

**From:** [PB](#)  
**To:** [Bueno, Lizbeth](#); [Fons, Monique](#)  
**Subject:** Fwd: SHNA: Planning June 21st item #11 Extension of Sunset Harbour Overlay District class A height increase along Alton Road  
**Date:** Tuesday, June 21, 2022 8:12:57 AM  
**Attachments:** [image003.png](#)  
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[image005.png](#)  
[image006.png](#)

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Hi Monique,  
Please process.

Thanks,  
Jessica

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**From:** Sara de los Reyes <saradlr@outlook.com>  
**Sent:** Monday, June 20, 2022 12:47:52 PM  
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**Subject:** SHNA: Planning June 21st item #11 Extension of Sunset Harbour Overlay District class A height increase along Alton Road

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**TO ALL PLANNING MEMBERS:**

**The item #11 PB22-0527. PARKING DISTRICT NO. 7— EXTENSION OF SUNSET PROVISION will be heard tomorrow June 21, 2022 Planning Board Agenda.**

**SHNA is in favor of the Overlay District based on a multi-year effort to preserve the character of Sunset Harbour as a walkable mixed-use neighborhood while integrating mixed use/office development as a source of economic vitality for the community. I thought it would be best to give you a bit of the history and the reasons SHNA is in favor:**

**The key beachheads over this period include:**

1. **Sunset Harbour Vision Plan:** the impetus for the Sunset Harbour Vision Plan was to both address a uniform height increase throughout the neighborhood to incentivize office development , which we vehemently opposed; and to offer a proactive approach to integrating office development within the context of a comprehensive development plan based on a vision of the neighborhood as a mixed use residential and commercial community. That is we took a course which went beyond opposing the uniform height increase and proposed an alternative way to integrate office development that would support the scale and ambience of the neighborhood. (Marcela Sardi and I co-authored the SH Vision Plan).
2. **Office Zones proposed along Alton and Dade:** to accomplish this objective we proposed 2 zones with height increases for mixed use/office developments up to 65-feet along Alton Road and Dade Boulevard. These multi-lane State/County roadways were viewed as natural boundaries between the walkable interior streets along West Avenue, Bay Road, and Purdy Avenue; and were seen as areas where taller structures could act to buffer traffic noise and where new development could serve to remediate the deplorable condition of the public environment along two roadways. That is we saw office/mixed use as an opportunity for improving the east and south perimeter of Sunset Harbour. We continued to oppose the height increase within the interior of the neighborhood, and argued for a stepped down scale, including specific step-down requirements at the northern end of the proposed office zone along Alton Road as it nears 20<sup>th</sup> Street, and the western end of the proposed office zone along Dade Boulevard as it approaches Bay Road, so the residential street scale of adjacent residential buildings would be addressed.
3. **Comprehensive Development Criteria:** we also fought hard for incorporating comprehensive mixed use development criteria , which while common in several forward looking communities, were not used in Florida with the exception of several “new urbanism” developments.
4. **Sunset Harbour Ordinance:** the Vision Plan gained the support of the Commission and Mayor, and we subsequently worked in concert with Tom Mooney and his staff to develop the Sunset Harbour Neighborhood Ordinance, which embodied many of the goals and criteria of the Vision Plan including the designated zones for office development were embodied in the Ordinance, along with the mixed-use development criteria, height allowances to 65 feet, and the step-down zones. Over a 10-month period the Ordinance was heard and reviewed at Commission and Planning Board and was passed on date.
5. **Pilot Project:** As you are probably aware at the same time the Ordinance was being

prepared a pilot project ,which was on a separate track, was launched in Sunset Harbour with similar goals to test office mixed use. SHNA worked with the City and the developer, Deco Capital, to ensure the project met all the requirements of the Ordinance and that the Pilot zone also conformed with the mixed use criteria of the Ordinance as it was not clear whether the Ordinance or the Pilot would be approved first. I mention this because in working with the developer on a variety of the mixed-use criteria , we became aware of the factors that drive office location decisions for Class A or premium office which include high visibility addresses, access to proximate amenities (dry cleaning, banks. Services, , gyms, restaurants, shopping) , and among others floor-to-finished ceiling heights of at least 10-feet accommodating both overhead HVAC and underfloor fiber runs.

#### **6. The Overlay Zone: SHNA is in favor of the Overlay Zone for several reasons**

- The Overlay is within one of the primary office-mixed use zones we identified in the Vision Plan and incorporated into the Sunset Harbour Ordinance
- The Overlay Zone is outside the step-down provision of 100 feet of 20<sup>th</sup> Street, such that any future development facing the adjacent residential complex will still not exceed 55 feet
- The specific boundaries of the Zone are south of the Sunset Drive Extension and north of 18<sup>th</sup> Street, such that vehicular movements will require direct in-and-out access and egress along Alton Road, with no garage access or egress within the neighborhood
- The additional 10-foot height allowance to 75-feet was understood to be directly related to the floor-to-ceiling criterion related to Class A office decisions, and was mitigated by the incorporation of a requirement within the Overlay. We agree to a reduction of roof top structures to a maximum height of 16-feet such that the delta between the maximum height represents a gain of 1-foot from what was previously permissible in the current ordinance; 65-foot building height plus 25-foot roof structures total 90-foot total versus 75-foot plus 16-foot maximum roof structure for a 91' feet total height which will be only 1-foot higher.

I hope this is useful in conveying SHNA's position any questions please feel free to call me.

**Regards,**



**Sara de los Reyes**

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