South
Florida
Regional
Planning
Council

MEMORANDUM

AGENDA ITEM #6b

DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MIAMI BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #10-2

Community Profile

Miami Beach is a city in eastern Miami-Dade County. The City was incorporated on March 26, 1915. Miami Beach has been one of America's most popular beach resort destinations for close to a century. The City is often referred to under the umbrella term of "Miami," despite being a distinct municipality. As of the 2000 census, the City had a total population of 87,933. A 2009 population estimate for the City was 92,833, a 5.6% increase from the year 2000. Miami Beach boasts over seven miles of beaches, three golf courses, 20 parks, and is an island of just 7.1 square miles that separates Biscayne Bay from of the Atlantic Ocean. South Beach is one of the more popular areas of the City, and was once a prime example of urban blight, with vacant buildings and a high crime rate. Today, it is considered one of the wealthiest commercial areas on the beach. A general location of the City is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP,* which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Miami Beach proposed amendment package contains one set of (1) text amendments related to the creation of land use categories, and two (2) sets of Future Land Use Map (FLUM) changes.

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Impact Analysis

Staff analysis confirms the text and map amendments in the City of Miami Beach proposed amendment package #10-2 is generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City of Miami Beach Commission approved the proposed amendment package by a unanimous vote (7-0) on September 15, 2010.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan *(SRPP)*

Find the City of Miami Beach proposed amendment package #10-2 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local government name: Miami Beach.

2. Amendment number: 10-2.

3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to S. 163.32465(4)(b), F.S.? No.

4. Date DCA notified RPC that amendment package was complete, if applicable: September 29, 2010.

5. Date amendment review must be completed and transmitted to DCA: October 29, 2010.

6. Date the amendment review will be transmitted to DCA: The staff report will be transmitted on October 29, 2010. The report reflecting action by the Council will be transmitted November 8, 2010.

7. Description of the amendment:

Amendment I. South Shore Hospital (South Beach Heights 1, LLC) | Map Amendment
The proposed amendment would change the land use designation of an approximately 2.415-acre site located on the northwest corner of Alton Road and 6th Street, just north of the MacArthur Causeway, from PF-RHO "Public Facility (Religious, Hospital, Other)" to CD-2 "Commercial, Medium Intensity". The subject site is the former South Shore Hospital. The property contains a 10-story office building, a 3-story hospital building, parking garage structure, and surface parking lot. The hospital and office uses are not currently operating (see Attachment 2).

The surrounding existing land uses include vacant, hotel, townhouse, mix-use residential, parking, retail, and entertainment to the north; retail, parking, vacant, hotel and condo to the south; heavy industrial, retail, condo, parking, vacant, and mix-use residential to the east; condo and entertainment to the west. The surrounding future land uses include Medium Density Multi-Family Residential (RM-2) to the north; High Density Multi-Family Residential (RM-3) to the west and north; Medium Intensity Commercial (CD-2) to the north and east; and Phased Bayside Intensive Mix Use Commercial (C-PS4) to the south.

The change would allow the property to be redeveloped primarily for Commercial and Residential use. The allowable residential density for property within the CD-2 district is a maximum of 100 dwelling units per acre; however, the applicant has voluntarily proffered a covenant restricting residential uses to a maximum of 10 units per acre in any proposed development.

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
PF-RHO, Public Facility (Religious, Hospital, Other)	CD-2 Commercial, Medium Intensity	N/A	10 DU/Acre (restricted)	3.0 FAR	1.5 FAR commercial use; 2.0 FAR mixed use, including residential uses	24 DU	.5 FAR

N/A, Not Applicable DU, Dwelling Unit(s)

Staff analysis confirms the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida.*

Amendment II. North Beach Town Center Text and Map Amendments
The proposed text amendment would create three new land use categories: Town Center Core (TC-1), Town Center Commercial (TC-2), and Town Center Residential (TC-3). The proposed land use categories would allow for a greater variety of uses and replace existing land use categories on the Future Land Use Map for the North Beach Town Center, bounded by Collins Avenue to the east, 69th Street to the south, Indian Creek Waterway to the west, and 72nd Street to the north. The intent of the Town Center land use categories is to strengthen the mixed use, live/work lifestyles, high-intensity employment center, and pedestrian oriented concepts of the North Beach Town Center.

This text amendment would also reduce intensities and densities standards in the Town Center. Higher densities were used in the 1980s until the late 1990's to promote development in Miami Beach. Although downzoning has been in practice since the last EAR, the City's Comprehensive Plan was not amended to reflect desired changes in maximum density and intensity.

The proposed map amendments would change the Future Land Use Map (FLUM) by changing the current future land use category of CD-3 "High Density Commercial" to the new category of TC-1 "Town Center Core;" CD-2 "Medium Intensity Commercial" to TC-2 "Town Center Commercial;" and RM-1 "Low Density Multi Family Residential" to TC-3 "Town Center Residential Office."

There would be no changes in uses with the TC-1 and TC-2 land use designations. The proposed change from RM-1 to TC-3 would allow mixed-use development such as office, hotel neighborhood-oriented retail and service uses and promote adaptive reuse of existing structure and infill construction.

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
CD-3, High Intensity Commercial	TC-1, Town Center Core	396 DU/Acre	150 DU/Acre	6.0 FAR	2.75 FAR	-246 DU/Acre	- 3.25 FAR
CD-2, Medium Intensity Commercial	TC-2, Town Center Commercial	132 DU/Acre	100 DU/Acre	2.0 FAR	1.5 FAR commercial use; 2.0 FAR mixed use, including residential uses	-32 DU/Acre	-.5 FAR for commercial use
RM-1 Low Density Multi-Family Residential	TC-3, Town Center Residential Office	90 DU/Acre	60 DU/Acre	2.0 FAR	1.25 FAR	-30 DU/Acre	-.75 FAR

N/A, Not Applicable DU, Dwelling Unit(s)

Staff analysis confirms the proposed text and map amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida.*

8. Is the Amendment consistent with the Strategic Regional Policy Plan (*SRPP*)?

   Staff analysis confirms the text and map amendments in the City of Miami Beach proposed amendment package #10-2 is generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP).*

9. Applicable Strategic Regional Policy Plan Goals and Objectives: *Not Applicable.*

10. The effects on the proposed amendment on regional resources or facilities identified in the *SRPP*: *Not Applicable*.

11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable.*

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable.*

13. Impacts to significant regional resources and facilities identified in the *SRPP*, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*

14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.

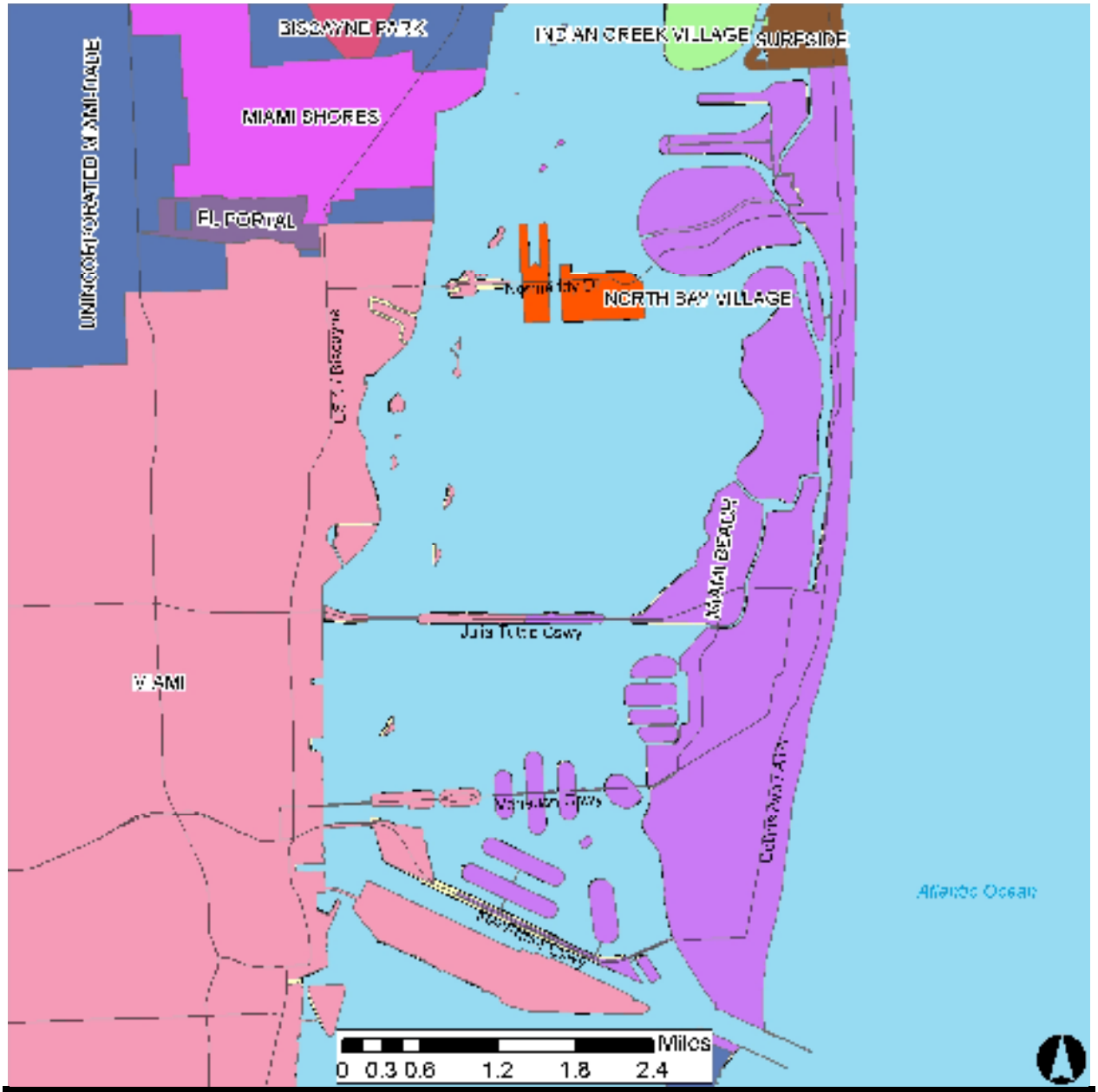
15. Protection of natural resources of regional significance identified in the *SRPP* including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.

18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



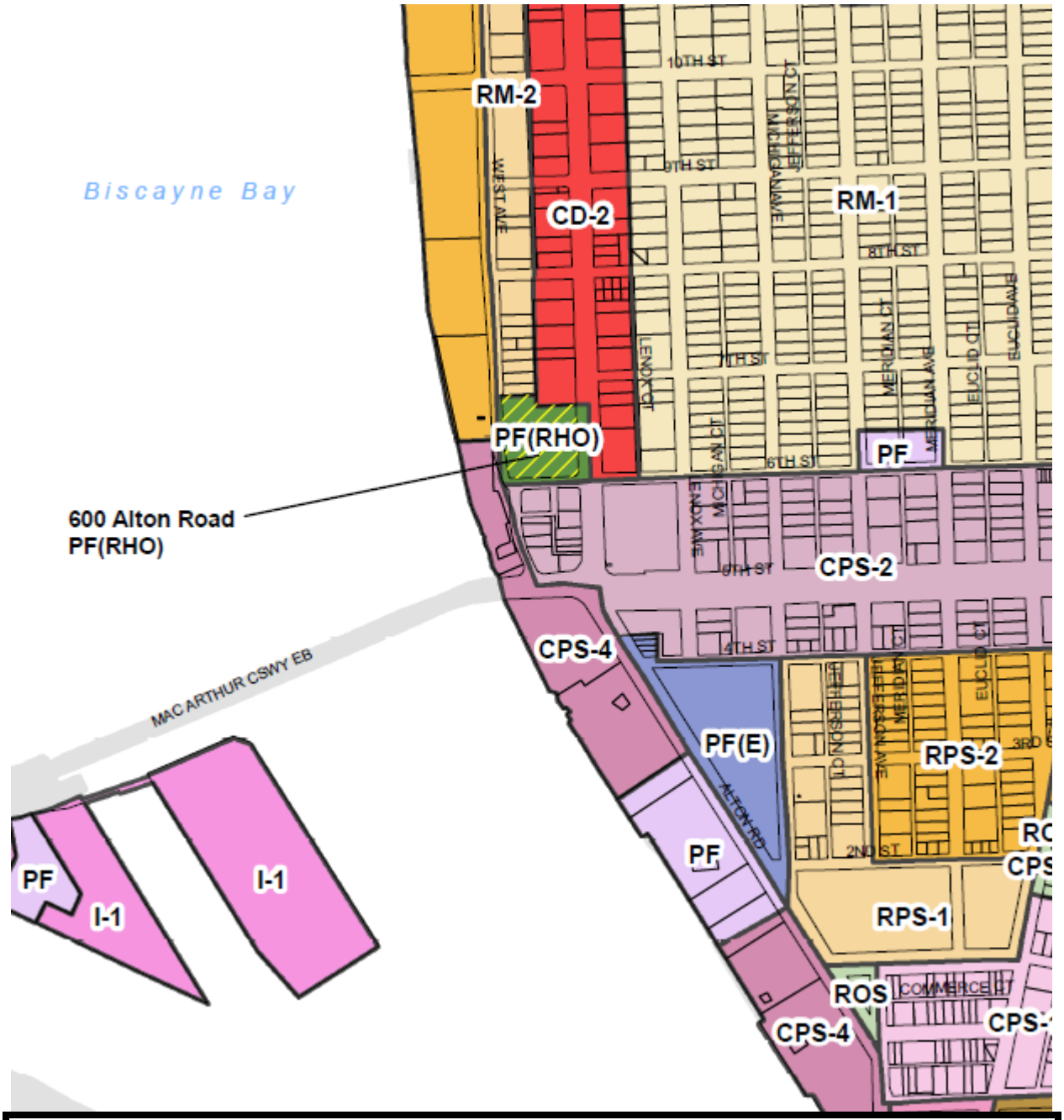
COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Miami Beach
Proposed Amendment #10-2

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



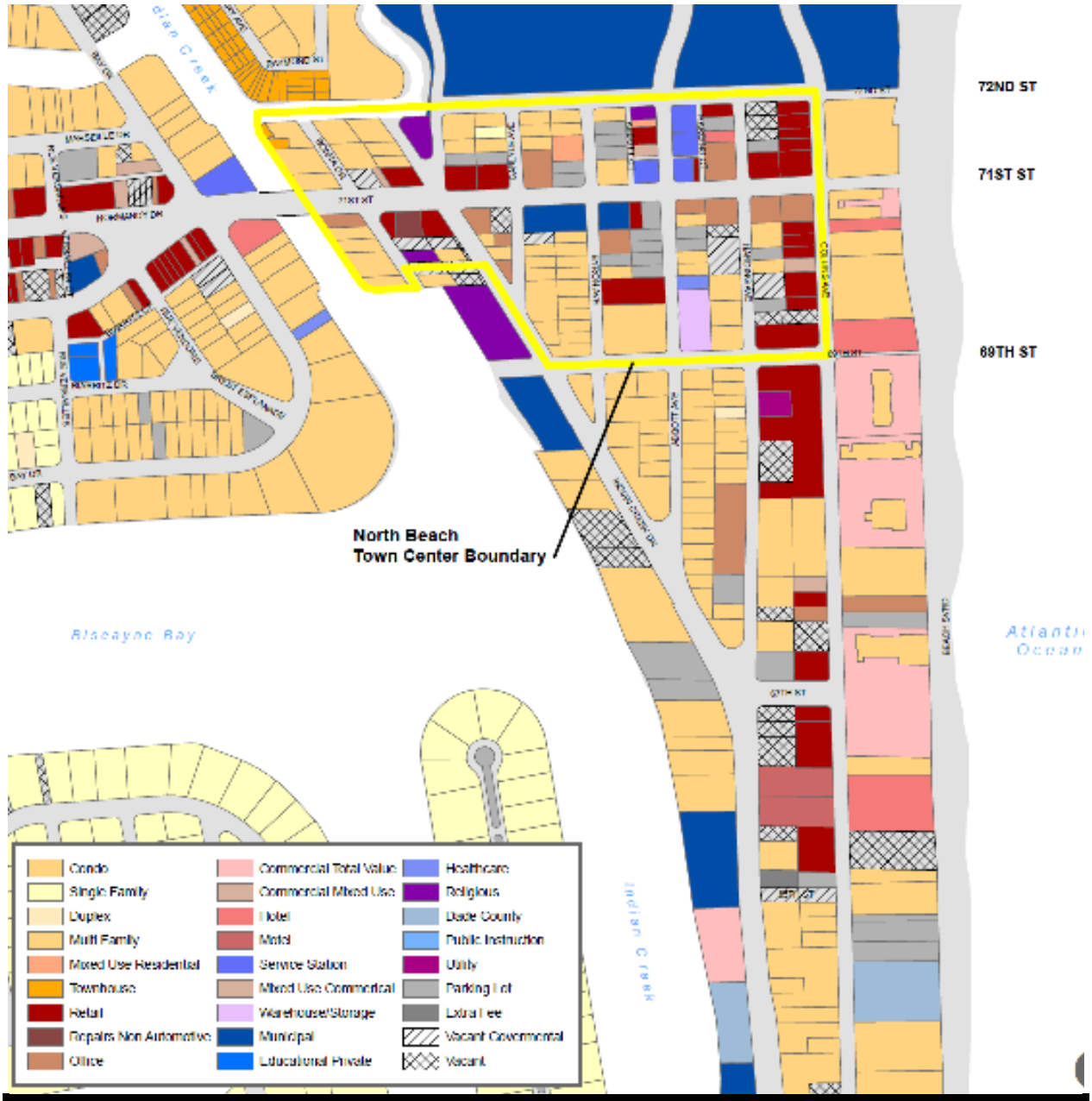
COMPREHENSIVE PLAN AMENDMENTS

City of Miami Beach
Proposed Amendment #10-2

From: Public Facility (Religious, Hospital, Other)
To: Commercial, Medium Intensity (2.415acres)

Sources: City of Miami Beach proposed amendment package #10-2; Existing Future Land Uses
Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

City of Miami Beach
Proposed Amendment #10-2

From: High Intensity Commercial, Medium Intensity Commercial,
and Low Density Multi Family Residential
To: Town Center Core, Town Center Commercial,
and Town Center Residential Office

Sources: City of Miami Beach proposed amendment package #10-2; Existing Land Uses
Note: For planning purposes only. All distances are approximate.