

History of Multi Family Zoning in North Beach

- Ord. 289: 1930 to 1971
 - no FAR limits / min. 400 sq ft per dwelling unit
 - no height limits until 1961 (160 ft)
 - hotel use permitted as-of-right
 - no parking requirements until 1964 (1.5 spaces per unit)

Results from this period: Roughly 80-90% of North Beach was built-out and remains in place today. Almost all buildings over 2 stories in height were built after the 1964 parking requirement was introduced. Exceptions are mainly the hotels and condo towers along the ocean and Indian Creek.

- Ord. 1891: 1971-1989
 - North of 71 Street (North Shore and Normandy Isles) including Ocean Terrace: **RM-60 Medium Density Multi-Family**
 - FAR 1.52 max for single platted lots; FAR 2.0 max for two or more lots
 - min. 400 sq ft per dwelling unit or sleeping unit; max 60 units/acre
 - no height limit
 - hotels excluded; rooming houses permitted
 - parking requirement: 1 space for efficiency and 1-bed units; 1.5 spaces for 2-bed units
 - South of 71 Street (North Shore and Normandy Isles): **RM-100 Medium High Density Multi-Family**
 - FAR 3.0
 - min. 400 sq ft per dwelling unit or sleeping unit; max 100 units/acre
 - no height limit
 - hotel & motel use permitted as-of-right
 - parking requirement: 1 space for efficiency and 1-bed units; 1.5 spaces for 2-bed units; 1 space per hotel room

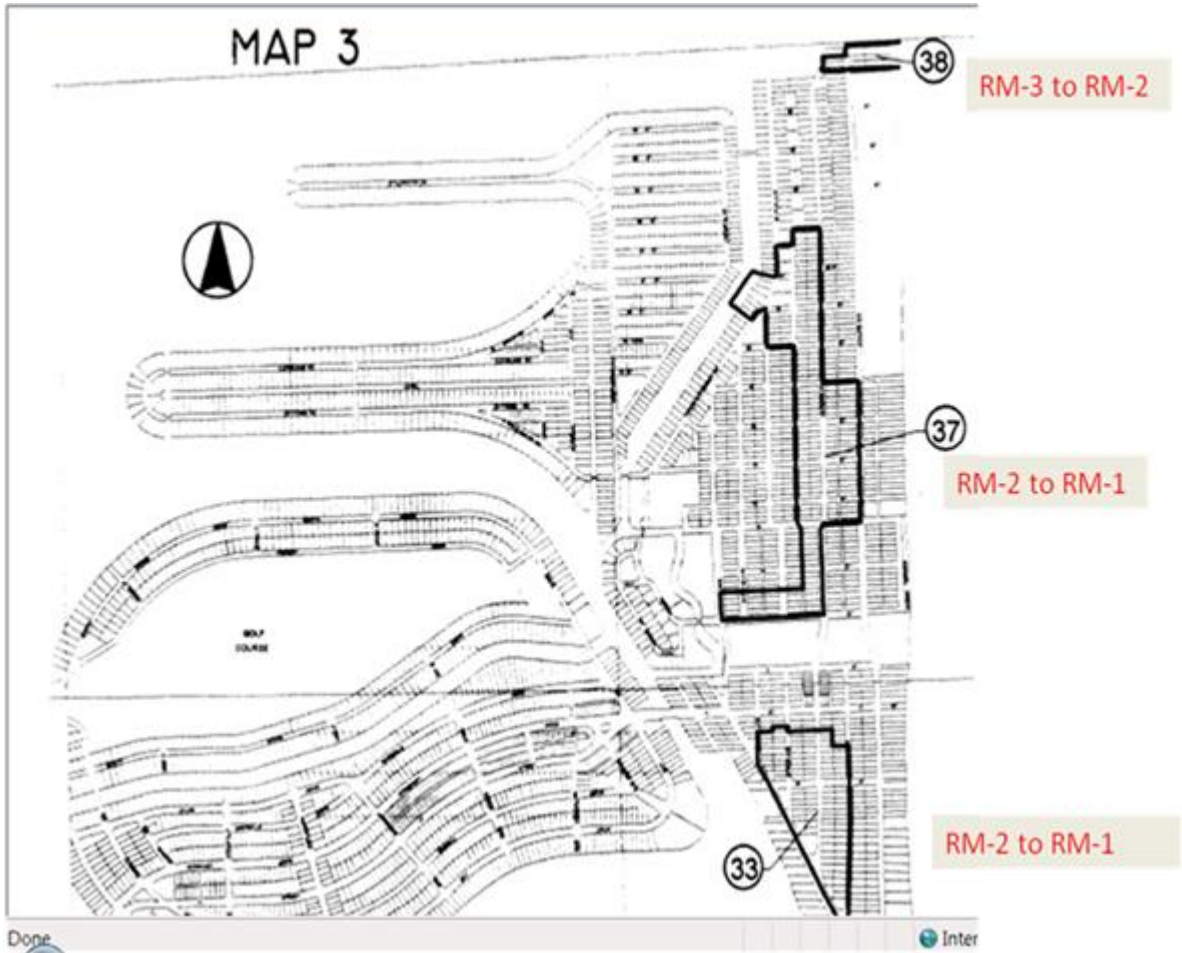
Results from this period: About 2 dozen multifamily residential buildings were constructed; mostly south of 71 Street in North Shore, but also scattered throughout other districts. A few of these are among the taller buildings in North Beach, but most are 6 stories or less. The cap on units/acre was the limiting factor in density for all districts, but especially on the oceanfront where buildings could not reach the maximum FAR 10. The Altos Del Mar historic district was designated in 1987.

- Ord. 89-2665: 1989 - 1997
 - North Shore, Biscayne Beach and Normandy West multifamily districts: **RM-2**
 - Base FAR 1.25 – 2.5 based on lot size; FAR with bonuses 1.75-3.0 based on lot size
 - No height limit
 - Max 100 units/acre
 - Min and avg unit size increased for new construction
 - Hotels permitted
 - East Normandy Isle and Normandy Shores: **RM-1**
 - Base FAR 1.0 for lots <15,000 sq ft; FAR 1.25 for lots 15,000 – 30,000 sq ft; FAR 1.6 for lots >30,000 sq ft
 - Max FAR with Bonuses: 1.25/1.6/2.0 respectively based on lot size
 - Max 60 units/acre
 - Min and avg unit size increased for new construction
 - No height limit in 1989; 50 ft max amended sometime before 1995
 - hotels and rooming houses excluded
 - parking requirement: 1.5 spaces per dwelling unit

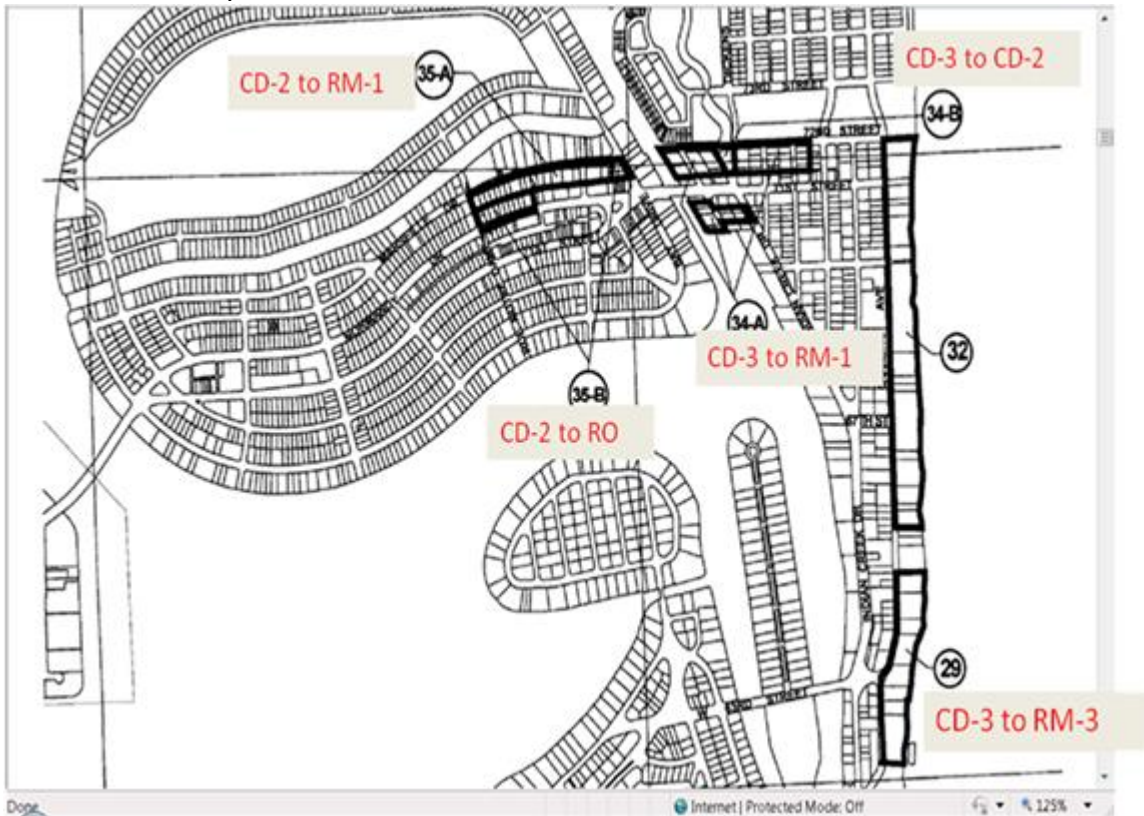
Results from this period, RM-2/RM-1: All of North Shore to the north of 73 Street, Biscayne Beach and parts of West Normandy Isle multi-family residential areas were “up-zoned” with the new zoning code in 1989 to try to stimulate development. We could find records of only 4 small buildings constructed during the time period in those areas. Sometime before 1998, parts of North Shore and all of Biscayne Beach was rezoned from RM-2 to RM-1.

- Down-zoning: 1997-99
 - RM-2
 - All FAR bonuses removed; FAR reduced to 2.0 for lots <30,000 sf; 2.25 for lots >30,000 sf
 - Height limit 100-140 ft based on lot size (1997)
 - Further height reduction to 60 ft generally, 75 ft for Collins 76-79 St, 100-140 ft fronting Biscayne Bay (1998)
 - RM-1
 - All FAR bonuses removed; FAR reduced to 1.25 for all lots sizes; exception for west side Collins 76-79 St. FAR 1.4

Zoning map changes:
Ord. 98-3151, Nov. 1998



Ord. 99-3196, July 1999



Results from the period 1997-present: The analysis for the down-zoning was to look at the built pattern and rezone to ensure infill construction was compatible with the existing neighborhood. The RM-1 along Collins and Harding was slightly modified by the hotel overlay zone to ensure compatibility with existing uses. Several large new condo towers constructed on the Ocean and Indian Creek (Canyon Ranch and St. Tropez were approved under the previous zoning). In addition, mid-rise condos were constructed on Collins Ave from 77-79 Streets and three projects on Normandy. More than a dozen new residential buildings received DRB approval during the height of the housing market boom 2005-2008, but have not moved forward. Current housing market conditions favor rental units. There is strong market activity with investors purchasing older buildings and fixing them up for higher rents.