



City of North Miami Beach, Florida

Planning and Zoning Department

Planning and Zoning Board Staff Report

TO: Planning and Zoning Board

FROM: Carlos Rivero, City Planner

DATE: February 9, 2015

ITEM: 14-021(B)

RE: Amending the City's Zoning Code of Ordinances for the creation of mixed-use districts.

Request:

The applicant, City of North Miami Beach, requests amendments to the Code of Zoning Ordinances in order to facilitate mixed-use and planned unit development projects that are of appropriate intensity, density, land use mix, and urban design to foster walkable neighborhoods, great public spaces, and increase the viability of pedestrian, bicycle and public modes of transportation, and reduce dependency on the automobile.

Background:

The first item under the "Top Priority" list of the City's five-year Strategic Plan "Policy Agenda 2014" is the Zoning Overlays effort, which is also listed as an objective under Goal number 1 of the plan in order to provide "Planning for a financially sustainable future."

Once the Strategic Plan was unanimously approved by City Council, staff immediately engaged in the search and hiring of a consulting firm who could take our City through the complex Comprehensive Plan and Zoning amendment process. Beginning with the Comprehensive Plan and Zoning Kickoff Meeting on March 11, 2014 and ending with the City Council Zoning Workshop on January 27, 2015, Redevelopment Management Associates (RMA Consultants) together with City staff have conducted six public workshops and dozens of individual meetings with stakeholders and Council Members in order to refine their analyses and recommendations for the eight designated areas throughout the City. Taking into account all of the feedback received, RMA Consultants, in coordination with City staff, opined that it would be best to separate the Comprehensive Plan amendments from the Zoning amendments and present

them separately. The Code of Zoning Ordinances amendment recommendations being presented tonight for the various areas respond to the particular existing conditions of each area, while maximizing the City's overall potential and most importantly creating predictability of all stakeholders.

Following a fairly aggressive schedule, propelled by the City's priorities and the enthusiasm of the development community, the final zoning document draft is now ready and was hand-delivered to you on Friday January 23.

Planning and Zoning Department Analysis:

The Code of Zoning Ordinances amendments being requested will establish the regulations for each of the proposed zoning districts. In a very specific manner, these amendments will establish development requirements for each district, for both dwelling units and non-residential development. RMA Consultants has collaborated closely with the City toward the development of regulations that respect and enhance quality of life locally, while maintaining concurrency regionally

Planning and Zoning Department Recommendation:

After working closely with RMA Consultants and receiving input from various stakeholders, the Planning and Zoning Department recommends approval of the well thought-out Code of Zoning Ordinances amendments before you tonight so that it may proceed to first reading during the City Council meeting of March 3, 2015.

