



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: January 12, 2015

ITEM: 14-022

RE: Amending the City's Comprehensive Plan for the creation of mixed-use districts.

Request:

The applicant, City of North Miami Beach, requests amendments to the Comprehensive Plan 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 Workshop on January 6, 2015, Redevelopment Management Associates (RMA Consultants) together with City staff conducted five 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 Comprehensive Plan 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 document is now ready to begin the approval process at the City and State levels. **Exhibit 1** is a hard copy of the overall effort presentation and **Exhibit 2** is a copy of the Comprehensive Plan amendment application that will be ultimately forwarded to the State for Review and approval.

Planning and Zoning Department Analysis:

The Comprehensive Plan amendments being requested will establish the vision, purpose and philosophy of each of the proposed land use categories. In a very broad manner, these amendments will establish maximum entitlements for each district, for both dwelling units and non-residential development. RMA Consultants has collaborated closely with the City toward the development of entitlements 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 Comprehensive Plan application package before you tonight so that it may proceed to first reading during the City Council meeting of January 20, 2015 prior to transmittal to the State.