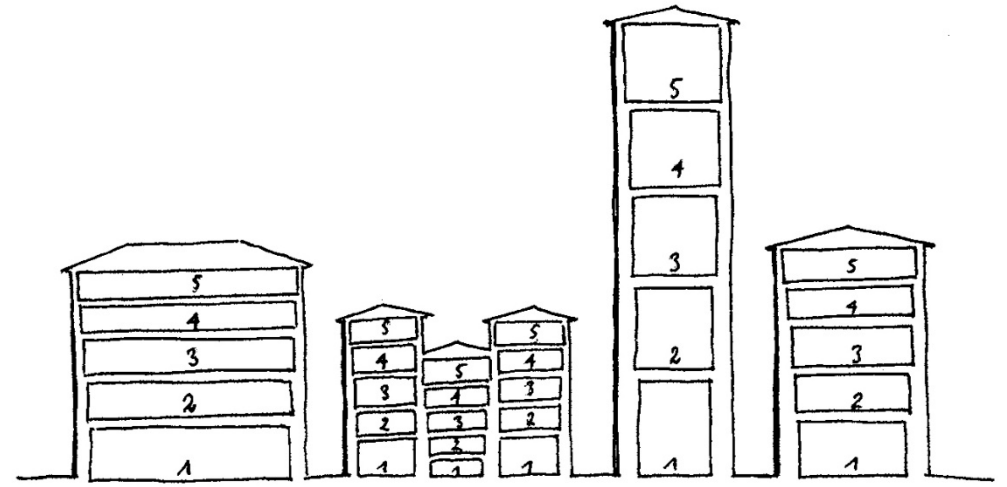


# Height & Density

## Current Regulations

- Building Height 54 feet Max.
- 4 Stories (+ Mezzanine)
- 3 Stories on E Atlantic Avenue between Swinton & Intracoastal

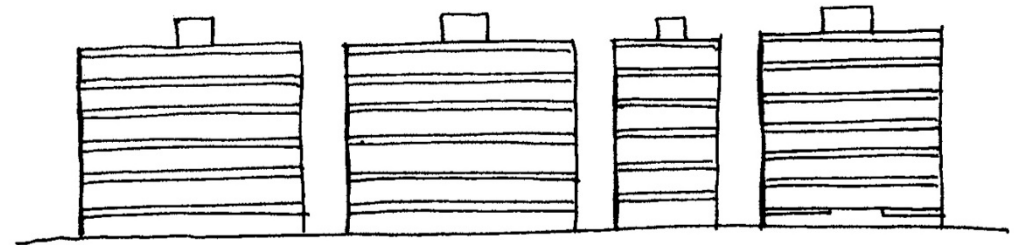
Why regulate the number of stories?



Limited Number of Floors

No Height Limit ~ Maximum Variation of Building's Ceiling Height

VARIED SKYLINE

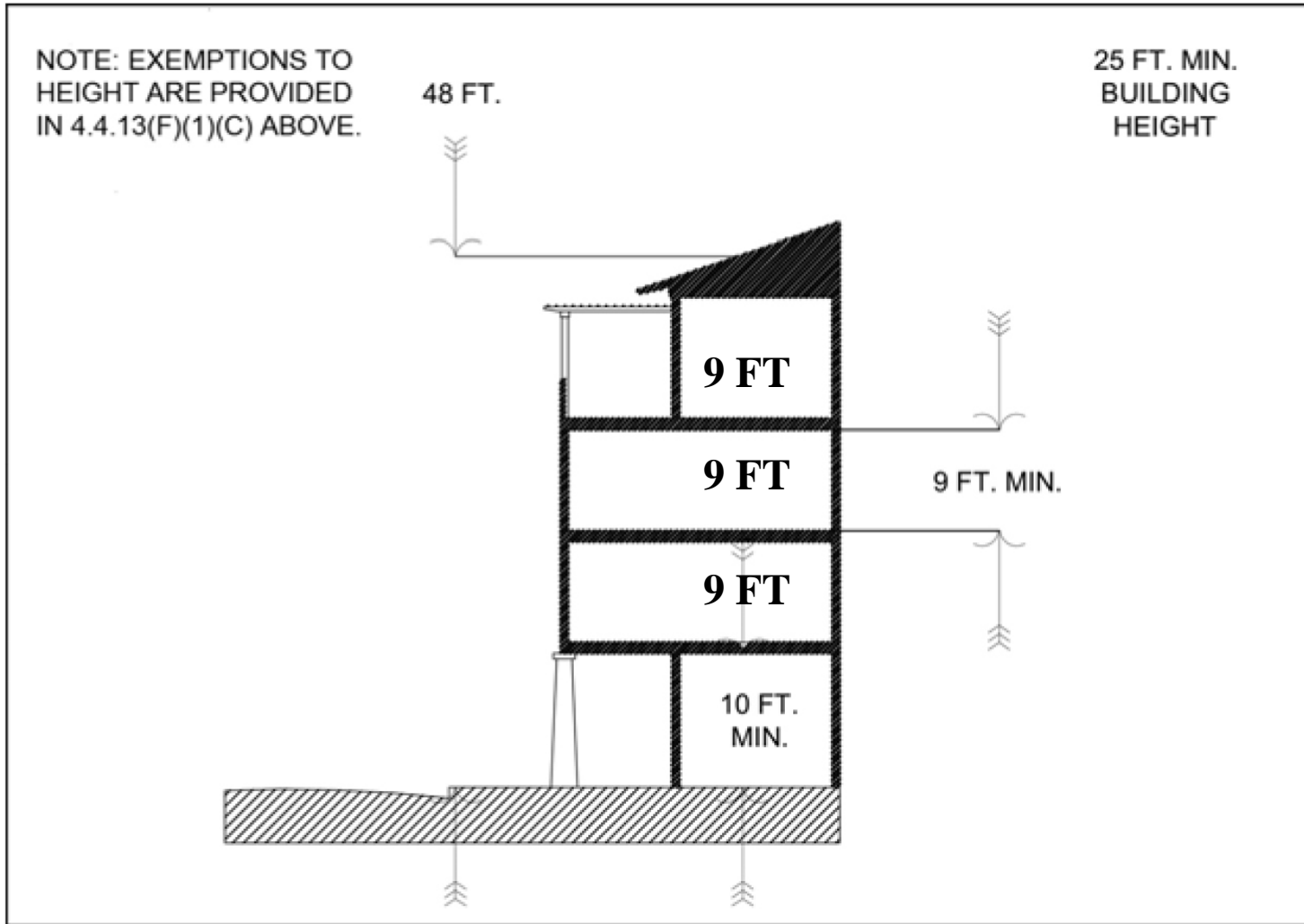


Limited Building Height

Maximum realisation of rentable floors ~ Minimum Ceiling Height

UNIFORM SKYLINE

# Height & Density ~ "Old" Regs



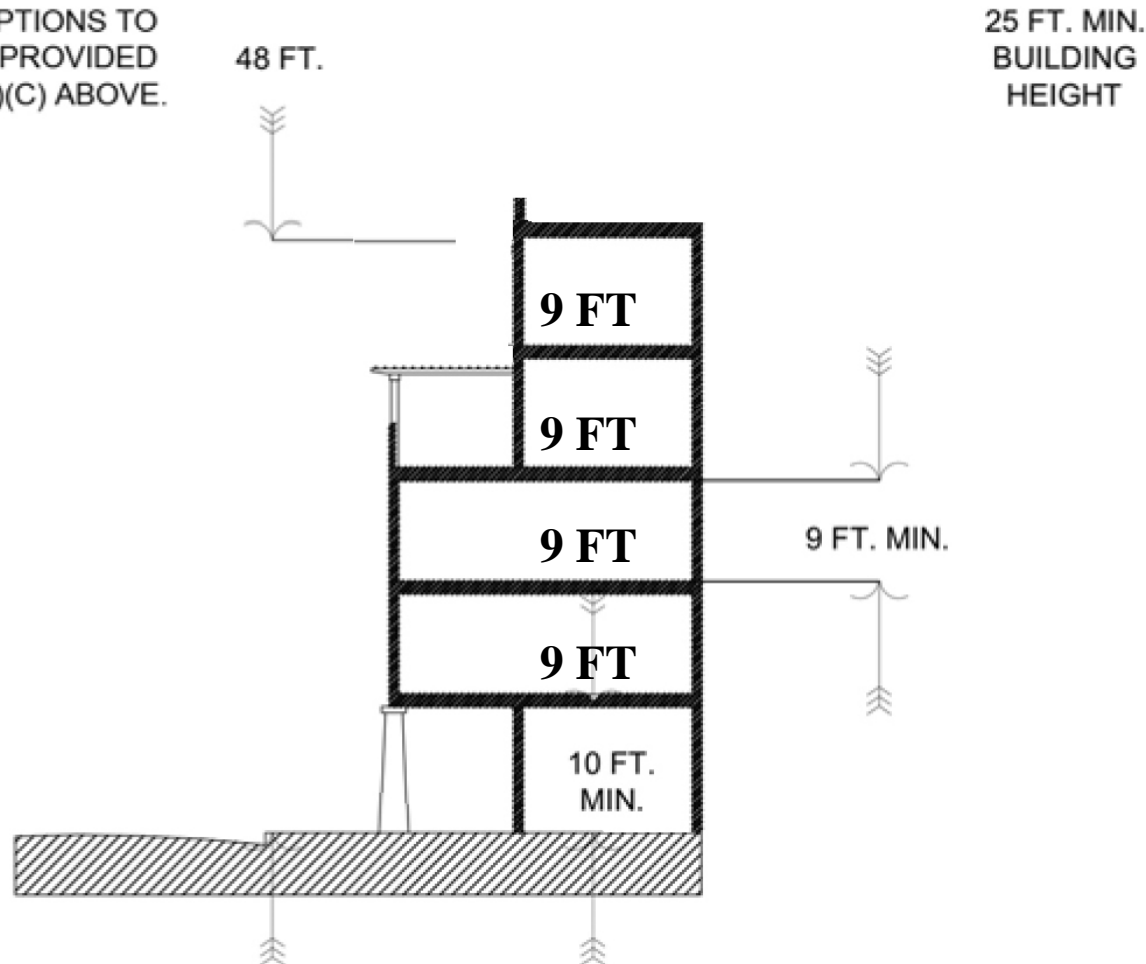
4 Stories in 48 ft.:

$$9 + 9 + 9 + 10 = 37' \text{ plus structure}$$

Figure 4.4.13-4 – Building Height Requirements [Amd. Ord. 6-07 3/5/07]

# Height & Density ~ "Old" Regs

NOTE: EXEMPTIONS TO HEIGHT ARE PROVIDED IN 4.4.13(F)(1)(C) ABOVE.



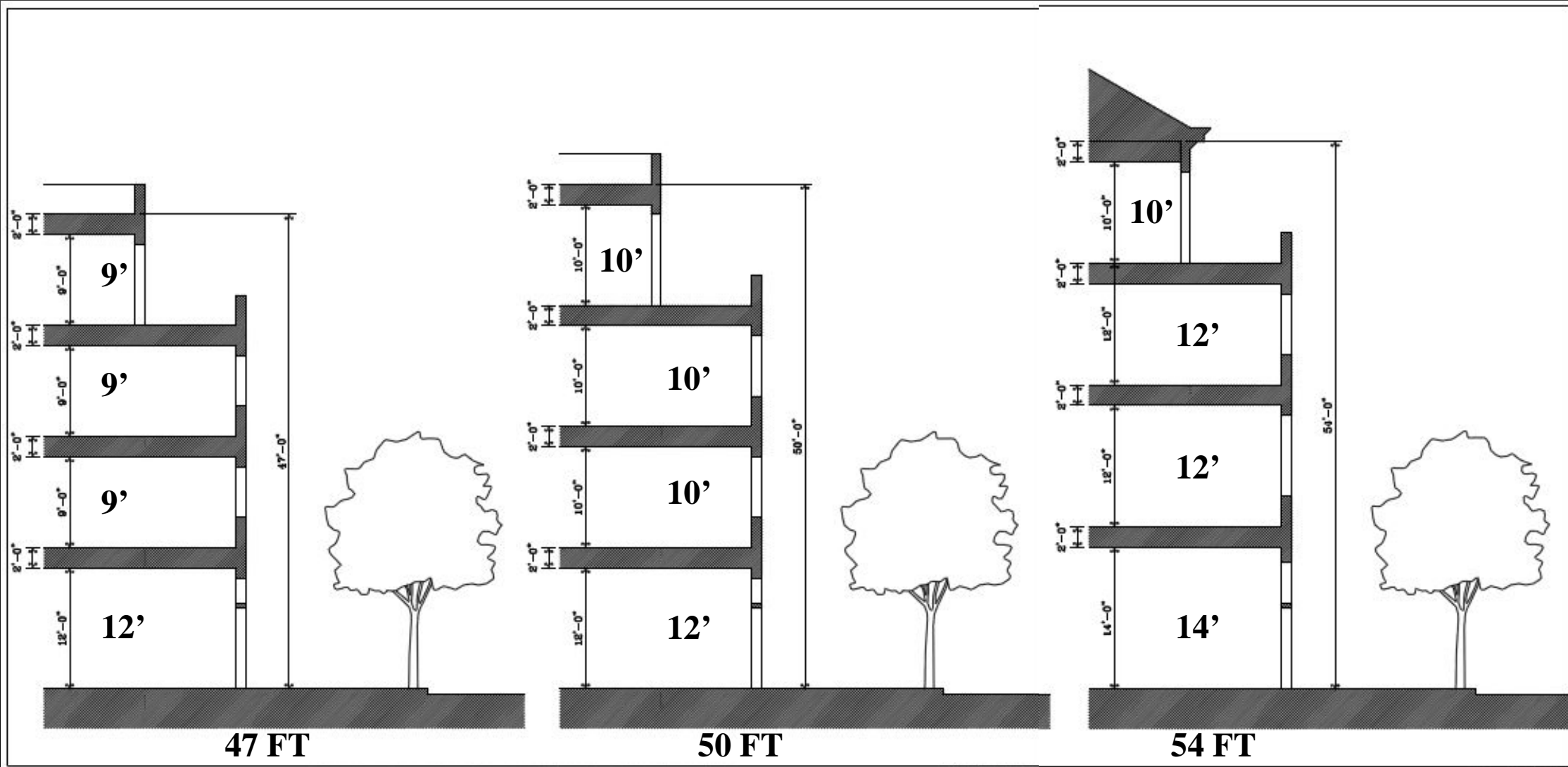
**5 Stories in 48 ft. ?  
How?**

**Waivers to  
Minimum Floor-to-  
Ceiling Height**

- Low Ceilings
- Doesn't Foster Adaptive Reuse Over time
- 1<sup>st</sup> Floor Devoted to Parking



# Height & Density Current Regulations



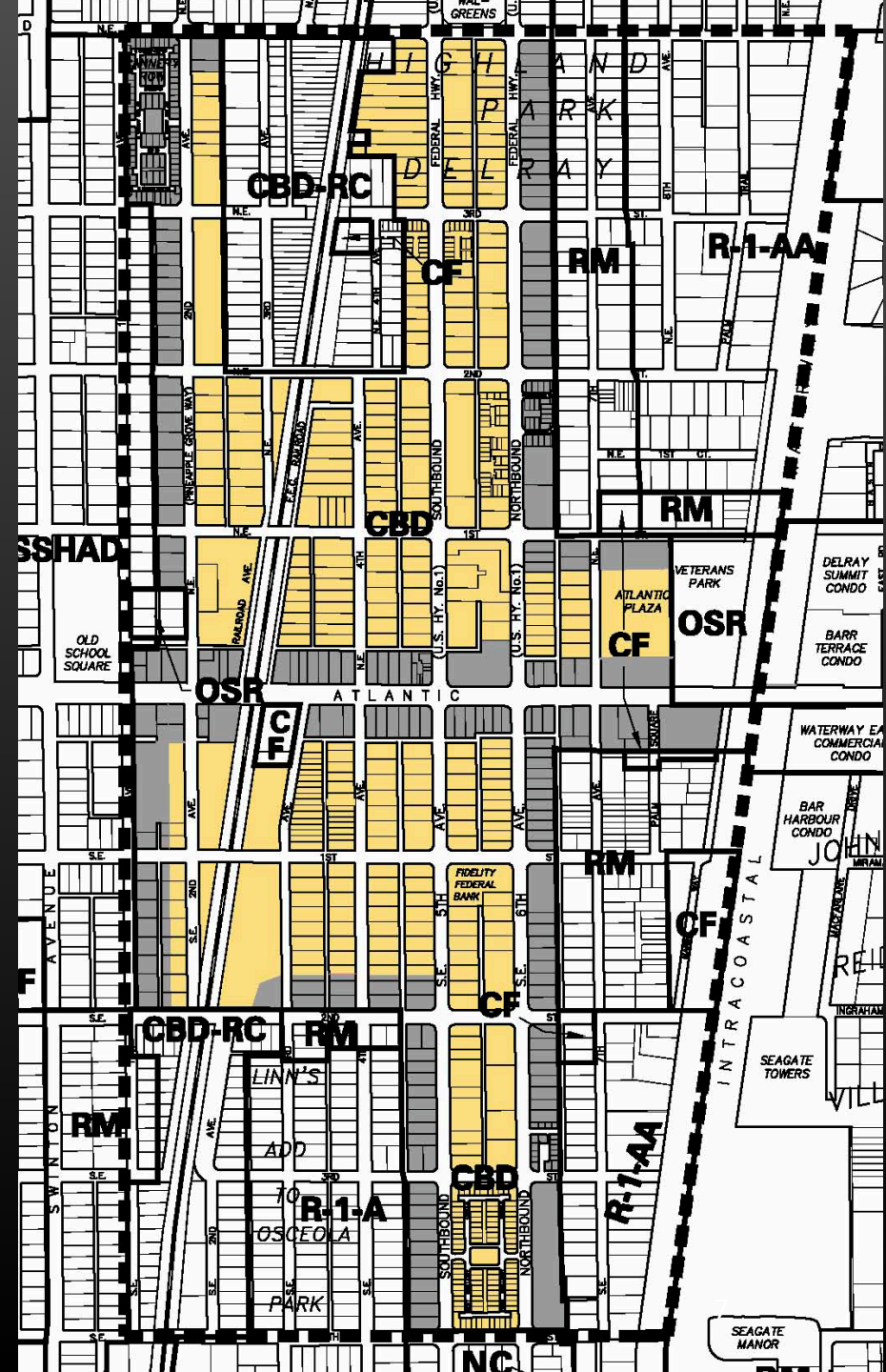
# Height & Density Bonus "Old" Regs

## Central Core (Not Beach)

- 150 ft. Buffer from SF
- Not on Atlantic Avenue
- Not on Historic Properties

## Infill Workforce Housing Incentives

- Bonus Density (Conditional Use)
  - > 30 du/ac Core & RR Corridor
  - > 12 du/ac West Atlantic Neigh.
- 20% of Bonus Density Low or Moderate Workforce Units
- 60 feet in Height (5-6 Stories)



# Height & Density Incentive

Project Name	Total Units	Workforce On-Site	Workforce In Lieu		Height	Density du/ac
Atlantic Crossings	343	19	6	\$960,000	60' & 5	37.2
SofA #1	117	13			41' & 4	62
SofA #2	55	6			41' & 4	64.7
SofA District Lofts	76	0	9	\$1.4 Million	48' & 5	62
The Strand	198	21			48' & 5	63
Uptown Delray/Caspian	146	17			48' & 5	69.5
<b>Total</b>	<b>935</b>	<b>76</b>	<b>15</b>	<b>\$2.36 Million</b>		



# Why Was Bonus Height & Density Eliminated?

## What We Heard in 2014:

- Sidewalk Widths are Waived While Density is Increased?
- Stop All Increases Period
- Density is Good for Shops and Businesses
- I'm Worried About Traffic
- It's good for Transit and We Want to be a Green City
- Developers are Getting the Density before We are Sure it Fits on the Sites...and then Asking for Waivers
- Conditional Use (P& Z Board) vs. Design (SPRAB)





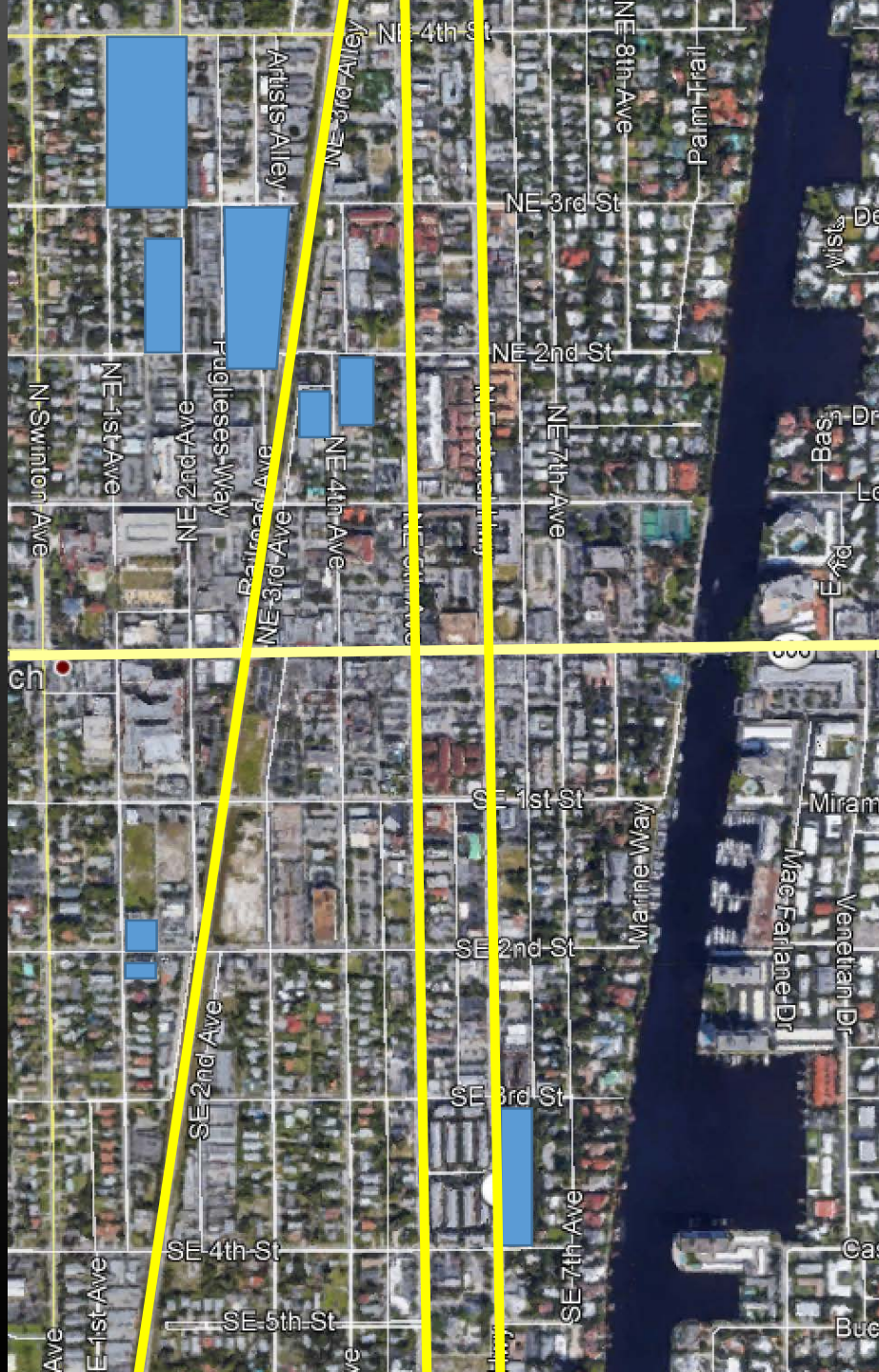
Cannery Row 18.3 du/ac - 38'



## The Mark 29 du/ac – 48'



The Meridian 30 du/ac – 48'



CityWalk 30 du/ac – 48'



Pineapple Grove Village 39.2 du/ac - 48'



Ocean City Lofts 43.75 du/ac – 48'





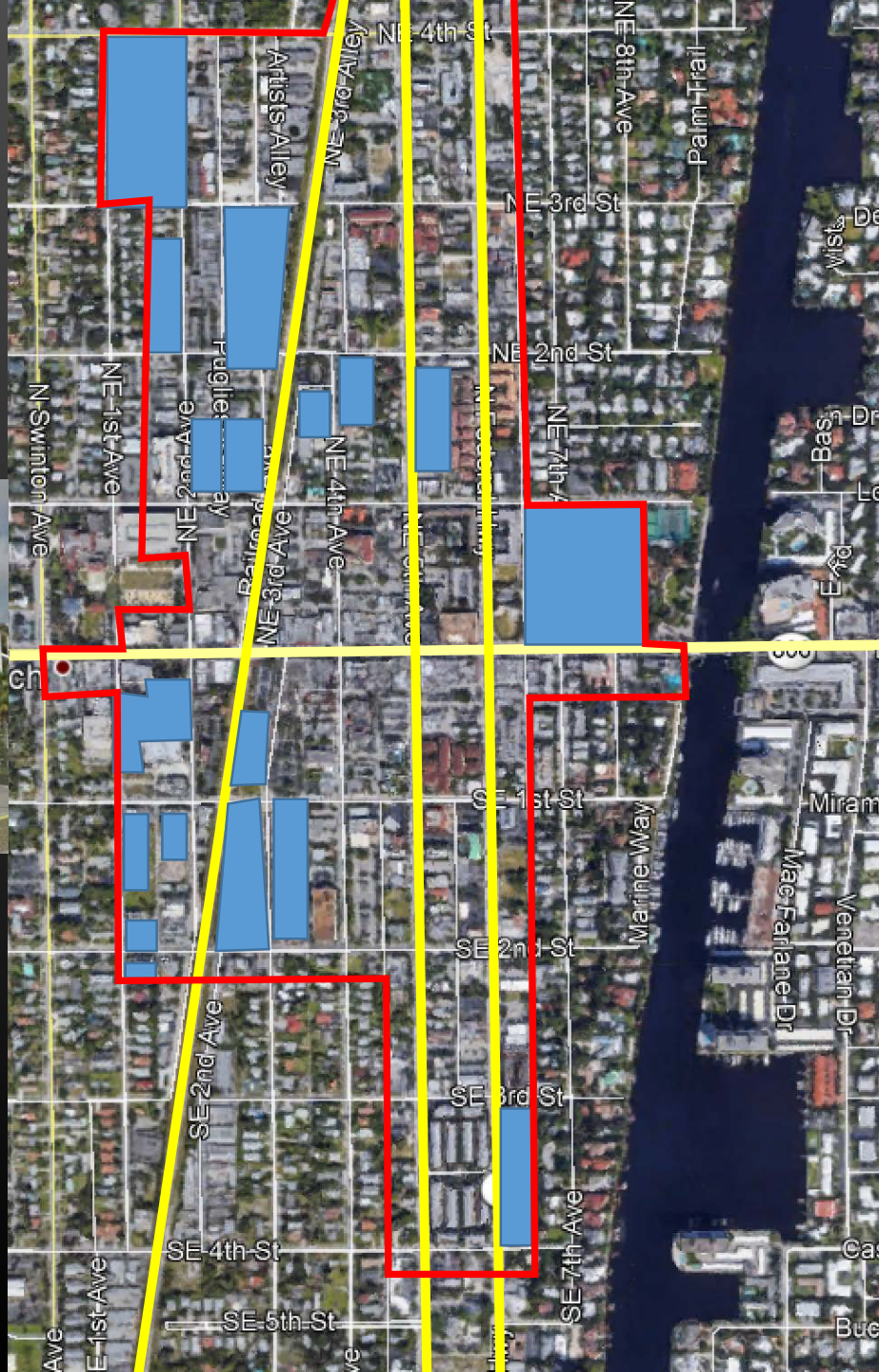
Worthing Place 92 du/ac - 60'



Astor 43 du/ac - 58'



5<sup>th</sup> Avenue at Delray 37 du/ac - 57'



Atlantic Crossing - 37.2 du/ac - 60'



Sofa 1 - 62 du/ac - 41'



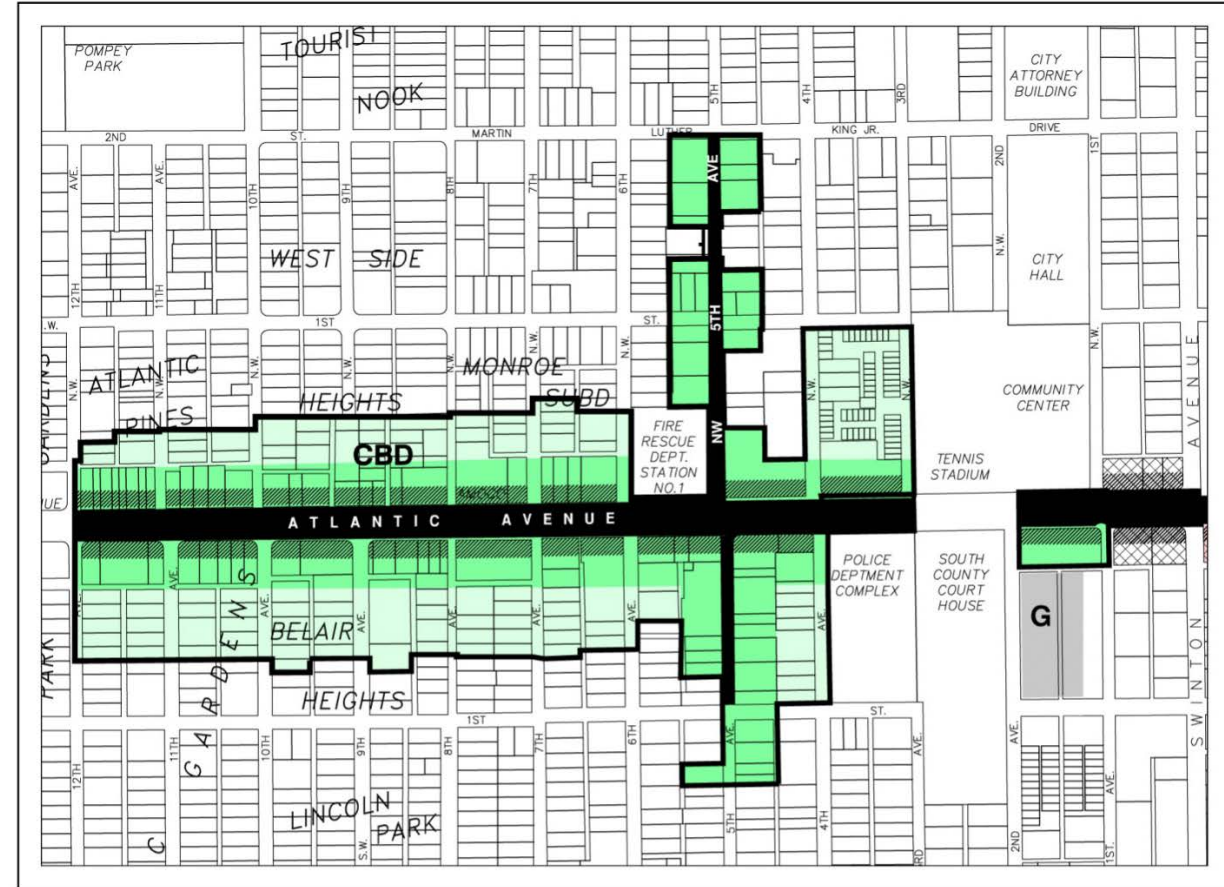
The Caspian 69.2 du/ac - 48'



# Density & Height New Considerations

- The SET – Reduce Atlantic Avenue to 3 Stories & Expand Commercial Uses
- TDRs for a Conservation District/ Historic Preservation... Where are the Receiving Sites?
- Tri-Rail Coastal Link
- CBD Expansion Area

Figure 4.4.13-6 West Atlantic Neighborhood Sub-district Regulating Plan

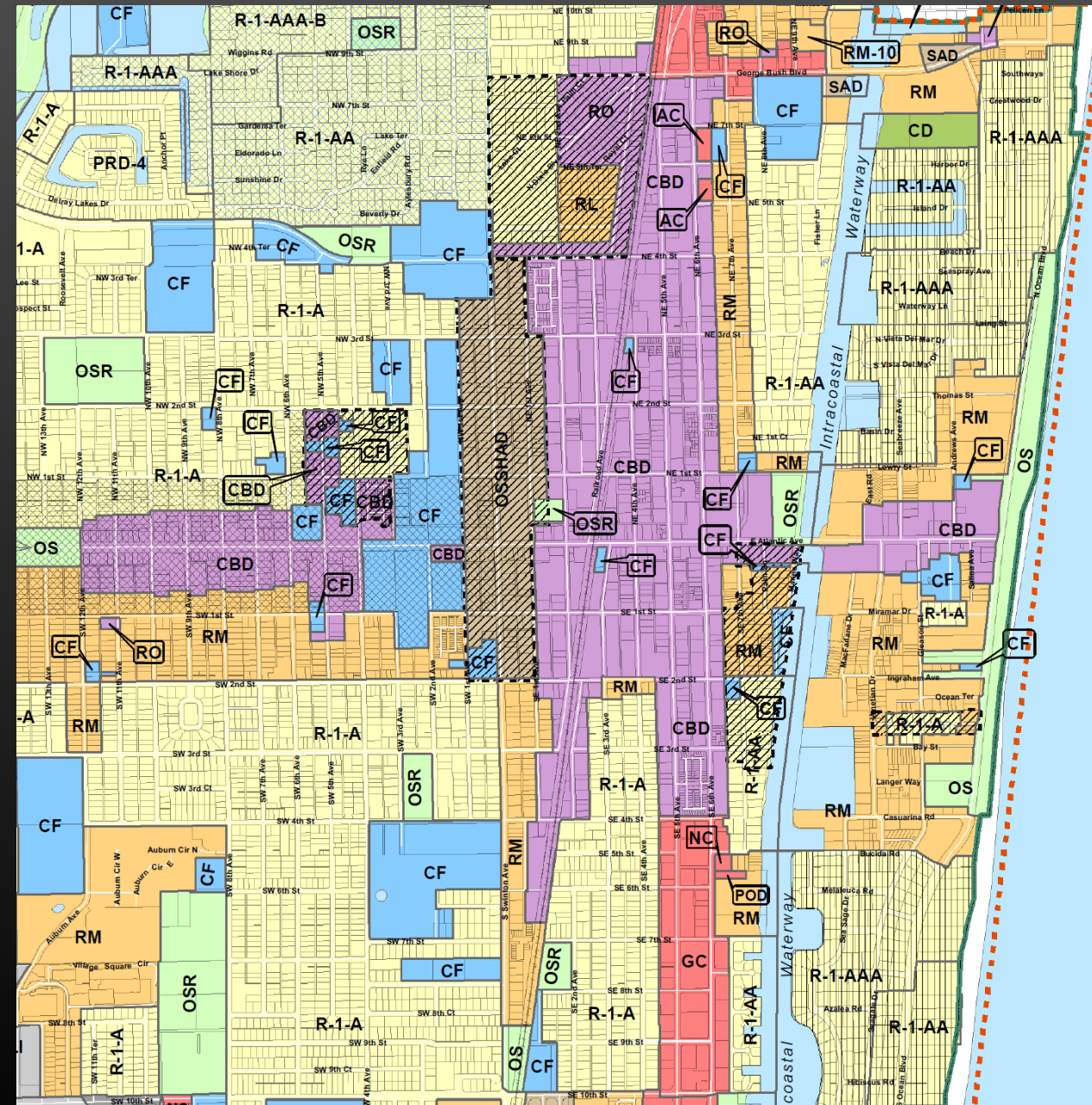


## LEGEND

- CBD ZONING
- WEST ATLANTIC NEIGHBORHOOD
- WEST ATLANTIC NEIGHBORHOOD COMMERCIAL AREA
- REQUIRED RETAIL FRONTAGE

# Density & Height New Considerations

- The SET – Reduce Atlantic Avenue to 3 Stories & 44'
- TDRs for a Conservation District/ Historic Preservation... Where are the Receiving Sites?
- Tri-Rail Coastal Link Recommendations
- CBD Expansion Area, between SE 4<sup>th</sup> Street and SE 10<sup>th</sup> Street





# Options & Impacts

Option #1	Options #2	Option #3
<b>Make No Changes</b>	<b>Offer Height/Density Only for a TDR Program</b>	<b>Offer Height and/or Density for % Workforce Housing</b>
<b>Supply Vs. Demand Market Rate Units Only</b>	<b>Immediate Value for TDRs</b>	Proven Tool for Workforce Housing
	<ul style="list-style-type: none"> <li>• Market Rate Units Only</li> <li>• Preserve Historic Resources</li> <li>• No Net Increase; Re-allocated within CBD</li> </ul>	<ul style="list-style-type: none"> <li>• Diverse Unit Types</li> <li>• More Workforce Options</li> <li>• Need to Change to Holistic Review Process</li> </ul>

# Recommendation

- Offer Bonuses in Height and Density to Achieve Focused Community Benefits
- Provide Direction on Priority Community Needs
- Provide Direction on Appropriate Location for Additional Height