

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

May 30, 2018

Mr. Ray Eubanks, Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399
(850) 717-8483

Re: Transmittal of adopted amendment to the 2025 Miami Beach Comprehensive Plan related to the North Beach Town Center Revitalization Overlay (Miami Beach 18-1ESR).

Dear Mr. Eubanks:

Please find enclosed one hard copy and two digital copies on CD ROM of the adopted amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to adopt the amendment at a public hearing on May 16, 2018. The City Commission previously voted to transmit the amendment at a public hearing on March 7, 2018. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on February 27, 2018 and transmitted the proposal to the City Commission with a favorable recommendation.

No changes occurred between the transmittal and adoption of the ordinance. The amendment establishes the "North Beach Town Center Revitalization Overlay" and allow for an increased floor area ratio for properties with "Public Facility: Governmental Uses (PF)," "Town Center Core Category (TC-1)," Town Center Commercial Category (TC-2)," and "Town Center Residential Office (TC-3)," Future Land Use Designations that are located within said Overlay. The proposed amendment does not affect an area located in an area of critical state concern.

Included in this submission are the following documents:

- Cover Letters to Review Agencies that submitted timely comments
- Legislation authorizing transmittal with the adopted amendment
- Commission Memorandum with Analysis
- Planning Board Staff Report with Concurrency Analysis and Maps

A copy of the submittal package, containing the adopted legislation with the amendment and all supporting documents is being sent concurrently with this transmittal to the following agencies: South Florida Water Management District and the Miami-Dade County Department of Regulatory and Economic Resources; pursuant to Section 163.3184(3), Florida Statutes. Copies of the transmittal letters are attached.

The City respectfully requests a review of these amendments pursuant to the Expedited State Review Process as defined in Section 163.3184(3), Florida Statutes. If you have any questions, I can be reached at (305) 673-7000, extension 6131 or by email at rmadan@miamibeachfl.gov. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rogelio Madan', with a long horizontal flourish extending to the right.

Rogelio Madan, AICP, Chief of Community Planning & Sustainability
City of Miami Beach Planning Department

Enclosures

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

March 30, 2018

Miami-Dade Department of Regulatory and Environmental Resources
Planning Division, Metropolitan Planning Section
Attn: Jerry Bell, AICP, Assistant Director for Planning
111 NW 1st Street, Suite 1250
Miami, FL 33128-1902
(305) 375-2835

Re: Transmittal of adopted amendment to the 2025 Miami Beach
Comprehensive Plan related to the North Beach Town Center
Revitalization Overlay.

Dear Mr. Bell:

Please find enclosed a copy of the adopted amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to adopt the amendment at a public hearing on May 16, 2018. The City Commission previously voted to transmit the amendment at a public hearing on March 7, 2018. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on February 27, 2018 and transmitted the proposal to the City Commission with a favorable recommendation.

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Sincerely,



Rogelio Madan, AICP, Chief of Community Planning & Sustainability
City of Miami Beach Planning Department

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PLANNING DEPARTMENT

Tel: 305-673-7550, Fax: 305-673-7559

March 30, 2018

South Florida Water Management District
Water Supply Coordination Unit
Attn: Terry Manning, AICP, Policy and Planning Analyst
3301 Gun Club Road, MSC 4223
West Palm Beach, FL 33406
(561) 682-6779

Re: Transmittal of adopted amendment to the 2025 Miami Beach Comprehensive Plan related to the North Beach Town Center Revitalization Overlay.

Dear Ms. Manning:

Please find enclosed a copy of the adopted amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to adopt the amendment at a public hearing on May 16, 2018. The City Commission previously voted to transmit the amendment at a public hearing on March 7, 2018. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on February 27, 2018 and transmitted the proposal to the City Commission with a favorable recommendation.

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Sincerely,



Rogelio Madan, AICP, Chief of Community Planning & Sustainability
City of Miami Beach Planning Department

**NORTH BEACH TOWN CENTER REVITALIZATION OVERLAY
COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO. 2018-4189

AN ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2025 COMPREHENSIVE PLAN, BY AMENDING CHAPTER 1, ENTITLED "FUTURE LAND USE ELEMENT;" "OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS," AT POLICY 1.2, TO INCREASE THE MAXIMUM FLOOR AREA RATIO (FAR) FOR THE PROPERTIES LOCATED IN THE NORTH BEACH TOWN CENTER REVITALIZATION OVERLAY, TO AN FAR OF 3.5 FROM THE CURRENT FAR OF 2.25 TO 2.75 FOR TOWN CENTER CORE CATEGORY (TC-1), FROM 2.0 FOR THE TOWN CENTER COMMERCIAL CATEGORY (TC-2), FROM 1.25 FOR THE TOWN CENTER RESIDENTIAL OFFICE (TC-3), AND FROM 2.0 FOR THE PUBLIC FACILITY: GOVERNMENTAL USES (PF) FUTURE LAND USE DESIGNATIONS; AND DESIGNATING THE NORTH BEACH TOWN CENTER REVITALIZATION OVERLAY FOR THE PROPERTIES GENERALLY LOCATED BETWEEN 72ND STREET TO THE NORTH, COLLINS AVENUE TO THE EAST, 69TH STREET TO THE SOUTH, AND INDIAN CREEK DRIVE/DICKENS AVENUE TO THE WEST ON THE FUTURE LAND USE MAP; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, in September 2015, at the recommendation of the Mayor's Blue Ribbon Panel on North Beach and after an appropriate Request for Qualifications had been issued, the City Commission entered into an agreement with Dover, Kohl and Partners, Inc. to prepare a master plan for the North Beach district of the City; and

WHEREAS, on October 19, 2016 and pursuant to City Resolution No. 2016-29608, the Mayor and City Commission adopted the North Beach Master Plan developed by Dover, Kohl and Partners Inc. after significant public input; and

WHEREAS, the North Beach Master Plan identifies the Town Center area as being in need of redevelopment and revitalization; and

WHEREAS, the North Beach Master Plan recommended increasing the FAR to 3.5 for the Town Center zoning districts (TC-1, TC-2, and TC-3) for a majority of the Town Center district areas; and

WHEREAS, the goal of the recommendation is to enable the design and construction of larger buildings within the Town Center, and to encourage the development of 71st Street as a "main street" for the North Beach area; and

WHEREAS, on November 7, 2017, and pursuant to Resolution No. 2016-29608, the following ballot question was submitted to the City's voters:

FAR Increase For TC-1, TC-2 and TC-3 to 3.5 FAR –

Floor area ratio (FAR) is the measure the City utilizes to regulate the overall size of a building. Should the City adopt an ordinance increasing FAR in the Town Center (TC) zoning districts (Collins and Dickens Avenues to Indian Creek Drive between 69 and 72 Streets) to 3.5 FAR from current FAR of 2.25 to 2.75 for the TC-1 district; from 2.0 for the TC-2 district; and from 1.25 for the TC-3 district;

and

WHEREAS, City Charter Section 1.03(c), requires that any increase in zoned FAR for any property in the City must be approved by a majority vote of the electors of the City of Miami Beach; and

WHEREAS, the ballot question was approved by 58.64 percent of the City's voters; and

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives and the vote of the electorate.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. The following amendments to the City's 2025 Comprehensive Plan Future Land Use Element are hereby adopted:

* * *

CHAPTER 1

FUTURE LAND USE ELEMENT

OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS

* * *

Policy 1.2

The land development regulations which implement this Comprehensive Plan shall, at a minimum, be based on and be consistent with s. 163.3202, F.S., and shall further be based on the following standards for land use category, land use intensity and land use:

* * *

Public Facility: Governmental Uses (PF)

Purpose: To provide development opportunities for existing and new government uses.

Uses which may be permitted: Government uses.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.0. A floor area ratio of 3.5 shall be permitted on lots located within the North Beach Town Center Revitalization Overlay.

* * *

Town Center Core Category (TC-1)

Purpose: To encourage and enhance the high-intensity commercial employment center function of the Town Center's core area, as well as, support the Town Center's role as the hub of community-wide importance for business, office, retail, governmental services, culture and entertainment.

Uses which may be Permitted: Various types of commercial uses including, business and professional offices, retail sales and service establishments, eating and drinking establishments; and apartment residential uses; apartment hotels; and hotels.

Other uses which may be permitted are accessory uses that are incidental to and customarily associated with the main permitted uses such as accessory outdoor bar counter, sidewalk café, storage of supplies normally used in connection with a permitted use, off-street parking and loading, and other similar accessory uses.

The conditional uses which may be permitted are public and private institutions such as adult congregate living facilities, nursing homes, religious uses, schools, day care, museums, theaters, cultural and similar uses; parking lots and garages; commercial uses of an impact or intensity deemed to require additional review such as outdoor entertainment establishment, neighborhood impact establishment, open air entertainment establishment; and video arcades.

Density Limits: **150** dwelling units per acre;

Intensity Limits: a floor area ratio of **2.25** on lot area equal to or less than 45,000 sq. ft. and a floor area ratio of **2.75** on lot area greater than 45,000 sq. ft. A floor area ratio of 3.5 shall be permitted on lots located within the North Beach Town Center Revitalization Overlay.

~~Intensity Limits:~~ Intensity may be further limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed ~~a~~the floor area ratio of ~~2.75~~ identified above.

Town Center Commercial Category (TC-2)

Purpose: To provide support for medium intensity mixed-use (residential/nonresidential) projects with active retail ground floor uses.

Uses which may be Permitted: Various types of commercial uses including, business and professional offices, retail sales and service establishments, eating and drinking establishments, apartment residential uses, hotels, and apartment hotels.

Other uses which may be permitted are accessory uses that are incidental to and customarily associated with the main permitted uses such as accessory outdoor bar counter, sidewalk café, storage of supplies normally used in connection with a permitted use, off-street parking and loading, and other similar accessory uses.

The conditional uses which may be permitted are public and private institutions such as adult congregate living facilities, nursing homes, religious uses, schools, day care, museums, theaters, cultural and similar uses; parking lots and garages; commercial uses of an impact or intensity deemed to require additional review such as outdoor entertainment establishment, neighborhood impact establishment, open air entertainment establishment; and video arcades.

Density Limits: **100** dwelling units per acre

Intensity Limits: a floor area ratio of **1.5** for commercial; **2.0** for residential or mixed use. A floor area ratio of **3.5** shall be permitted on lots located within the North Beach Town Center Revitalization Overlay.

~~Intensity Limits:~~ Intensity may be further limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed ~~a~~ the floor area ratio of **2.0** identified above.

Town Center Residential Office (TC-3)

Purpose: To provide a transition between the high intensity Town Center Core and the surrounding low intensity residential multi-family districts, by providing for contextually compatible residential and mixed-use development within an established, pedestrian, bicycle and transit oriented residential environment. Office and tourist lodging facilities are intended to provide a variety of employment opportunities to support the local economy and to reduce the need for long distance home to work vehicle trips. Neighborhood oriented retail and service uses are intended to provide opportunities for small business development and to enliven the pedestrian environment.

Uses which may be permitted: Existing single family detached dwellings; single family attached dwellings, townhouse dwellings, multiple family dwellings, offices, hotels, and neighborhood retail and services.

Other uses which may be permitted are accessory uses that are incidental to and customarily associated with the main permitted uses such as a dining room, health club or other services solely for use of the occupants of an apartment building, accessory restaurants, bars and services in a hotel, sidewalk café, storage of supplies normally used in connection with a permitted use, off-street parking and loading, and other similar accessory uses.

The conditional uses which may be permitted are public and private institutions such as adult congregate living facilities, nursing homes, religious uses, schools, day care and similar

institutional uses, hotels, parking lots and garages, and neighborhood-oriented retail and personal service uses.

Density Limits: 60 dwelling units per acre.

Intensity Limits: a floor area ratio of 1.25. A floor area ratio of 3.5 shall be permitted on lots located within the North Beach Town Center Revitalization Overlay.

~~Intensity Limits:~~ Intensity may be further limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a the floor area ratio of 1.25 identified above.

* * *

SECTION 2. The "North Beach Town Center Revitalization Overlay" shall be designated on the City's Future Land Use Map for the properties identified in the attached map, as Exhibit A, incorporated by reference herein.

SECTION 3. REPEALER.

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. CODIFICATION.

It is the intention of the City Commission that this Ordinance be entered into the Comprehensive Plan, and it is hereby ordained that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word. The Exhibits to this Ordinance shall not be codified, but shall be kept on file with this Ordinance in the City Clerk's Office.

SECTION 6. TRANSMITTAL.

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

SECTION 7. EFFECTIVE DATE.

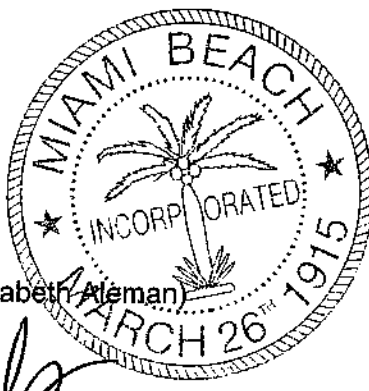
This ordinance shall take effect 31 days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to Section 163.3184(3), Florida Statutes.

PASSED and ADOPTED this 16 day of May, 2018.


Dan Gelber, Mayor

ATTEST:

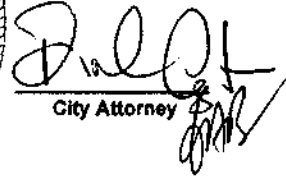

Rafael E. Granado City Clerk



APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

First Reading: March 7, 2018
Second Reading: May 16, 2018

(Sponsor: Commissioner John Elizabeth Aleman)


City Attorney 2-26-18
Date

Verified By: 
Thomas R. Mooney, AICP
Planning Director

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
 FROM: Jimmy L. Morales, City Manager
 DATE: May 16, 2018

10:00 a.m. Second Reading Public Hearing

SUBJECT: NORTH BEACH TOWN CENTER REVITALIZATION OVERLAY COMPREHENSIVE PLAN AMENDMENT: AN ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2025 COMPREHENSIVE PLAN, BY AMENDING CHAPTER 1, ENTITLED "FUTURE LAND USE ELEMENT;" "OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS," AT POLICY 1.2, TO INCREASE THE MAXIMUM FLOOR AREA RATIO (FAR) FOR THE PROPERTIES LOCATED IN THE NORTH BEACH TOWN CENTER REVITALIZATION OVERLAY, TO AN FAR OF 3.5 FROM THE CURRENT FAR OF 2.25 TO 2.75 FOR TOWN CENTER CORE CATEGORY (TC-1), FROM 2.0 FOR THE TOWN CENTER COMMERCIAL CATEGORY (TC-2), FROM 1.25 FOR THE TOWN CENTER RESIDENTIAL OFFICE (TC-3), AND FROM 2.0 FOR THE PUBLIC FACILITY: GOVERNMENTAL USES (PF) FUTURE LAND USE DESIGNATIONS; AND DESIGNATING THE NORTH BEACH TOWN CENTER REVITALIZATION OVERLAY FOR THE PROPERTIES GENERALLY LOCATED BETWEEN 72ND STREET TO THE NORTH, COLLINS AVENUE TO THE EAST, 69TH STREET TO THE SOUTH, AND INDIAN CREEK DRIVE/DICKENS AVENUE TO THE WEST ON THE FUTURE LAND USE MAP; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

RECOMMENDATION

The Administration recommends that the City Commission adopt the Ordinance amending the Comprehensive Plan of the City of Miami Beach to incorporate the elector approved referendum regarding the increase in Floor Area Ratio (FAR) for Town Center.

ANALYSIS**HISTORY**

On September 2015, at the recommendation of the Mayor's Blue Ribbon Panel on North Beach and after an appropriate Request for Qualifications had been issued, the City Commission entered into an agreement with Dover, Kohl and Partners, Inc. to prepare a master plan for the North Beach district of the City.

On October 19, 2016 and pursuant to City Resolution No. 2016-29608, the Mayor and City Commission adopted the North Beach Master Plan developed by Dover, Kohl and Partners Inc. The North Beach Master Plan recommended increasing the FAR to 3.5 for the Town Center zoning districts (TC-1, TC-2, and TC-3).

Pursuant to Resolution No. 2016-29608, the following ballot question was submitted to the City's voters:

FAR Increase For TC-1, TC-2 and TC-3 to 3.5 FAR

Floor area ratio (FAR) is the measure the City utilizes to regulate the overall size of a building. Should the City adopt an ordinance increasing FAR in the Town Center (TC) zoning districts (Collins and Dickens Avenues to Indian Creek Drive between 69 and 72 Streets) to 3.5 FAR from current FAR of 2.25 to 2.75 for the TC-1 district; from 2.0 for the TC-2 district; and from 1.25 for the TC-3 district?

On November 7, 2017, the ballot question was approved by 58.64 percent of the City's voters.

On January 17, 2018, at the request of Vice-Mayor John Aleman, the City Commission referred the proposed ordinance to the Planning Board (Item C4 F).

PLANNING ANALYSIS

While much of the City of Miami Beach has experienced redevelopment and revitalization, the North Beach area has seen little investment over the last several decades. In order to encourage the revitalization of the North Beach area, the City Commission hired Dover, Kohl, and Partners, Inc. to prepare a master plan for the North Beach area. Based on significant public input, the Master Plan identified the North Beach Town Center area as being in need of redevelopment and revitalization. Additionally, it's well buffered location from lower scale neighborhoods to the north and proximity to high density areas to the east make the area able to accommodate higher intensity development.

As a result of this, the North Beach Master Plan recommended increasing the FAR to 3.5 for the Town Center zoning districts (TC-1, TC-2, and TC-3). The goal of the recommendation is to enable the design and construction of larger buildings within the Town Center, and to encourage the development of 71st Street as a "main street" for the North Beach area. It is the expectation that the higher FAR will allow for development that will create a critical mass of people, enabling a mix of residential and commercial uses that better service the North Beach community as a whole.

In order to accomplish the above stated goals, the proposed Comprehensive Plan amendment designates the North Beach Town

Center Revitalization Overlay on the Future Land Use Map. The boundaries of the Overlay are consistent with the boundaries identified in the referendum (See the Aerial map attached). The ordinance provides that the FAR in the TC-1, TC-2, and TC-3 future land use categories located within the boundary have a consistent FAR of 3.5.

It is anticipated that the proposed increase in FAR will incentivize appropriate and pedestrian oriented new development in the North Beach Town Center area. As shown on the Unified Land Ownership map attached, significant properties have already been consolidated, making it likely that new development will follow upon adoption of the new FAR. It is expected that new development will be of a mixed-use nature that will allow for increased pedestrian activity in the area and the ability for residents to live, play, and work in the same area.

Additionally, On December 13, 2017, at the request of Commissioner Ricky Arriola, a related discussion pertaining to the FAR increase for the Town Center district was referred to the Land Use and Development Committee (LUDC). The referral is to develop a comprehensive planning strategy for the Town Center area approved for an FAR increase. A separate overlay ordinance to implement this strategy is currently being discussed by the LUDC. This overlay will provide more up to date regulations for the area and create a better framework for properties to utilize the increased FAR.

City Charter Issues

The request for increasing the FAR for the North Beach Town Center Area is affected by the following City Charter provision: Sections 1.03 (c), which partially states:

The floor area ratio of any property or street end within the City of Miami Beach shall not be increased by zoning, transfer, or any other means from its current zone floor area ratio as it exists on the date of adoption of this Charter Amendment (November 7, 2001), including any limitations on floor area ratios which are in effect by virtue of development agreements through the full term of such agreements, unless such increase in zone floor area ratio for any such property shall first be approved by a vote of the electors of the City of Miami Beach.

The proposed ordinance would increase the zoned floor area ratio to 3.5 for all areas in the district and as a result required a general referendum. The following question was submitted to the electors of the City of Miami Beach:

FAR Increase For TC-1, TC-2 and TC-3 to 3.5 FAR

Floor area ratio (FAR) is the measure the City utilizes to regulate the overall size of a building. Should the City adopt an ordinance increasing FAR in the Town Center (TC) zoning districts (Collins and Dickens Avenues to Indian Creek Drive between 69 and 72 Streets) to 3.5 FAR from current FAR of 2.25 to 2.75 for the TC-1 district; from 2.0 for the TC-2 district; and from 1.25 for the TC-3 district?

On November 7, 2017, the referendum was approved by 58.64 percent of the voters. Therefore the ordinance can be considered for adoption by the City Commission.

Comprehensive Plan Issues

This application includes a text amendment to Policy 1.2 of the Future Land Use element of the Comprehensive Plan. Under Section 163.3184(2), F.S., this amendment shall follow the expedited state review process for adoption of comprehensive plan amendments. This process requires a public hearing by the local planning agency (Planning Board), a public transmittal hearing before the City Commission, after which the amendment must be transmitted to several state agencies for a 30-day review period, and a final adoption public hearing before the City Commission. The amendment is effective 31 days after it is adopted if there are no appeals.

Interlocal Agreement for Public School Facility Planning

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency. The proposed amendment will not increase the maximum residential density within the affected area.

For any increase in established residential units, final site plan approval is contingent upon meeting Public School Concurrency requirements and any applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

PLANNING BOARD REVIEW

The Planning Board is scheduled to review and transmit the proposed Ordinance Amendment on February 27, 2018. The Administration will advise the City Commission of the Planning Board recommendation at First Reading.

UPDATE

The subject Ordinance was approved at First Reading on March 7, 2018 and transmitted to the applicable regulatory review agencies for comment. The only significant comment was received from the South Florida Water Management District. Specifically, the District has offered the following comments and has requested that the City address these prior to adopting the amendment:

- The amendment should be revised to include an analysis that demonstrates that the City will have the ability to provide the water for the increased water demand.

- Revise the proposed amendment to demonstrate how water conservation measures will be utilized to support the anticipated redevelopment of the Overlay Area. Include how conservation measures could be utilized for non-potable water uses, including water for landscape irrigation.
- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on September 12, 2013. Therefore, the City's Work Plan was to be adopted by March 12, 2015; however, the District has not received the updated Work Plan for review to date. The City will need to include updated water demand projections for the identified planning period, identify alternative and traditional water supply projects, and conservation and reuse activities needed to meet the projected future demands.

The City has prepared the attached response to the District, addressing the above noted comments. Based upon the attached response, the Administration believes that the Comprehensive Plan Amendment may move forward for adoption.

CONCLUSION

The Administration recommends that the City Commission adopt the Ordinance amending the Comprehensive Plan of the City of Miami Beach to incorporate the elector approved referendum regarding the increase in Floor Area Ratio (FAR) for Town Center.

Legislative Tracking

Planning

Sponsor

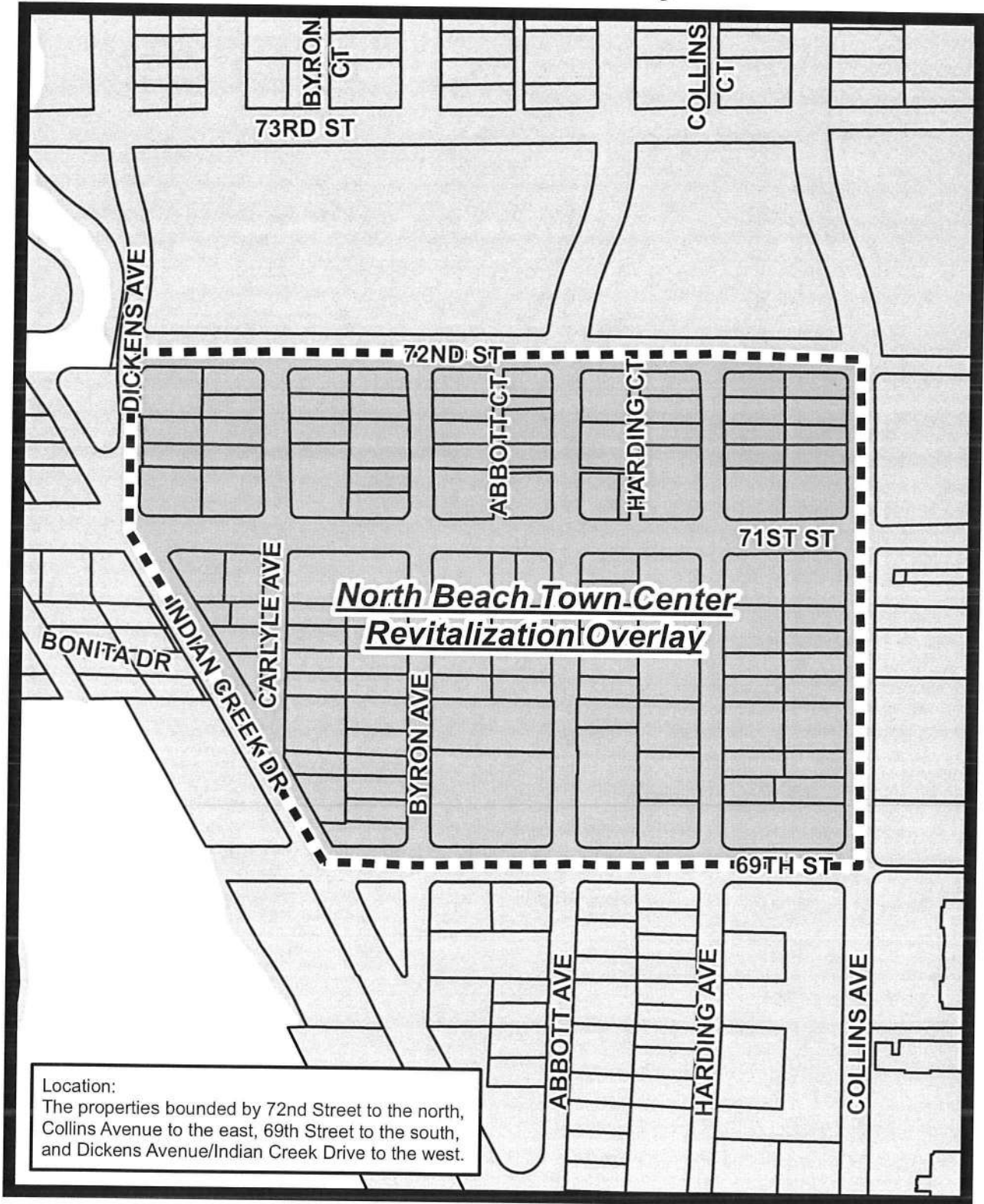
Commissioner John Elizabeth Aleman

ATTACHMENTS:

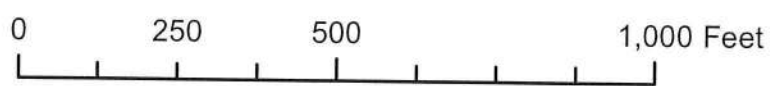
- | | Description |
|---|---|
| ▫ | Overlay Map |
| ▫ | Form Approved ORDINANCE |
| ▫ | SFWD - City Response |

Exhibit A

North Beach Town Center Revitalization Overlay



Location:
The properties bounded by 72nd Street to the north,
Collins Avenue to the east, 69th Street to the south,
and Dickens Avenue/Indian Creek Drive to the west.



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

April 30, 2018

Terry Manning, AICP, Policy and Planning Analyst
South Florida Water Management District
Water Supply Coordination Unit
3301 Gun Club Road, MSC 4223
West Palm Beach, FL33406

Re: Response to Comments from the South Florida Water Management District for the Proposed Comprehensive Plan Amendment, Miami Beach #18-1ESR

Dear Ms. Manning,

The City of Miami Beach is in receipt of the South Florida Water Management District's comments regarding the City of Miami Beach's proposed Comprehensive Plan amendment to increase the FAR in the North Beach Town Center (DEO No. 18-1ESR). The following provides details on existing and proposed legislation and agreements that address the District's concerns.

Comment 1:

The amendment should be revised to include an analysis that demonstrates that the City will have the ability to provide the water for the increased water demand.

In response to the first comment, City staff conducted an analysis of the water supply planning measures currently in place. The City has a 20-year wholesale water service contract with Miami Dade County. The agreement does not place caps on the City's ability to purchase water (See attached agreement).

Also attached is the Miami-Dade County Water Supply Facilities Work Plan Update. It presents the Miami-Dade Water and Sewer Department's (MDWASD) water supply systems and provides a plan for implementing water supply facilities, including the development of traditional and alternative water supplies necessary to serve existing and new development.

The Bureau of Business and Economic Research (BEBR) estimates the City of Miami Beach population to be 92,779. The potential for 2,162 new units, as denoted in the Concurrency Analysis, could increase the City of Miami Beach population by up to 2,412 residents. This would increase the City's population to 95,772.

This population is within MDWASD's population projections for the City of Miami Beach for 2015/2016, 2020 and 2025 and the BEBR projections for 2025 (See Table Below).

Population Projection		
Year	BEBR	MDWASD
2010	87,779	93,053
2015/2016	92,799	96,196
2020	95,537	99,334
2025	98,342	102,474

MDWASD has projected that there is sufficient water supply to meet the needs of this population growth. However, this population growth scenario is unlikely as a result of this Future Land Use Plan Amendment. The projected growth utilizes a worst case scenario where multifamily unit sizes are at the smallest size permitted with minimal room for circulation space. If such units were to develop, they tend to consume much less water than a typical residential unit, and would have lower population counts significantly reducing the population potential. Additionally, the currently adopted City of Miami Beach's adopted 10-Year Water Supply Facilities Work Plan indicates that there is a downward trend in per capita water usage.

Finally, as future developments are processed through the building department MDWASD approval is required prior to the issuance of any permit for new development. This is a current procedure during the building permit process as required per the 2025 Comprehensive Plan Intergovernmental Coordination Element (See Policy 1.8 below). This ensures that all new development will have their water supply accounted for before the issuance of a building permit.

Policy 1.8

The City will coordinate with Miami-Dade County WASD in the review of site plans prior to the issuance of a building permit to determine whether adequate water supplies will be available to serve new development no later than the date of the certificate of occupancy.

This will ensure that all new development will have their water supply accounted for before the issuance of a building permit. Water conservation measures are also in place within the comprehensive alleviating the future burden of development on the existing infrastructure.

Comment 2:

Revise the proposed amendment to demonstrate how water conservation measures will be utilized to support the anticipated redevelopment of the Overlay Area. Include how conservation measures could be utilized for non-potable water uses, including water for landscape irrigation.

In response to the second comment, it is expected that the proposed amendment will create more energy efficient buildings that do not currently exist in the area. Existing buildings will

have to meet newer plumbing codes and renovations will have to include updated plumbing fixtures and appliances. A Public Benefits Program will be included in the implementing Land Development Regulations (LDRs). The LDRs currently require the development of LEED Gold Buildings, which contain many requirements for water efficient buildings. The proposed companion LDRs ordinance will provide significant incentives for the development of LEED Platinum buildings which provide for even greater water efficiency. The LEED prerequisites call for 20% reductions in indoor and outdoor water use. Additional LEED credits may be obtained for up to 50% reductions in indoor water use or 100% reduction in outdoor water use. It is the City's intent to create new building stock with water conservation in mind through programs such as these. The implementing LDR ordinance will also provide incentives to provide for greater storm water retention and for the reuse of that storm water with the use of "Purple Pipe."

Many water conservation strategies are currently found within the 2025 Comprehensive Plan including the following from the Infrastructure Element which are implemented through the LDRs and other Public Works documents:

Policy 6.1

All potable water distribution systems shall maintain the unaccounted for water loss to less than 10 percent of the water entering the system.

Policy 6.2

Continue to promote the education program for residential, commercial and industrial consumers which will discourage waste and conserve potable water.

Policy 6.3

The Parks Department shall continue to install underground irrigation systems thereby, conserving potable water while watering public spaces.

Policy 6.4

Consistent with the policies of Miami-Dade County, water shall be delivered for general use at a pressure not to exceed 100 psi.

Policy 6.5

Within one year of the effective date of this policy, the City shall review existing water conservation regulations and revise the land development code as necessary and effective to ensure implementation of water conserving techniques, including: 1) subsurface and other water conserving irrigation techniques, 2) xeriscaping techniques, 3) lawn watering restrictions, 4) the use of low water use plumbing fixtures in all construction, and 5) any other effective methods commonly in practice or required by law. In addition, the City Manager shall immediately, upon the effective date of this policy, direct appropriate City departments to implement all such techniques as may be implemented by the City in its normal operations and require private property owners to implement all

such techniques.

Policy 6.6

The City, through the Building Department, will continue to enforce the requirement to use high efficiency volume water saving devices for substantial rehabilitation and new construction projects as specified in the standard plumbing code. All future development within the City will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, , 32-83.1, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, all future development will be required to comply with the landscape standards in Section 18-A and 18-B of the Miami-Dade County Code.

Policy 7.5

If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact WASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

Conservation – Water Supply Facilities Work Plan Policy 13.2

The City will require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and Water Sense certified in all new and redeveloped residential projects.

Policy 13.4:

The City will educate the development community on the water saving benefits of the use of Florida Friendly Landscapes guidelines and principles; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc) on walkways, driveways and patios.

Policy 13.6:

The City will continue to enforce the landscape watering restrictions mandated by the South Florida Water Management District. The City will continue to use code enforcement measures such as issuing warning and fines to enforce the water restrictions.

Other water conservations strategies implemented through the LDRs the promotion of blue roofs which would capture all rain run-off and make it available for onsite re-use. Thus reducing the amount of water required for the daily operations of the buildings. The City has allowed for height exceptions and removed permitting fees in order to encourage such roofs.

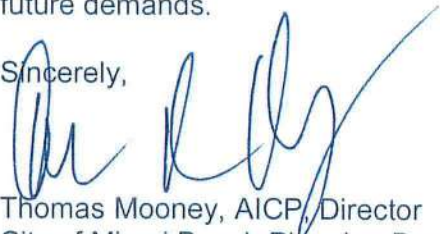
The City currently participates in and promotes all SFWMD and Miami Dade County Water Conservation programs and rebates, such as free showerhead exchange, Multifamily Showerhead retrofit program, and high efficiency fixture rebates. Additional community outreach is provided to train them on and provide rain barrels.

Comment 3:

The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on September 12, 2013. Therefore, the City's Work Plan was to be adopted by March 12, 2015; however, the District has not received the updated Work Plan for review to date. The City will need to include updated water demand projections for the identified planning period, identify alternative and traditional water supply projects, and conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/our-work/water-supply/work-plans>.

In response to the third comment, the City is currently working on an update to the City's Water Supply Facilities Work Plan. It is expected to be completed as a part of the 2018 Evaluation and Appraisals Report amendments, which are due within the next year. The City will update water demand projections for the identified planning period, identify alternative and traditional water supply projects, and provide additional conservation and reuse activities which will allow the City to reduce water consumption below the projected future demands.

Sincerely,



Thomas Mooney, AICP, Director
City of Miami Beach Planning Department

CC: Ray Eubanks, Plan Processing Coordinator,
Florida Department of Economic Opportunity

TRM/RAM/FAA

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: February 27, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 18-0186. North Beach Town Center FAR Increase. Comprehensive Plan Amendment.**
PB 18-0185. North Beach Town Center FAR Increase.

REQUEST

PB 18-0186. NORTH BEACH TOWN CENTER FAR INCREASE. COMPREHENSIVE PLAN AMENDMENT. AN ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2025 COMPREHENSIVE PLAN, BY AMENDING CHAPTER 1, ENTITLED "FUTURE LAND USE ELEMENT;" "OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS," AT POLICY 1.2, TO INCREASE THE MAXIMUM FLOOR AREA RATIO (FAR) FOR THE PROPERTIES LOCATED IN THE NORTH BEACH TOWN CENTER REVITALIZATION OVERLAY, TO AN FAR OF 3.5 FROM THE CURRENT FAR OF 2.25 TO 2.75 FOR TOWN CENTER CORE CATEGORY (TC-1), FROM 2.0 FOR THE TOWN CENTER COMMERCIAL CATEGORY (TC-2), FROM 1.25 FOR THE TOWN CENTER RESIDENTIAL OFFICE (TC-3), AND FROM 2.0 FOR THE PUBLIC FACILITY: GOVERNMENTAL USES (PF) FUTURE LAND USE DESIGNATIONS; AND DESIGNATING THE NORTH BEACH TOWN CENTER REVITALIZATION OVERLAY FOR THE PROPERTIES GENERALLY LOCATED BETWEEN 72ND STREET TO THE NORTH, COLLINS AVENUE TO THE EAST, 69TH STREET TO THE SOUTH, AND INDIAN CREEK DRIVE/DICKENS AVENUE TO THE WEST ON THE FUTURE LAND USE MAP; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

PB 18-0185. NORTH BEACH TOWN CENTER FAR INCREASE. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 20, "TC NORTH BEACH TOWN CENTER DISTRICTS," AT SECTION 142-737, TO INCREASE THE MAXIMUM FLOOR AREA RATIO (FAR) FOR THE PROPERTIES BOUNDED BY 69TH STREET ON THE SOUTH, COLLINS AVENUE ON THE EAST, 72ND STREET ON THE NORTH AND INDIAN CREEK DRIVE/DICKENS AVENUE ON THE WEST, TO AN FAR OF 3.5 FROM THE CURRENT FAR OF 2.25 TO 2.75 FOR TC-1 DISTRICT, FROM 2.0 FOR THE TC-2 DISTRICT, AND FROM 1.25 FOR THE TC-3 DISTRICT, AS REQUIRED BY THE REFERENDUM APPROVED BY THE CITY'S VOTERS ON NOVEMBER 7, 2017; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

RECOMMENDATION:

Transmit the proposed amendments to the Comprehensive Plan and Land Development Regulations to the City Commission with a favorable recommendation.

HISTORY/ BACKGROUND

On September 2015, at the recommendation of the Mayor's Blue Ribbon Panel on North Beach and after an appropriate Request for Qualifications had been issued, the City Commission entered into an agreement with Dover, Kohl and Partners, Inc. to prepare a master plan for the North Beach district of the City.

On October 19, 2016 and pursuant to City Resolution No. 2016-29608, the Mayor and City Commission adopted the North Beach Master Plan developed by Dover, Kohl and Partners Inc. The North Beach Master Plan recommended increasing the FAR to 3.5 for the Town Center zoning districts (TC-1, TC-2, and TC-3).

Pursuant to Resolution No. 2016-29608, the following ballot question was submitted to the City's voters:

FAR Increase For TC-1, TC-2 and TC-3 to 3.5 FAR

Floor area ratio (FAR) is the measure the City utilizes to regulate the overall size of a building. Should the City adopt an ordinance increasing FAR in the Town Center (TC) zoning districts (Collins and Dickens Avenues to Indian Creek Drive between 69 and 72 Streets) to 3.5 FAR from current FAR of 2.25 to 2.75 for the TC-1 district; from 2.0 for the TC-2 district; and from 1.25 for the TC-3 district?

On November 7, 2017, the ballot question was approved by 58.64 percent of the City's voters.

On January 17, 2018, at the request of Vice-Mayor John Aleman, the City Commission referred the proposed ordinances to the Planning Board (Item C4 F).

REVIEW CRITERIA

Pursuant to Section 118-163 of the City Code, in reviewing a request for an amendment to these land development regulations, the board shall consider the following when applicable:

- 1. Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.**

Partially Consistent – The proposed Land Development Regulations (LDR) amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan as proposed to be amended.

The proposed amendment is also consistent with the recommendations of the North Beach Master Plan.

- 2. Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.**

Consistent – The proposed amendment does not modify district boundaries.

3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Consistent – The proposed change will allow for an increased scale of development. However, the area is well buffered from most surrounding low scale areas. The proposed change will also allow for development that is compatible with the higher density and intensity areas to the east of Collins Avenue. Additionally, the proposed ordinance does not increase the allowable height of buildings. Therefore, the proposed ordinance is not out of scale with the needs of the neighborhood.

4. Whether the proposed change would tax the existing load on public facilities and infrastructure.

Partially Consistent – The proposed change could potentially tax the existing load on public facilities and infrastructure as future projects are developed at the proposed maximum FAR (See Concurrency Analysis at the end of this report). However, a concurrency review will take place as part of the building permit process for each new development.

The area is already served by five (5) Metrobus and Bicycle facilities (See the Metrobus Routes and Bicycle Infrastructure maps at the end of the report). Additionally, the area is served by the North Beach Loop and Collins Express Miami Beach Trolley Routes (See Miami Beach Trolley Routes maps at the end of this report). The adopted North Beach Master Plan, Transportation Master Plan, Bicycle Master Plan, and Street Design Guide call for additional improvements that would increasing the use of public transportation and alternative modes of travel, which the City is looking to implement.

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Not applicable – The proposed change does not modify existing district boundaries.

6. Whether changed or changing conditions make the passage of the proposed change necessary.

Consistent – The increase in demand for better quality residential, hotel, commercial, office spaces and the creation of a more significant town center makes passage of the proposed change necessary.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

Consistent – The proposed change should not adversely affect living conditions in neighborhoods. However, in an abundance of caution, additional regulations are currently being discussed by the Land Use and Development Committee (LUDC) for the affected area.

8. **Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.**

Partially Consistent – The proposed change will allow for an increase in the intensity of development. As larger developments are built, traffic congestion beyond the levels of service set forth in the comprehensive plan could be created if not properly controlled. However, such reviews will occur as part of the land use board review and building permit process.

9. **Whether the proposed change will seriously reduce light and air to adjacent areas.**

Partially Consistent – The proposed ordinance does not increase the allowable height of buildings or reduce setbacks. It should therefore not reduce light and air to adjacent areas. However, it may allow for bulkier tower sections of buildings, which have the potential to reduce light and air. However, this will be taken into account as part of the Design Review process for new construction. This will also be considered in the ordinance being discussed by the LUDC.

10. **Whether the proposed change will adversely affect property values in the adjacent area.**

Consistent – The proposed change should not adversely affect property values in the adjacent areas.

11. **Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.**

Consistent – The proposed change should not be a deterrent to the improvement or development of adjacent properties in the City.

12. **Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.**

Not applicable.

13. **Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.**

Not applicable.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(b) of the Land Development Regulations establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

- (1) **Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.**

Partially Consistent – The proposal does affect an area that is vulnerable to the impacts of sea level rise pursuant to the Unified Sea Level Rise Projection for Southeast

Florida in the near and long term (See the “LIDAR Ground Elevations” Map at the end of this report). Additionally, the area is located outside of the adopted Coastal High Hazard Area (See the Coastal High Hazard Area map at the end of this report). For reference, the Sea Level Rise Projection is below:

Sea Level Rise Projections (NAVD)				
	Low Prj.	High Prj.	Low Prj.	High Prj.
	Mean Sea Level		Mean High Water	
1992	-0.96	-0.96	0.25	0.25
2030	-0.46	-0.13	0.75	1.08
2060	0.21	1.21	1.42	2.42
2100	1.62	4.12	2.83	5.33

- (2) **Whether the proposal will increase the resiliency of the City with respect to sea level rise.**

Consistent – The proposal will encourage the redevelopment of the Town Center area. New developments will have to comply with recently adopted sea level rise mitigation criteria and green building requirements. New developments will be required to raise habitable spaces to the base flood elevation plus City of Miami Beach Freeboard, or provide sufficient space to allow for the raising of floors consistent with future plans to raise roadways.

- (3) **Whether the proposal is compatible with the City’s sea level rise mitigation and resiliency efforts.**

Consistent – The proposal will encourage the redevelopment of the Town Center area and is compatible with the City’s sea level rise mitigation and resiliency efforts.

ANALYSIS

While much of the City of Miami Beach has experienced redevelopment and revitalization, the North Beach area has seen little investment over the last several decades. In order to encourage the revitalization of the North Beach area, the City Commission hired Dover, Kohl, and Partners, Inc. to prepare a master plan for the North Beach area. Based on significant public input, the Master Plan identified the North Beach Town Center area as being in need of redevelopment and revitalization. Additionally, its well buffered location from lower scale neighborhoods to the north and proximity to high density areas to the east make the area able to accommodate higher intensity development.

As a result of this, the North Beach Master Plan recommended increasing the FAR to 3.5 for the Town Center zoning districts (TC-1, TC-2, and TC-3). The goal of the recommendation is to enable the design and construction of larger buildings within the Town Center, and to encourage the development of 71st Street as a “main street” for the North Beach area. It is the expectation that the higher FAR will allow for development that will create a critical mass of people, enabling a mix of residential and commercial uses that better service the North Beach community as a whole.

In order to accomplish the above stated goals, the proposed Comprehensive Plan amendment designates the North Beach Town Center Revitalization Overlay on the Future Land Use Map. The boundaries of the Overlay are consistent with the boundaries identified in the referendum (See the Aerial map at the end of this report). The ordinance then provides that the FAR in the TC-1, TC-2, and TC-3 future land use categories located within the boundary have a consistent FAR of 3.5.

The amendment to the Land Development Regulations modifies Section 142-737 which establishes development regulations for the TC districts. The ordinance proposes the following modification which affects all of the TC districts located within the boundaries identified in the referendum as follows:

Notwithstanding the foregoing, for the area of the town center district bounded by 69th Street on the south, Collins Avenue on the east, 72nd Street on the north and Indian Creek Drive/Dickens Avenue on the west, the maximum FAR shall be 3.5.

The changes will greatly incentivize new development in the North Beach Town Center area. As can be seen in the Unified Land Ownership map at the end of the report, significant properties have been consolidated, making it apparent that new development will follow upon adoption of the new FAR. It is expected that new development will be of a mixed-use nature that will allow for increased pedestrian activity in the area and the ability for residents to live, play, and work in the same area.

Additionally, On December 13, 2017, at the request of Commissioner Ricky Arriola, a related discussion pertaining to the FAR increase for the Town Center district was referred to the Land Use and Development Committee (LUDC) (Item C4AA). The referral is to develop a comprehensive planning strategy for the Town Center area approved for an FAR increase. Options for this strategy are currently being discussed by the LUDC to better regulate the area to minimize any potential impacts and better allow properties to benefit from the increased FAR.

City Charter Issues

The request for increasing the FAR for the North Beach Town Center Area is affected by the following City Charter provision: Sections 1.03 (c), which partially states:

The floor area ratio of any property or street end within the City of Miami Beach shall not be increased by zoning, transfer, or any other means from its current zone floor area ratio as it exists on the date of adoption of this Charter Amendment (November 7, 2001), including any limitations on floor area ratios which are in effect by virtue of development agreements through the full term of such agreements, unless such increase in zone floor area ratio for any such property shall first be approved by a vote of the electors of the City of Miami Beach.

The proposed ordinance would increase the zoned floor area ratio to 3.5 for all areas in the district and as a result required a general referendum. The following question was submitted to the electors of the City of Miami Beach:

FAR Increase For TC-1, TC-2 and TC-3 to 3.5 FAR

Floor area ratio (FAR) is the measure the City utilizes to regulate the overall size of a building. Should the City adopt an ordinance increasing FAR in the Town Center (TC) zoning districts (Collins and Dickens Avenues to Indian Creek Drive between 69 and 72 Streets) to 3.5 FAR from current FAR of 2.25 to 2.75 for the TC-1 district; from 2.0 for the TC-2 district; and from 1.25 for the TC-3 district?

On November 7, 2017, the referendum was approved by 58.64 percent of the voters. Therefore the ordinance can be considered for adoption by the City Commission.

Comprehensive Plan Issues

This application includes a text amendment to Policy 1.2 of the Future Land Use element of the Comprehensive Plan. Under Section 163.3184(2), F.S., this amendment shall follow the expedited state review process for adoption of comprehensive plan amendments. This process requires a public hearing by the local planning agency (Planning Board), a public transmittal hearing before the City Commission, after which the amendment must be transmitted to several state agencies for a 30-day review period, and a final adoption public hearing before the City Commission. The amendment is effective 31 days after it is adopted if there are no appeals.

Interlocal Agreement for Public School Facility Planning

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency. The proposed amendment will not increase the maximum residential density within the affected area.

For any increase in established residential units, final site plan approval is contingent upon meeting Public School Concurrency requirements and any applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

RECOMMENDATION

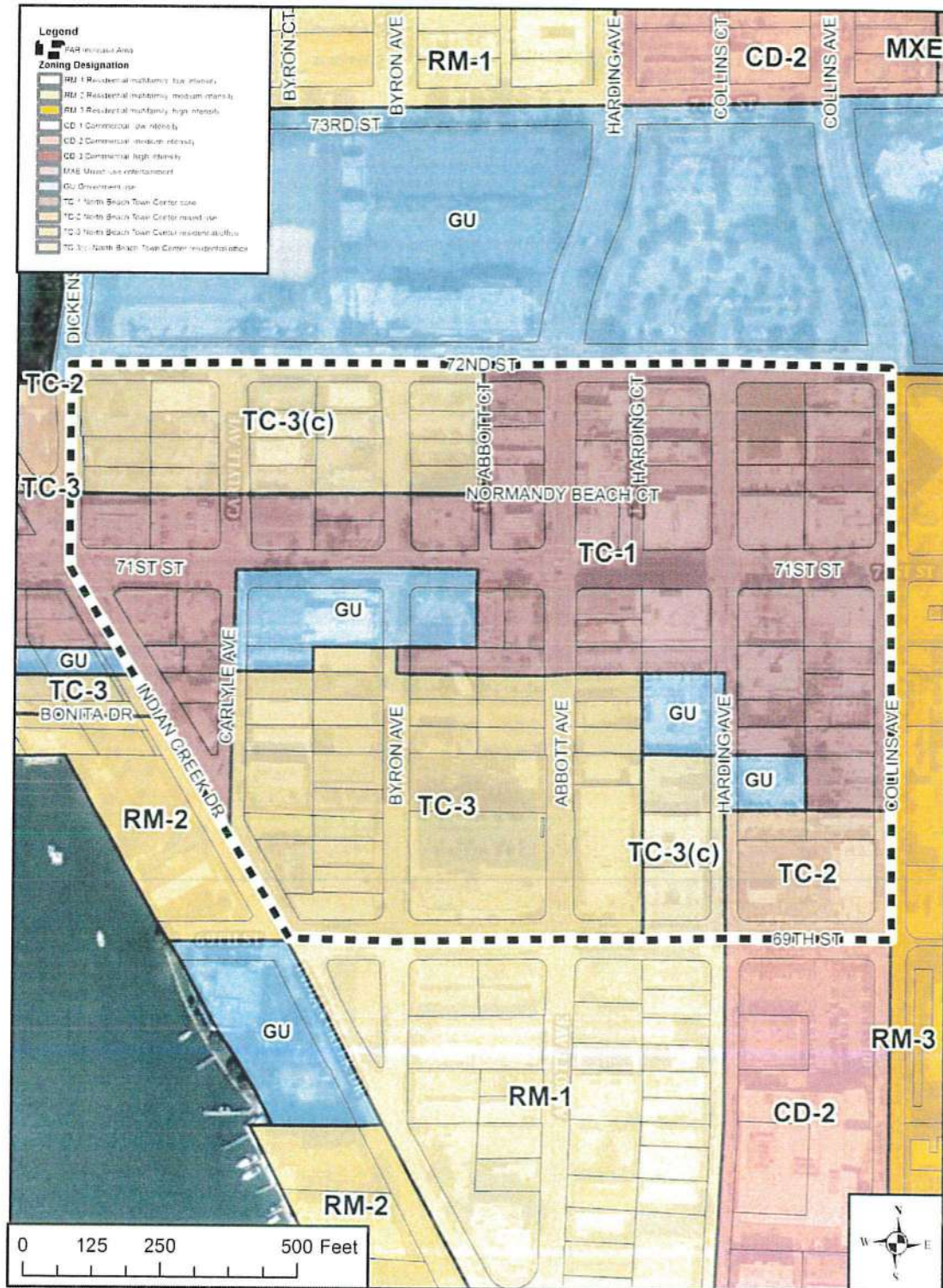
In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed amendments to the Comprehensive Plan and Land Development Regulations to the City Commission with a favorable recommendation.

TRM/MAB/RAM

Aerial



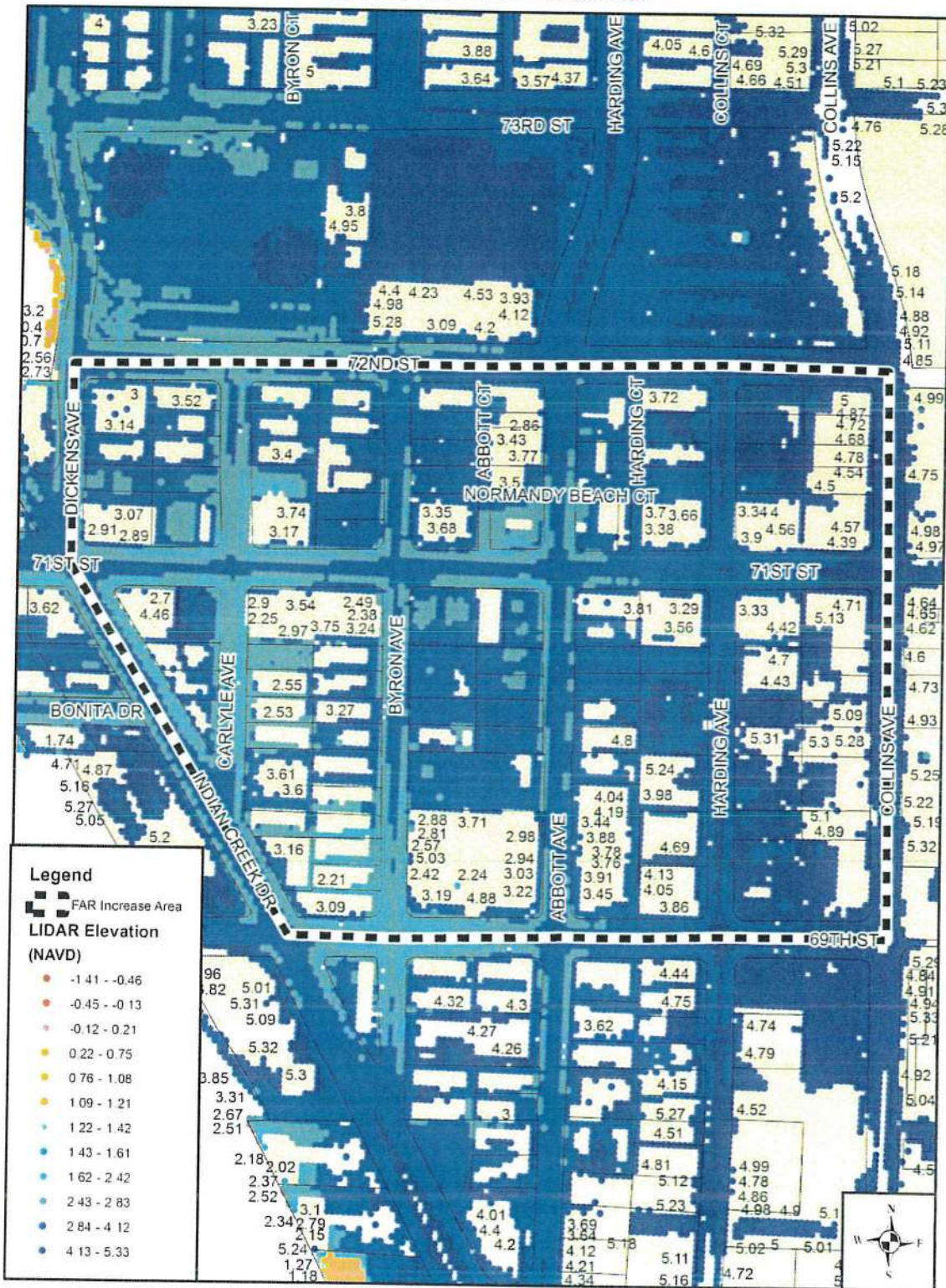
Zoning Map



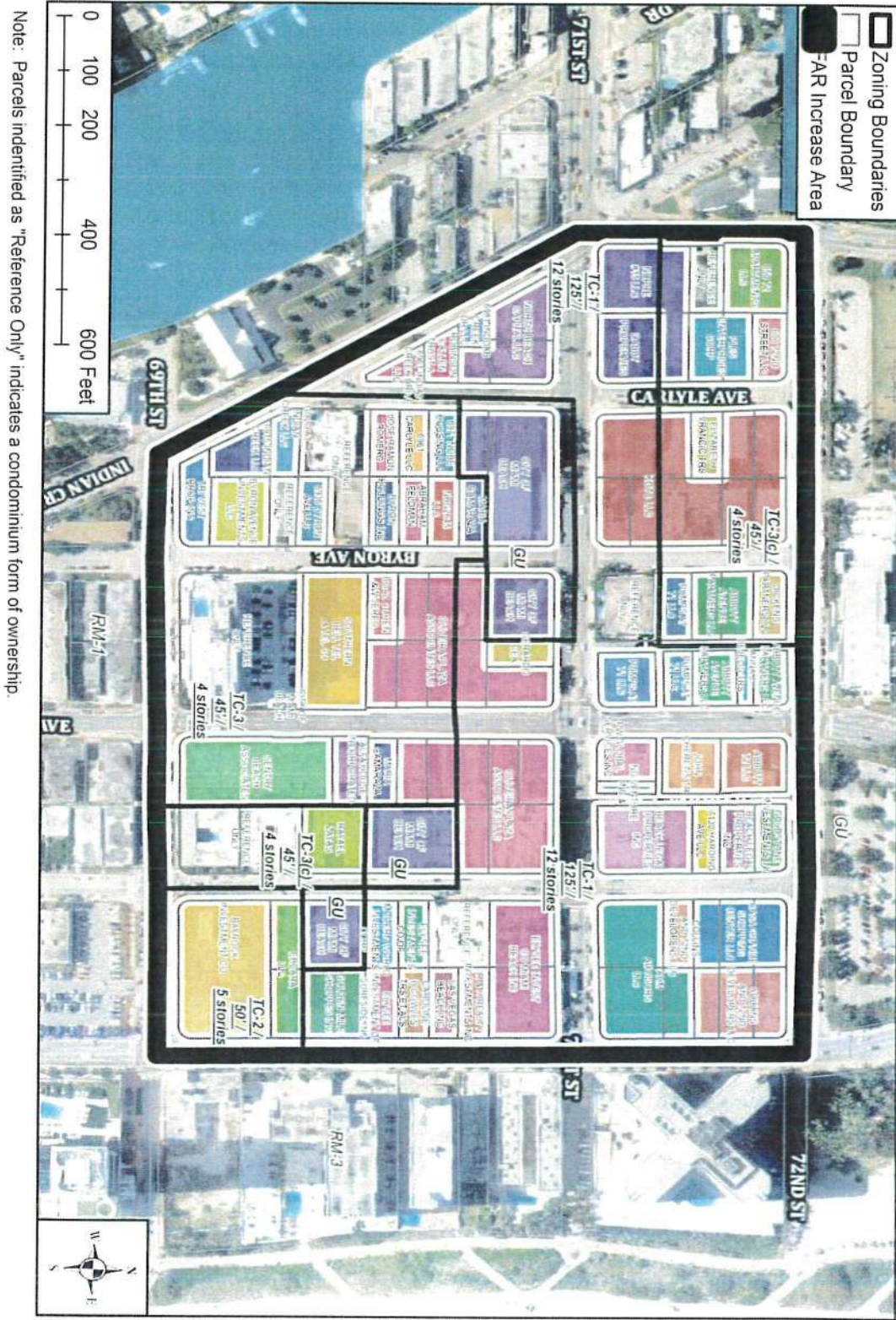
Coastal High Hazard Area



LIDAR Ground Elevations



Unified Land Ownership



PLANNING DEPARTMENT
Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 2/13/2018
 Name of Project: North Beach Town Center FAR Increase
 Address of Site: Area between 69th St, Collins Av, 72nd Street, & Indian Creek Dr/Dickens Av

Concurrency Management Area: North Beach
 Square Feet in the Amendment: 983,838
 Acreage in the Amendment: 22.59

Proposed FLUM Designation

Designation:

TC-1/TC-2/TC-3 with North Beach Town Center Revitalization Overlay

Maximum Density	Maximum FAR
150/100/60	3.5

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	1,685.36	1,816.70	1,177.42	602.25	N/A	5,282.73
Residential Demand	5,405.0	1,227.5				6,632.5

*Peak Hour Trips Calculated with ITE 8th Edition Trip Generation Manual Weekday PM Peak Hour Factors

Note: Estimate assumes maximum allowable density for Residential Units at 800 SF per Unit, 50% of Lot Area for Retail, 1/3 of remaining floor area for Office, and 2/3 of remaining floor area for Hotel at minimum possible unit size per LDRs.

Existing FLUM Designation

Designation:

TC-1/TC-2/TC-3

Maximum Density	Maximum FAR
150/100/60	2.75/2.25/ 2.0/1.25

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	1,296.36	96.94	1,177.42	32.25	N/A	2,602.96
Residential Demand	4,155.0	65.5				4,220.5

*Peak Hour Trips Calculated with ITE 8th Edition Trip Generation Manual Weekday PM Peak Hour Factors

Transportation Concurrency			71st Street/Normandy Dr./63rd Street Sub-Area	
New Trips Generated	Trip Allowances	Transit	Capacity:	6,300 Trips
2,679.77 Trips		Pass-by	Existing Trips:	6,165 Trips
		Mixed-use	Net New Trips Generated:	1,205 Trips
		Total	Concurrent:	NO

Parks and Recreation Concurrency

Net New Residential Demand:

2,412.0 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	NO
Designated Field Area	NO
Tot Lots	YES
Via Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	NO

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand: 1,114,260 Gallons Per Day
 Existing Demand: 42,218 Gallons Per Day
 New Demand: 1,072,042 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand: 928,550 Gallons Per Day
 Existing Demand: 590,870 Gallons Per Day
 New Demand: 337,680 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand: 8,456 Tons Per Year
 Existing Demand: 5,381 Tons Per Year
 New Demand: 3,075 Gallons

Concurrency to be determined at Building Permit Application

Storm Sewer Capacity

Required LOS: One-in-five-year storm event

Concurrency to be determined at Building Permit Application

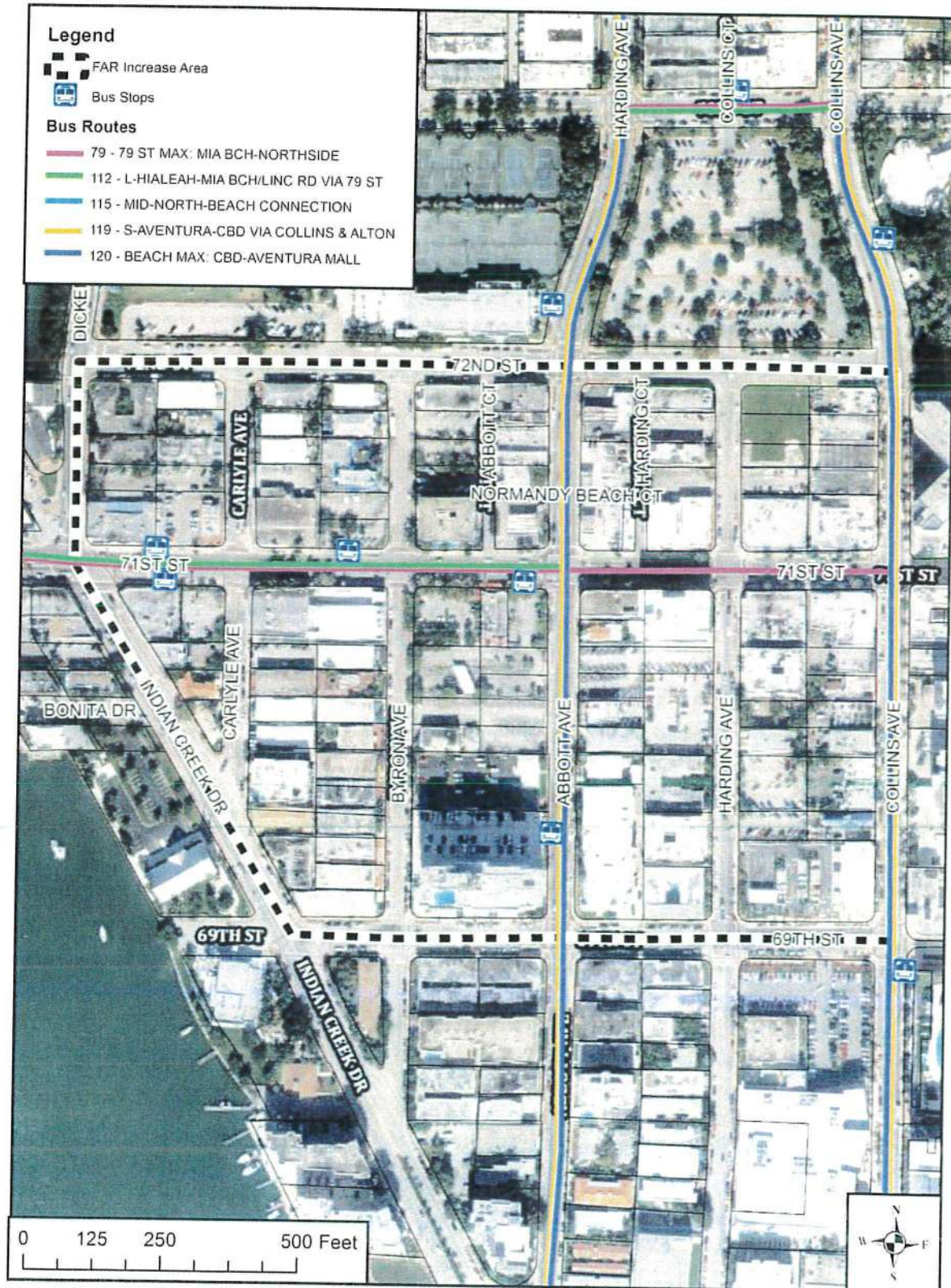
Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

Bicycle Infrastructure



Metrobus Routes



Miami Beach Trolley Routes

COLLINS EXPRESS



NORTH BEACH LOOP

