



MEMORANDUM

AGENDA ITEM #6b

DATE: OCTOBER 5, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MIAMI PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On September 10, 2009, Council staff received proposed amendment package #09-1AR to the City of Miami Comprehensive Neighborhood Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

Miami, the second most populous city in the State, had a population of 406,242 in 2008, a 12.1% increase from the year 2000 population. The City was incorporated in 1896. The City's economic bases are in tourism and international commerce with Latin America, the Caribbean and Europe. The City boasts an ethnically diverse population and serves as a major port of entry for immigration from foreign countries. Considered to be fully developed, the City nevertheless has approximately 1,000 acres (approximately 1.6 square miles) of vacant land scattered throughout the City on small parcels. In addition, much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Miami is an ideal location for infill and redevelopment. The general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Proposed amendment package #09-1AR contains several map amendments, as well as, text changes to the City of Miami Comprehensive Neighborhood Plan (MCNP), as recommended by the Miami21 planning initiative. Miami21 was initiated by the City as a holistic land use and urban planning effort based on community input and focused on the quality of public spaces. The goals of Miami21 were to develop a vision for the City and implementation strategies to move forward in a more sustainable direction. In addition to the proposed Comprehensive Plan amendments, the City has proposed to adopt new form-based Zoning Code (Code) with a focus on the public realm and increasing individual mobility throughout Miami and within its neighborhoods. The Miami21 Code is also in the approval process; the first reading passed along with the transmittal of this MCNP amendment package.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than October 10, 2009.

Proposed amendment package #09-1AR contains text amendments to the Future Land Use Element (FLUE) to create three new land use categories of Low Density Multifamily Residential, Low Density Restricted Commercial, and Medium Density Restricted Commercial. These proposed additions would allow for transitional areas between land uses of potentially conflicting intensities and provide the opportunity for redevelopment within underutilized areas.

Modified land use categories are proposed in order to replace Floor Area Ratio (FAR) calculations with Floor Lot Ratio (FLR) calculations of intensity, revise height limitations, and provide considerations for affordable housing. The text amendments would also modify the interpretations of the Restricted Commercial, Central Business District, General Commercial, Major Institutional, Public Facilities, Transportation and Utilities Industrial, and Light Industrial land uses and eliminate the Office category.

In addition, the City proposes to amend the Future Land Use Map (FLUM) in an effort to direct infill and redevelopment toward the urban core along identified activity centers and commercial corridors that have existing infrastructure and access to transit. Over 2,000 acres of land are proposed to be amended throughout the City in order to implement the Miami21 Plan for mixed-use, walkable, neighborhoods that reduce the need for excessive vehicle trips. The majority of proposed amendments seek to reach that goal by allowing a greater mix of uses within the context of the Code.

The City of Miami Commission approved (4-0) the transmittal of the proposed text and map amendments on September 4, 2009.

Future Land Use Element (FLUE) Text Amendments

Three new land use categories are proposed in order to protect residential neighborhoods and provide opportunities for transitional development through scaled height and intensity standards. Each land use will be subject to the detailed provisions of the Miami21 Code. In some instances, the land use is proposed at a higher intensity than the Miami21 proposed zoning in order to accommodate targeted future development. The following proposed land use categories are comprised of map changes from other existing or replaced categories.

Low Density Multifamily Residential Land Use (LDMR) (36 Units/Acre)

Limited in use to residential structures, small community-based residential facilities, commercial activities that are intended to serve the retailing and personal services needs of the building or building complex, small scale limited commercial uses as accessory uses, places of worship, and educational facilities.

19.32 AC: From Duplex (18 DU/AC) to LDMR (36 DU/AC)

1.4905 AC: From Major Institutional Public Facilities (150 DU/AC) to LDMR (36 DU/AC)

3.3234 AC: From Single Family Residential (9 DU/AC) to LDMR (36 DU/AC)

Low Density Restricted Commercial (LDRC) (36 Units/Acre)

Uses expanded from LDMR to include facilities such as hotels and motels, general office use, clinics, laboratories, auditoriums, libraries, and convention facilities. Commercial activities are allowed that generally serve the daily retailing and service needs of the public, typically requiring easy access by personal auto and often located along arterial or collector roadways. This category also includes commercial marinas and living quarters on vessels. Nonresidential uses in this category are limited in height to four stories.

18.8246 AC: From Single Family Residential (9 DU/AC) to LDRC (36 DU/AC)

68.7047 AC: From Duplex Residential (18 DU/AC) to LDRC (36 DU/AC)

6.36335 AC: From Office (150 DU/AC) to LDRC (6 DU/AC)

3.7652 AC: From Major Institutional Public Facilities (50DU/AC) to LDRC (36 DU/AC)

Medium Density Restricted Commercial (MDRC) (65 Units/Acre)

Uses expanded from LDMR to include facilities such as hotels and motels, general office use, clinics, laboratories, auditoriums, libraries, and convention facilities. Commercial activities are allowed that generally serve the daily retailing and service needs of the public, typically requiring easy access by personal auto and often located along arterial or collector roadways. This category also includes commercial marinas and living quarters on vessels. Nonresidential uses in this category are limited in height to seven stories.

2.7994 AC from Single Family Residential (9DU/AC) to MDRC (65 DU/AC)

0.5603 AC from Duplex Residential (18 DU/AC) to MDRC (65 DU/AC)

25.1547 AC from Industrial (0 DU/AC) to MDRC (65 DU/AC)

617.1225 AC from Medium Density Multifamily Residential (65 DU/AC) to MDRC (65 DU/AC)

25.6859 AC from Office (150 DU/AC) to MDRC (65 DU/AC)

Comment

In the concurrency management review and analysis provided by the City, an error was made in the Medium Density Restricted Commercial and the Medium Density Multifamily Residential categories by incorrectly referencing an allowable density of 64 dwelling units per acre, instead of the correct density of 65 dwelling units per acre. Staff reviewed the proposed amendments based on the correct density and provided an overall summary in Attachment 4.

Within each of the existing and proposed future land use categories, the City is proposing to replace the existing Floor Area Ratio (FAR) allowances with Floor Lot Ratio (FLR) allowances. The intent of this change is to provide a more accurate and predictable intensity of use throughout the City by limiting additions to the "Gross Lot Area" that currently have the potential to add increased intensity. The FLR differs from the FAR both in calculation and intent, by including all non-residential uses within a building such as parking, hallways, and stairs.

In addition to the new land use categories, several modifications have been proposed to the Interpretation Section of the FLUE for the following land use categories:

Major Institutional, Public Facilities, Transportation and Utilities has a proposed revision to allow nonresidential uses to a maximum FLR of six times the net lot area of the subject property, with nonresidential uses in the Health/Civic Center District having a maximum FLR of eight times the net lot area, and nonresidential areas in the Urban Central Business District allowed a maximum FLR of 37 times the net lot area of the subject property.

Restricted Commercial has a proposed revision to allow hotels, general office, clinics/laboratories, auditoriums, libraries, convention facilities, places of worship and educational facilities. Additionally, the land use intensity calculations have been revised to provide a FLR of seven times the net lot area of the subject property, with increases allowable density upon compliance with LDR, but not to exceed a FLR of 11. A revision is also proposed to allow Restricted Commercial properties within the Edgewater Area to reach a FLR of 17.

Central Business District has proposed revisions to remove references to the Office land use category, which is proposed to be eliminated, as well as, replacing the current FAR allowances with a proposed maximum FLR of 40 times the net lot area of the subject property.

General Commercial has proposed revisions to remove references to the Office land use category, which is proposed to be eliminated, as well as, replacing the current FAR allowances with a proposed FLR of seven, with increases allowable upon compliance with LDR, but not to exceed a FLR of 11. Areas designated as General Commercial within the Central Business District and Buena Vista Yards Regional Activity Center have a proposed FLR of 37 times the net lot area of the subject property.

Industrial has proposed revisions to remove references to the existing FAR and provide a height restriction of nine stories.

Light Industrial has proposed revisions to remove references to the Office land use category, which is proposed to be eliminated, as well as, replacing the mandate for mixed uses with an allowance for mixed use development. Additional revisions are proposed to allow activities included in the General Commercial designation and remove references to the Live/Work and Work/Live districts. The dwelling units allowed within this category are proposed to be decreased from 65 to 36 DU/AC, but the height limitation is proposed to be increased from six to 11 stories. References to the existing FAR have been removed and a provision is proposed to allow existing affordable housing developments certified by the City as having a complete application for development to be permitted with densities up to 150 DU/AC, with the stipulation that building permits must be obtained by December 17, 2012.

Comment

Each Future Land Use category has proposed revisions to replace the existing intensity calculations from a FAR to FLR. Council staff has coordinated with the City to confirm that no increases in intensity are proposed through the conversion. However, Council staff requests that, prior to adoption, the City provide a documented justification statement for the conversion from FAR to FLR and an intensity analysis for the proposed conversions.

Future Land Use Map (FLUM) Amendments

To implement the Miami21 planning initiative, the City is proposing a series of amendments to the 2020 FLUM. These amendments are proposed throughout the City and comprise approximately 2,163 acres of land. The outcome of these amendments results in an overall city-wide decrease in residential density; however, specific areas are targeted for increases based on infrastructure, access to transit, and location within the urban core, or along commercial corridors. A map of the proposed FLUM changes is provided in Attachment 3 and a summary of the proposed land use changes is provided in Attachment 4.

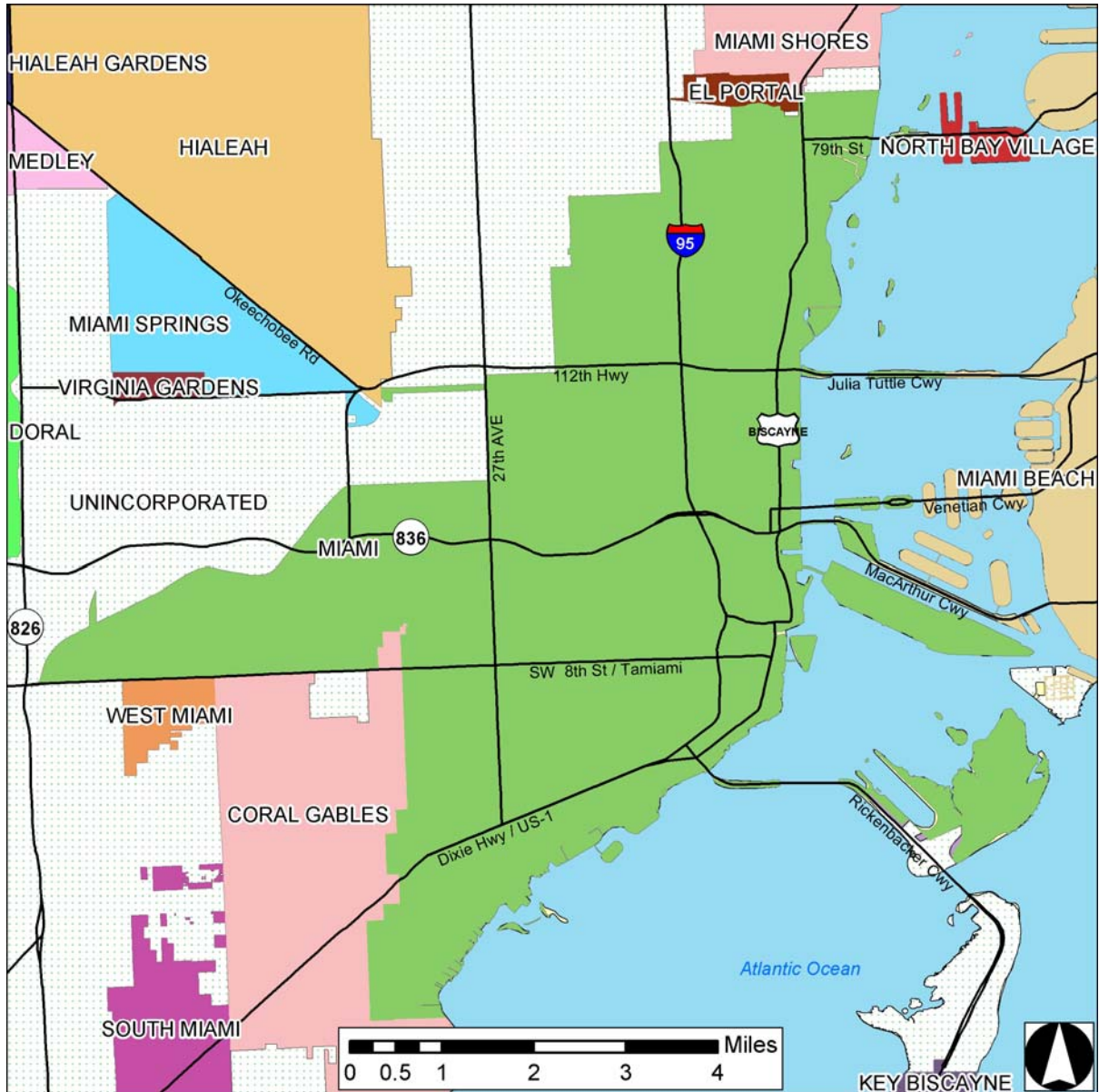
Public involvement and analysis throughout the extensive planning process have resulted in substantial proposed changes to the existing FLUM. These changes are proposed to further the goals of the Miami21 effort to create more livable communities with access to local commercial and retail within walking distance of residential areas. Additional proposed changes provide more recreation and open space, allow for expansion of community facilities, or provide protection to single-family neighborhoods. The majority (over 1,100 acres) of the proposed changes utilize the new proposed land use categories of Low Density Multifamily Residential, Low Density Restricted Commercial, and Medium Density Restricted Commercial, or are a result of the absorption of the Office category into other land use categories.

The City has prepared a comprehensive analysis of the total impacts for the proposed map and text amendments and concluded that there would be a city-wide net loss in overall density of four percent. As such, the Level of Service (LOS) Standards, as well as, Data and Analysis for the concurrency management requirements indicate sufficient infrastructure within the planning horizon for the proposed amendments. The City's analysis included Person-Trip Generation/Traffic Circulation, Recreation and Open Space, Potable Water Transmission, Sanitary Sewer Transmission, Storm Sewer Capacity, and Solid Waste Collection.

Staff analysis confirms the proposed text and map amendments to the Miami Comprehensive Neighborhood Plan and Future Land Use Map are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Recommendation

Find the City of Miami proposed amendment package #09-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City of Miami, with copies sent to the Florida Department of Community Affairs.

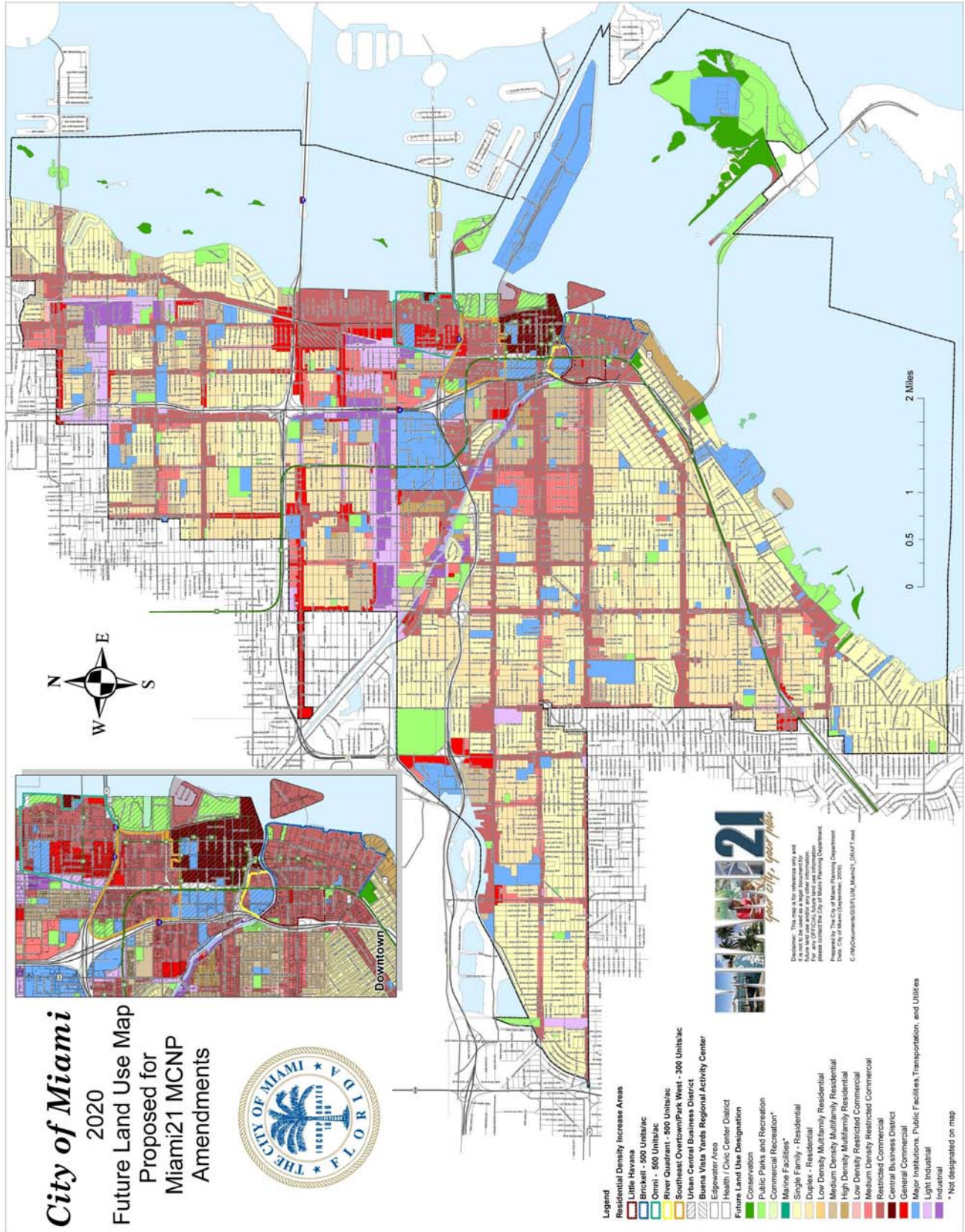


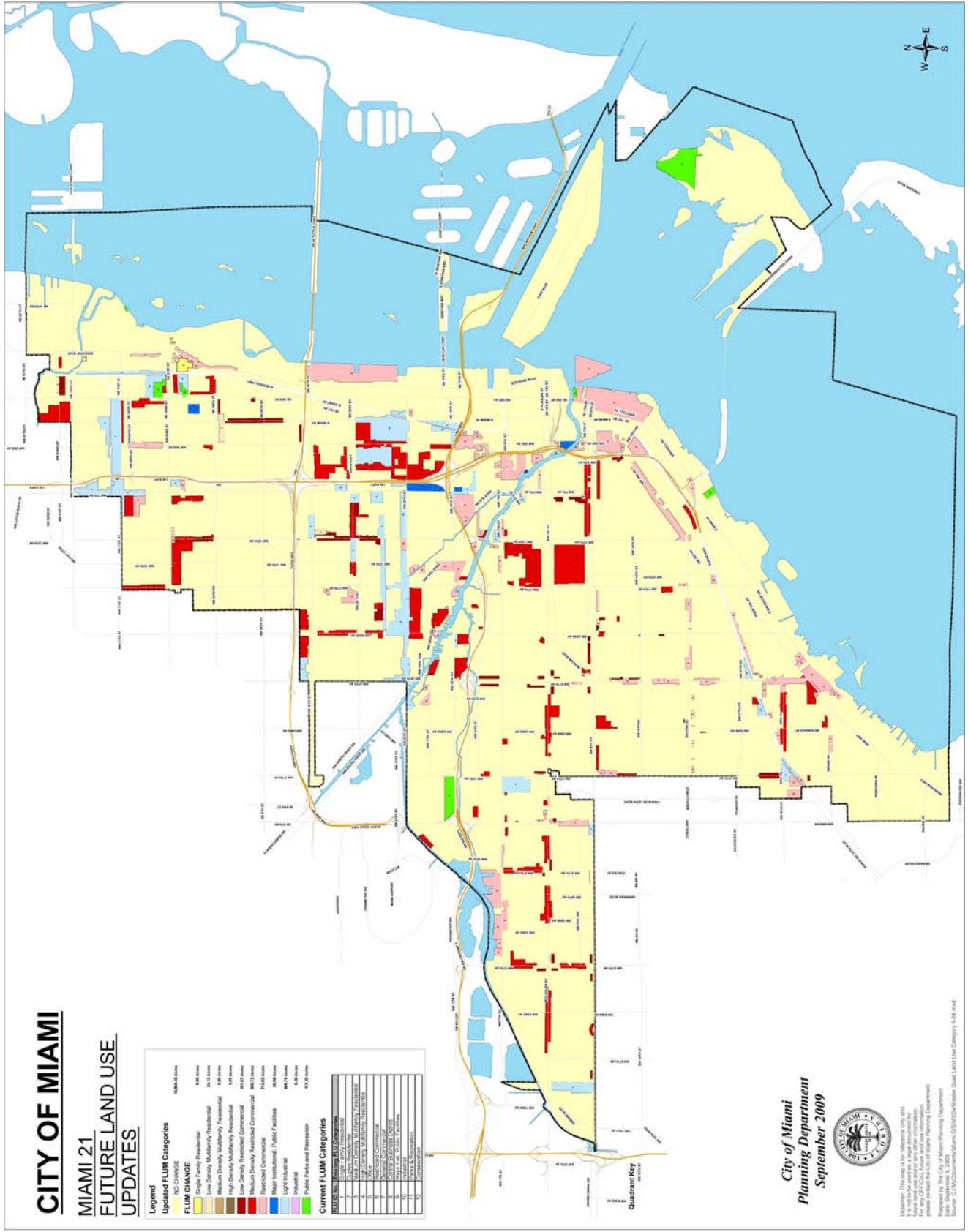
COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Miami
Proposed Amendment #09-1AR

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





Attachment 4
Summary of Proposed Land Use Changes

Acreeage	From (Existing Land Use)	Existing Density	Existing Dwelling Units	To (Proposed Land Use)	Density	Proposed Dwelling Units
9.807	Medium Density Multifamily Residential	65	637	Single Family Residential	9	88
18.8246	Single Family Residential	9	169	Low Density Restricted Commercial	36	678
374.11	Office	150	56,117	Restricted Comm	150	56,117
68.7074	Duplex Residential	18	1,237	Low Density Restricted Commercial	36	2,473
6.6335	Office	150	995	Low Density Restricted Commercial	36	239
3.7652	Major Institutional, Public Facilities	150	565	Low Density Restricted Commercial	36	136
2.7994	Single Family Residential	9	25	Medium Density Restricted Commercial	65	182
0.403	Restricted Comm	150	60	Industrial	0	0
19.32	Duplex Residential	18	348	Low Density Multifamily Residential	36	696
1.4905	Major Institutional, Public Facilities	150	224	Low Density Multifamily Residential	36	54
3.3234	Single Family Residential	9	30	Low Density Multifamily Residential	36	120
286.97	General Commercial	150	43,046	Light Industrial	36	10,331
180.35	Industrial	0	0	Light Industrial	36	6,493
43.58	Restricted Comm	150	6,537	Light Industrial	36	1,569
0.5603	Duplex Residential	18	10	Medium Density Restricted Commercial	65	36
25.1547	Industrial	0	0	Medium Density Restricted Commercial	65	1,635
617.1225	Medium Density Multifamily Residential	65	40,113	Medium Density Restricted Commercial	65	40,113
25.6859	Office	150	3,853	Medium Density Restricted Commercial	64	1,644
3.2183	Duplex	18	58	Major Institutional, Public Facility	150	483
9.3838	General Commercial	150	1,408	Major Institutional, Public Facility	150	1,408
4.9808	High Denisty Multifamily Residential	150	747	Major Institutional, Public Facility	150	747
3.0717	Industrial	0	0	Major Institutional, Public Facility	150	461
5.4083	Medium Density Multifamily Residential	65	352	Major Institutional, Public Facility	150	811
14.75	Industrial	0	0	Public Parks & Recreation	0	0
1.1472	Medium Density Multifamily Residential	65	75	Public Parks & Recreation	0	0
97.2	Restricted Comm	150	14,580	Public Parks & Recreation	0	0
0.5	Duplex	18	9	Restricted Commercial	150	75
255.09	High Denisty Multifamily Residential	150	38,264	Restricted Commercial	150	38,264
10.31	Industrial	0	0	Restricted Commercial	150	1,547
0.6249	Major Institutional, Public Facilities	150	94	Restricted Commercial	150	94
68.42	Medium Density Multifamily Residential	65	4,447	Restricted Commercial	150	10,263
TOTAL			EXISTING			PROPOSED
2162.7124			213,997			176,753