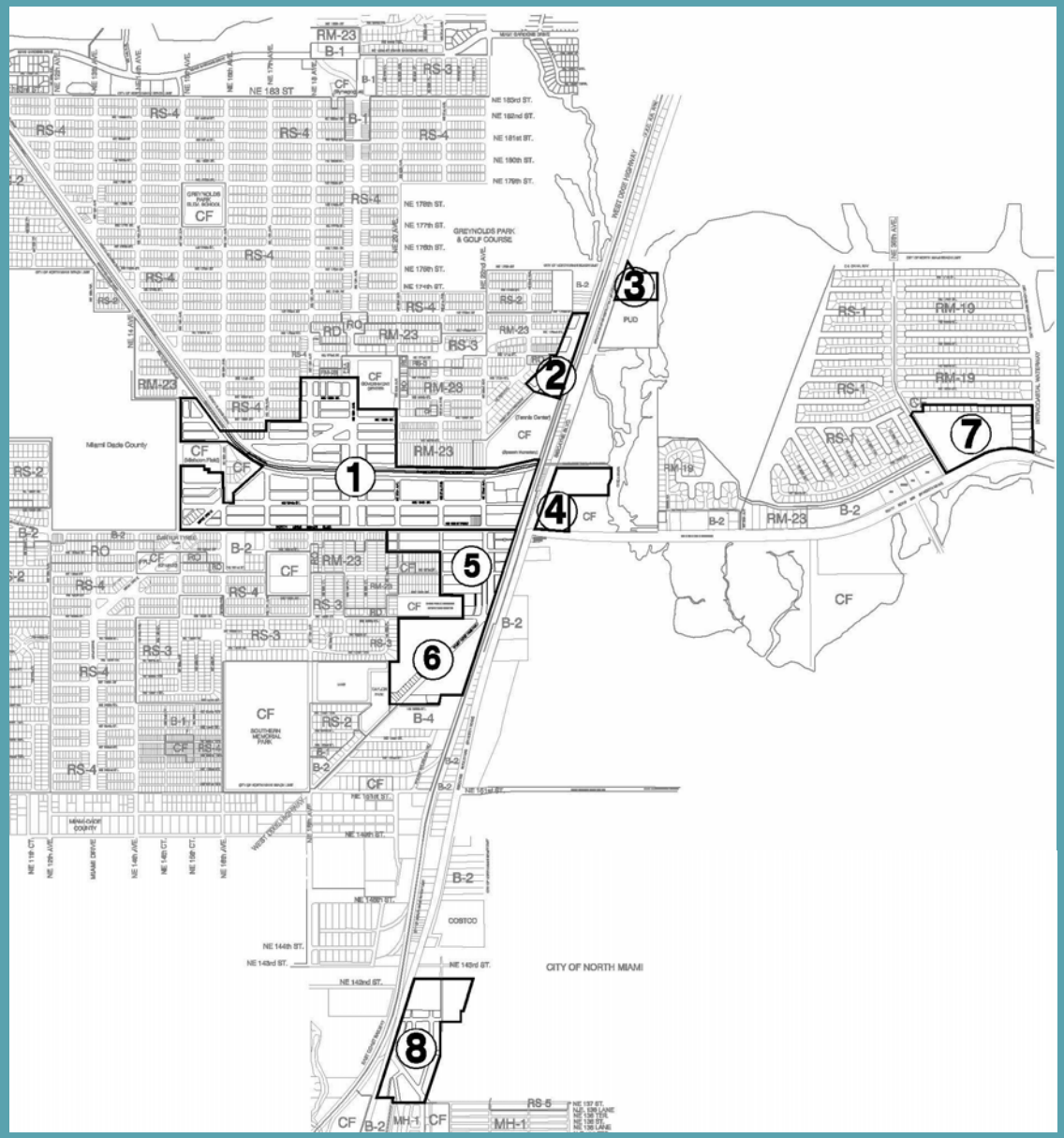
Map and Text Amendments

# North Miami Beach

## Zoning (Mixed Use Districts)

*January 27, 2015*

*City Council Workshop*



# City Council Workshop

## Presentation Overview

1. Overview of Public Input Process
2. Comprehensive Plan vs. Zoning
3. Overview of Code Structure:  How to use the code
4. What we heard and how issues were addressed with Zoning map and text amendments
5. Next Steps for Zoning Amendments
6. Project Timeline

# Public Input and Hearing Process (2014-2015)

- March 11 – Comp Plan and Zoning Kickoff Meeting
- March thru June – Stakeholder Interviews, Urban Design, Land Use and Zoning Analysis
- July – City Council Interviews
- September 15 – Community Planning Workshop (Downtown/CRA)
- September 22 – Community Planning Workshop (Intracoastal Mall)
- October 6 – Community Planning Workshop (Highland Village)
- October 21 – City Council Planning Workshop (Entire Study Area)
- January 6 - City Council Planning Workshop (Comp. Plan Amendments)
- January 12 – P&Z Hearing
- January 20 – First Reading Comp Plan Amendments
- January 27 - City Council Planning Workshop (Zoning Amendments)

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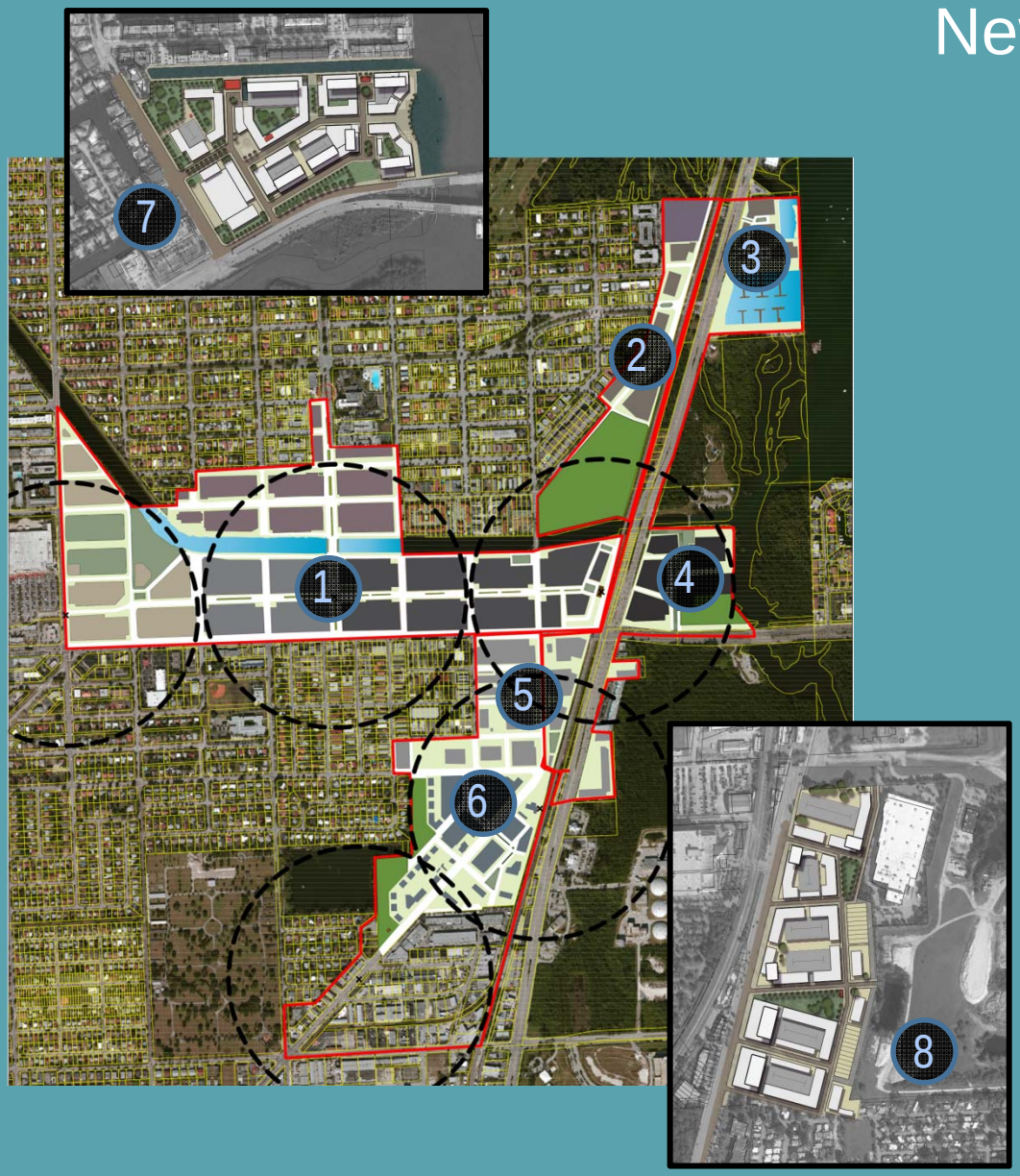
# New Mixed Use Districts




Town Center (MU/TC):
FCC area (Study Area 1)

Employment Centers (MU/EC):
South of 163rd Street (Study Area 5)
South of 159th Street (Study Area 6)

Waterfront Districts (MU/WF):
Waterfront District North – Marina Palms (Study Area 3)
Waterfront District South – Blue Palms (Study Area 4)
Waterfront District East – Intracoastal Mall (Study Area 7)

Mixed Use Corridor (MU/C):
Arch Creek (Study Area 8)

Neighborhood Center (MU/NC):
West Dixie Hwy. (Study Area 2)

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# Comprehensive Plan vs. Zoning

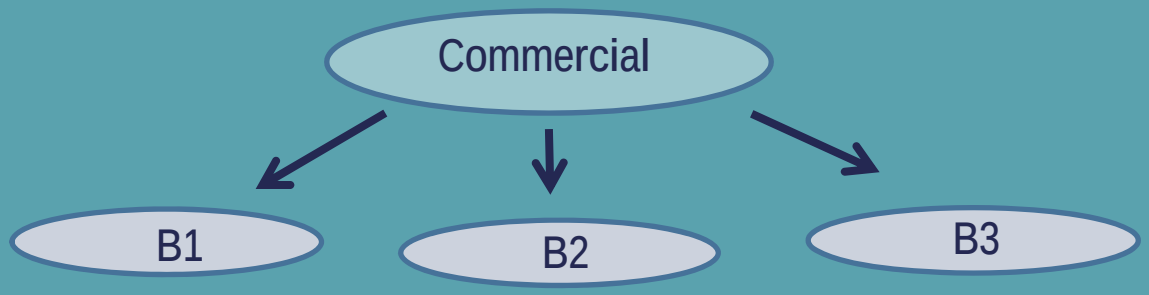
# Existing Regulations

Land Use:

- Establishes general land use categories
- Establishes general goals, objectives and policies for each land use category
- Establishes maximum densities (units/acre) for each land use category

Zoning:

- Establishes specific zoning districts related to specific uses
- Establishes maximum densities (units/acre) for each zoning district
- Establishes maximum heights for each zoning district
- Establishes specific minimum development standards (i.e. setbacks, lot coverage etc.) for each zoning district



# Proposed Amendments to Regulations

Land Use:

- Refine existing Mixed Use categories
- Consolidate existing land use categories into new Mixed Use land use categories
- Refine the general goals, objectives and policies for each land use category
- Replace maximum densities (units/acre) for each land use area with a “basket of rights” to include maximum build out for commercial and residential units

MUWF

↓

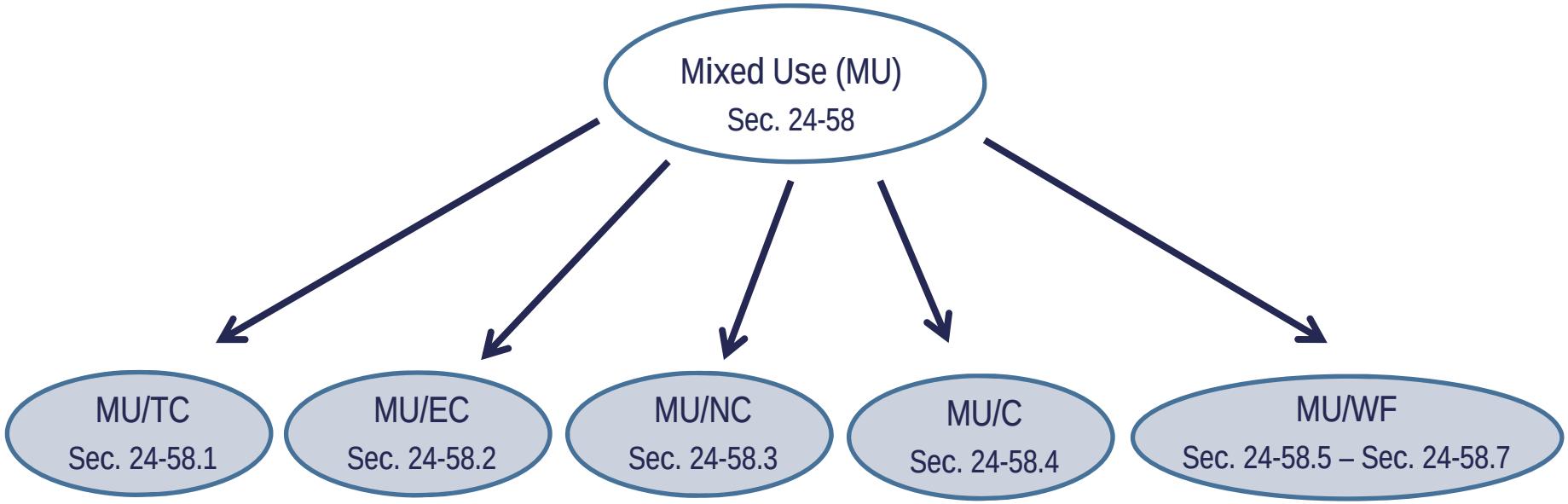
MUWF

Zoning:

- Consolidate existing individual zoning districts into one for each land use category (i.e. MUWF zoning district)
- Create sub-areas related to use
- Establish a heights regulating plan to establish transition of intensities (height) and density
- Establish a street network regulating plan to ensure pedestrian, bike and vehicular connectivity
- Establish an open space/greenway regulating plan
- Amend minimum development standards (i.e. setbacks, lot coverage etc.) based on desired building form

# Code Structure: How to use the code

# Organization of Proposed Form-Based Zoning Regulations




## General Development Standards (MU):

- ❑ Definitions and overall purpose
- ❑ Street standards
- ❑ Landscape and Open Space Standards
- ❑ Vehicular Access and Circulation
- ❑ Use Standards
- ❑ Height Standards
- ❑ General Parking Standards
- ❑ Fences and Walls
- ❑ Design Standards
- ❑ General Review Procedure

## Specific Development Standards (i.e. MU/TC):

- ❑ Purpose and Intent
- ❑ Regulating Plans:
  - ❑ Sub-areas
  - ❑ Street Hierarchy and Connectivity
  - ❑ Building Heights
  - ❑ Open Spaces/Greenways
- ❑ Permitted Uses
- ❑ Height Incentives
- ❑ Parking Requirements
- ❑ Permitted Building Typology Diagrams
- ❑ Setback and Frontage Requirements
- ❑ Lot Standards
- ❑ Specific Review Procedure

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# Sub-Areas Regulating Plan (MU/TC):

Divides the Mixed Use District into 3 Sub-areas – Core, Transition and Edge (where applicable)

- Core: area with the highest density and intensity
- Transition: area with a medium density and intensity
- Edge: area with the lowest density and intensity

* Development standards (i.e. setbacks) vary by sub-area.

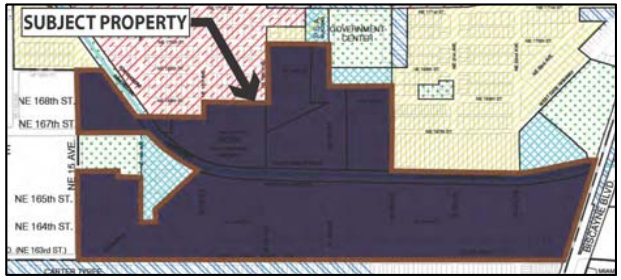



FIGURE X - 1:
SUB-AREAS REGULATING PLAN

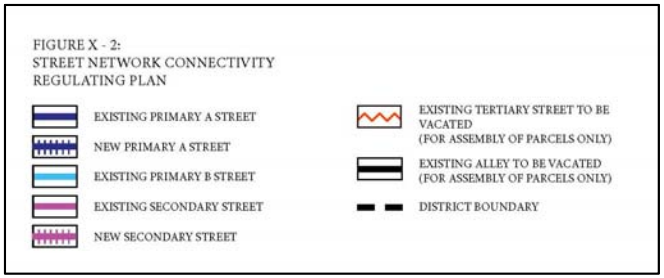
CORE SUB-AREA
TRANSITION SUB-AREA
EDGE SUB-AREA
DISTRICT BOUNDARY

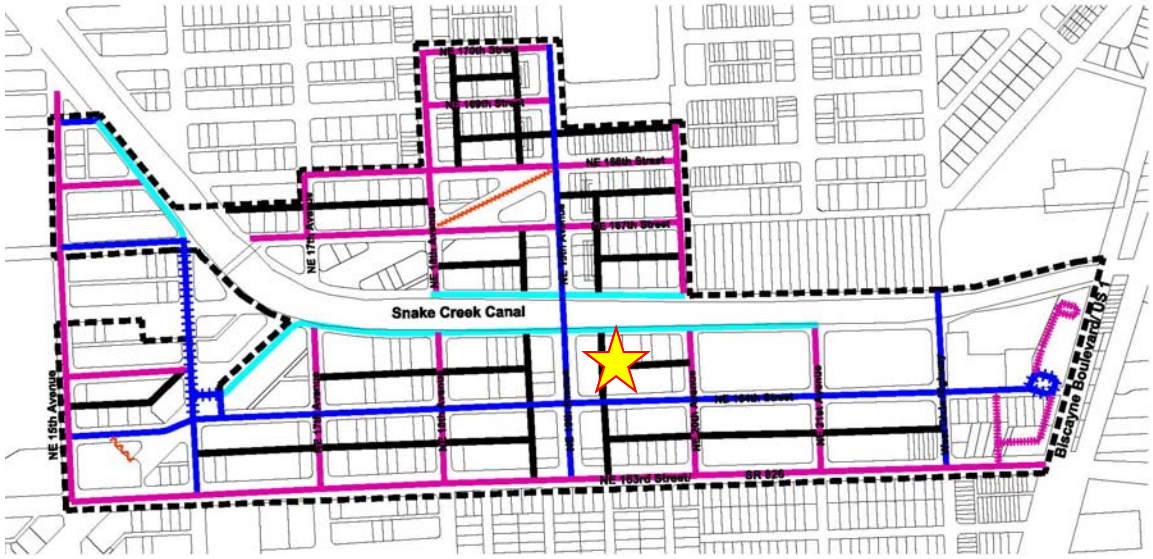
Step 1: Identify Sub-area location

- Transition Sub-area

# Street Network Connectivity Regulating Plan (MU/TC):

- Shows the location of existing and the required new streets (where applicable) needed to create the prescribed network of streets within the Mixed Use District
- Establishes the hierarchy of streets (Primary, Secondary, Tertiary Streets and Alleys)




Step 2: Identify surrounding street designations

- Existing Primary A Street (NE 19th Ave. and NE 164th St.)
- Existing Primary B Street (South Glades Dr.)
- Existing Secondary Street (NE 20th Ave.)
- Existing Alleys

# Street Hierarchy (MU/TC):

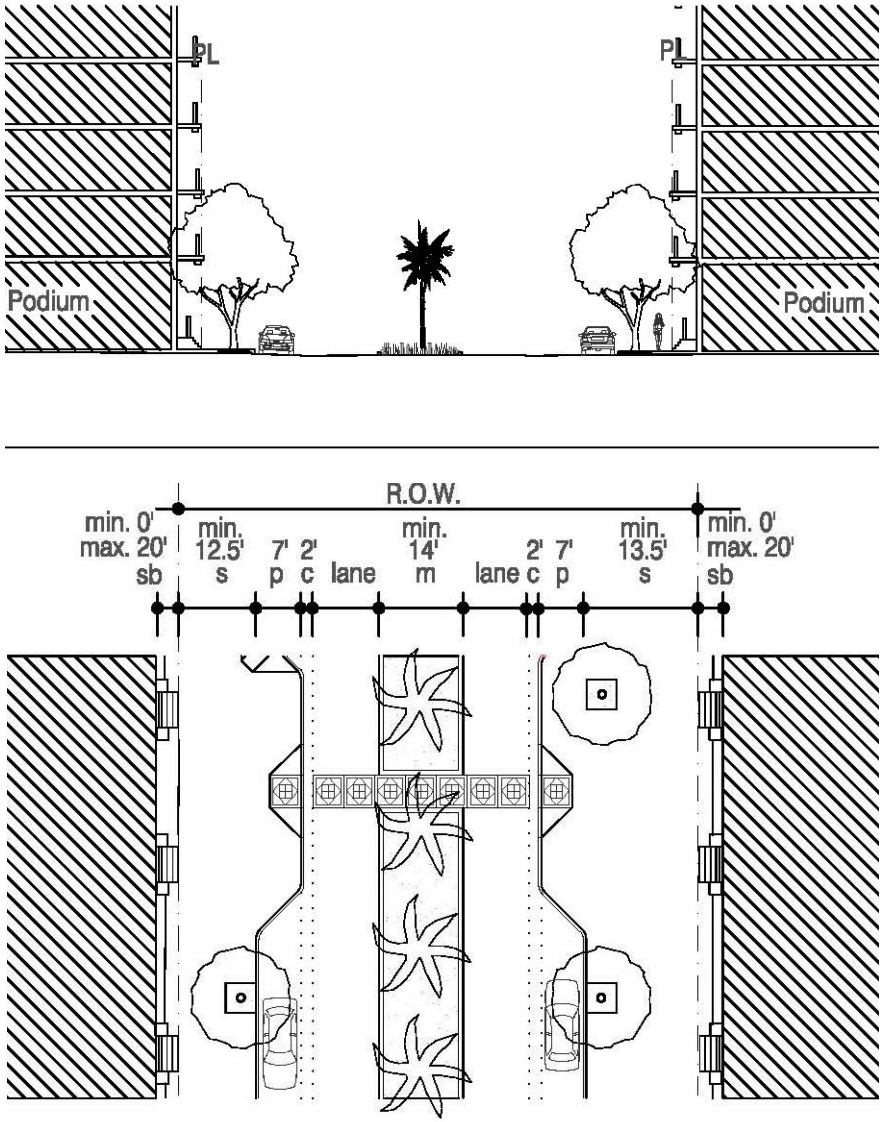
- **Primary Streets:**
  - Primarily pedestrian oriented streets
  - May be modified with respect to alignment
  - May not be deleted or otherwise vacated
- **Secondary Streets:**
  - Promotes connectivity and accessibility between multiple modes of transportation (i.e. vehicles, mass transit and/or rail systems)
  - May be modified with respect to alignment
  - New Secondary Streets (East of W. Dixie Hwy.) may be deleted or otherwise vacated for the purposes of assembling parcels for development and no mass transit and/or rail systems are in place.
- **Tertiary Streets and Alleys:**
  - Promote connectivity and establish block length requirements
  - May be modified with respect to alignment
  - May be deleted or otherwise vacated for the purposes of assembling parcels for development

# Street Standards:

- In CRA areas only, additional tax incentives may be granted for the development and maintenance of the streets and/or contribution to the Public Infrastructure and Streetscape Improvement Fund

- In other areas (i.e. MU/WF and MU/C) the development and maintenance of the streets are required in exchange for entitlements

- New regulations establish minimum design standards for each street




**Type S3 (Primary A Street): NE 164th Street**
(Between NE 16th Ave. and NE 20th Ave.)

## Street Modification or Deletion:

- Shall be reviewed and recommended by the Director of Development Services, who shall review the modification for compliance with these regulations
- Shall be reviewed and recommended by the Community Redevelopment Agency, who shall review the modification for compliance with their goals
- Shall be reviewed and recommended by the Director of Engineering and Public Works, who shall review the modification for traffic and safety issues
- Shall not diminish the location of an open space shown in the Designated Open Space and Greenways Systems Regulating Plan
- Shall maintain connectivity to the surrounding area
- Shall enhance pedestrian safety
- Shall be compatible with the surrounding area
- Shall allow for the appropriate use of the private property
- Shall not create block lengths that exceed the maximum allowed, thereby limiting walkability
- Shall comply with Code of Ordinances

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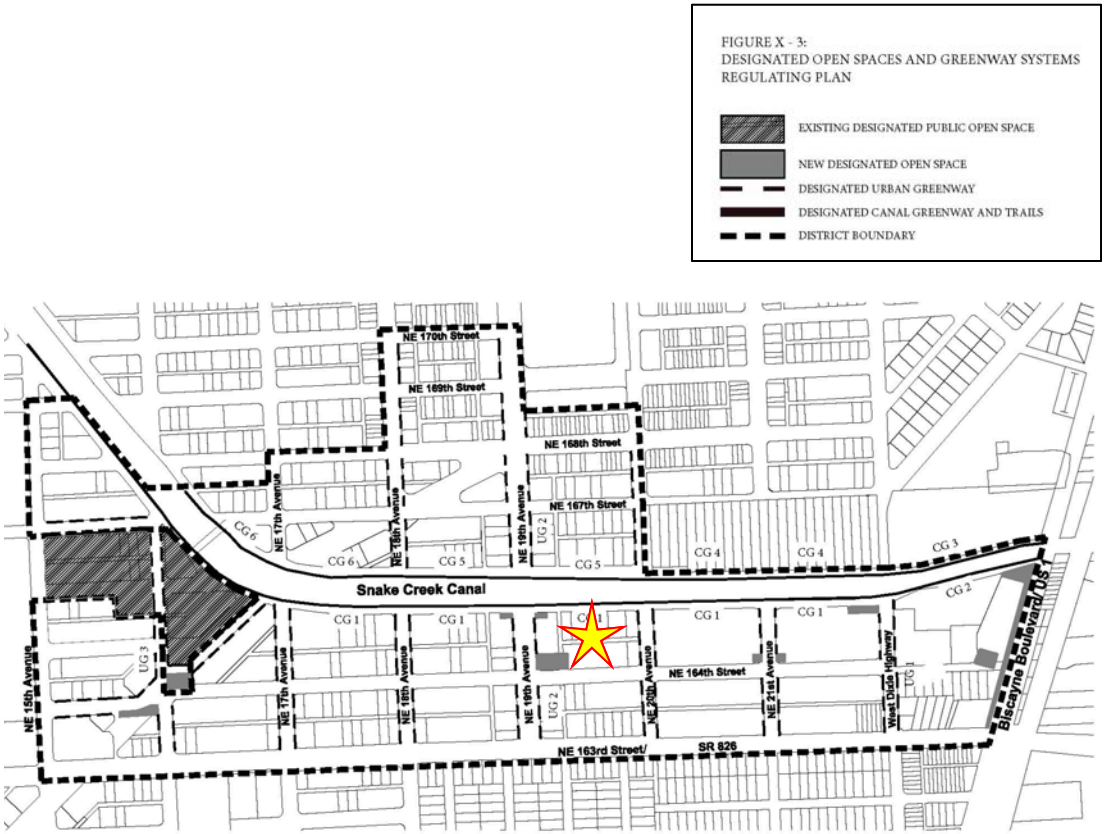
# Designated Open Spaces and Urban Greenways Systems Regulating Plan (MU/TC):

- Designates the open spaces and greenway systems
- Establishes 3 types of urban greenway sections and 6 types of canal greenway sections with specific design standards
  - **Type CG1 –CG6:** Along Snake Creek Canal
  - **Type UG1:** Along West Dixie Hwy. (Between canal and NE 163rd St.)
  - **Type UG2:** Along NE 19th Ave. (Between NE 170th St. and NE 163rd St.)




Step 3: Identify surrounding designated open spaces and greenways

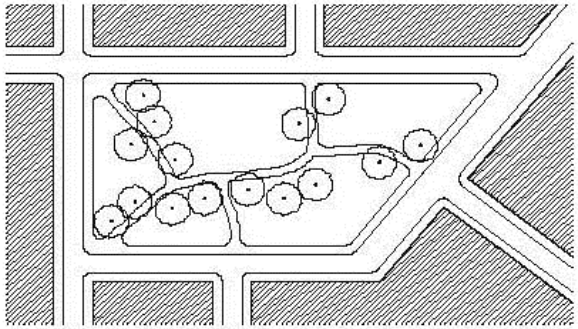
- Designated Urban Greenway (UG2 - NE 19th Ave.)
- Designated Canal Greenway (CG1 - South Glades Dr.)
- New Designated Open Space

# Designated Open Spaces:

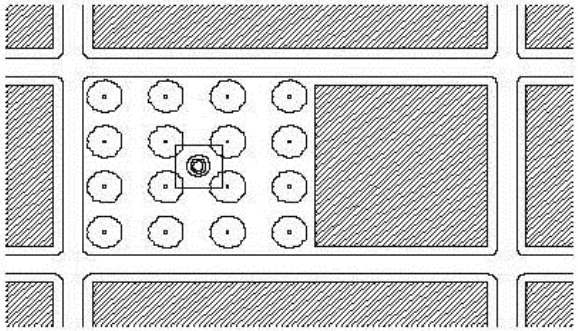
- In CRA areas only, additional tax incentives may be granted for the development and maintenance of new public open spaces and/or contribution to the Public Open Space Fund (for City parks in district, Snake Creek Canal beautification etc.)

- In other areas (i.e. MU/WF and MU/C) designated public open spaces are required in exchange for entitlements

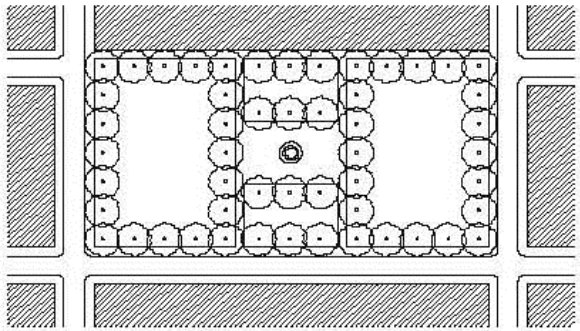
- New regulations establish open space types permitted, minimum size requirements and minimum design standards for each type



**Green**



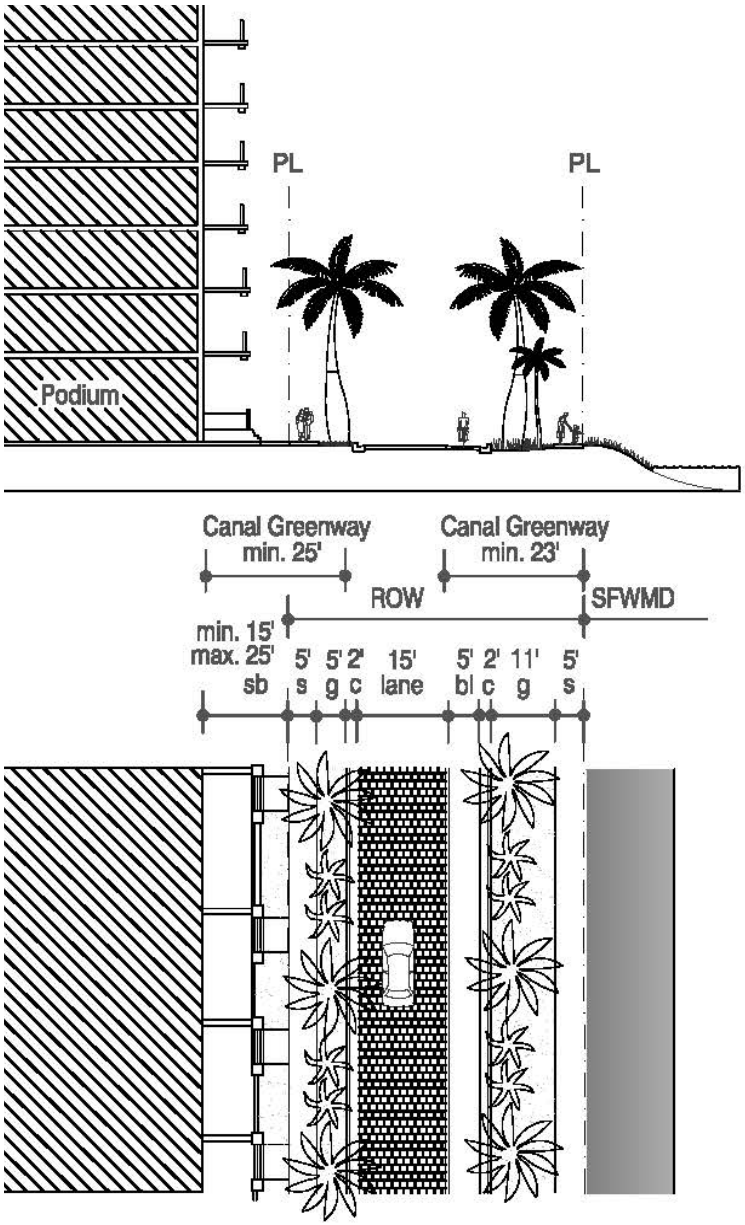
**Plaza**



**Square**

# Designated Greenways:

- The urban greenway is composed of both public and private property:
  - The public side of the greenway is the area within the right-of-way, along the street edge, containing the public sidewalk and landscaped area
  - The private side of the greenway is the area within the required setback containing additional features to create the overall greenway (public access is required along entire length of property)
- In CRA areas only, additional tax incentives may be granted for the development and maintenance of the greenways and/or contribution to the Public Open Space Fund (for City parks in district, Snake Creek Canal beautification etc.)
- In other areas (i.e. MU/WF and MU/C) designated greenways are required in exchange for entitlements
- New regulations address specific design requirements for landscaped and hardscaped areas

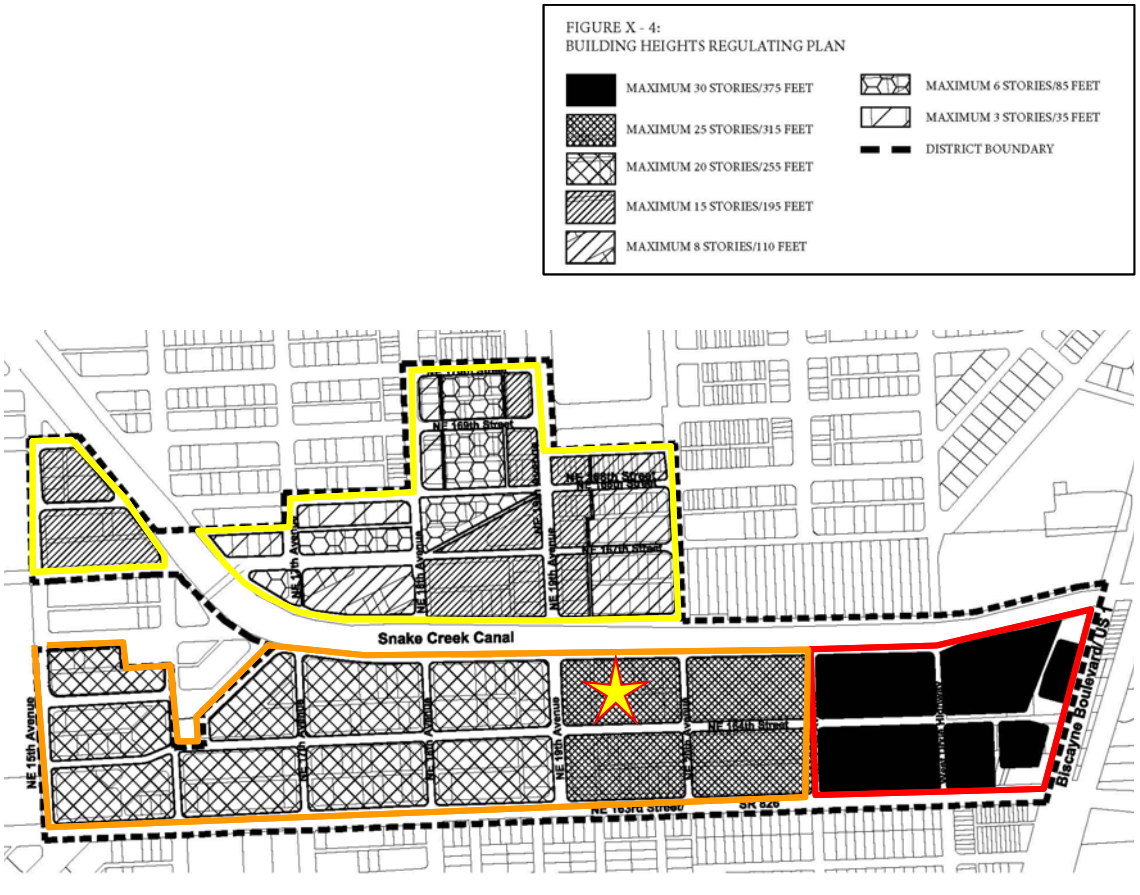



**Type CG1: Along South Glades Dr.**
(Between NE 17th Ave. and W. Dixie Hwy.)

# Building Heights Regulating Plan (MU/TC):

Establishes the maximum building height allowed within each Sub-Area

- Core: 30 stories (375')
- Transition: Depending on location Between 20 stories (315') and 25 stories (255')
- Edge: Depending on location Between 3 stories (35') and 15 stories (195')




Step 4: Identify maximum allowable height

- 25 Stories (255 feet)

# Building Typology and Placement Regulating Diagrams:

Provide a schematic representation of the various building types permitted

- Tower Building Type
- Liner Building Type
- Courtyard Building Type A and B
- Flex Building Type
- Townhouse Building Type A and B
- Sideyard House Type
- Courtyard House Type

*Not all building types are permitted in each sub-area (i.e. tower buildings are not permitted in the edge)

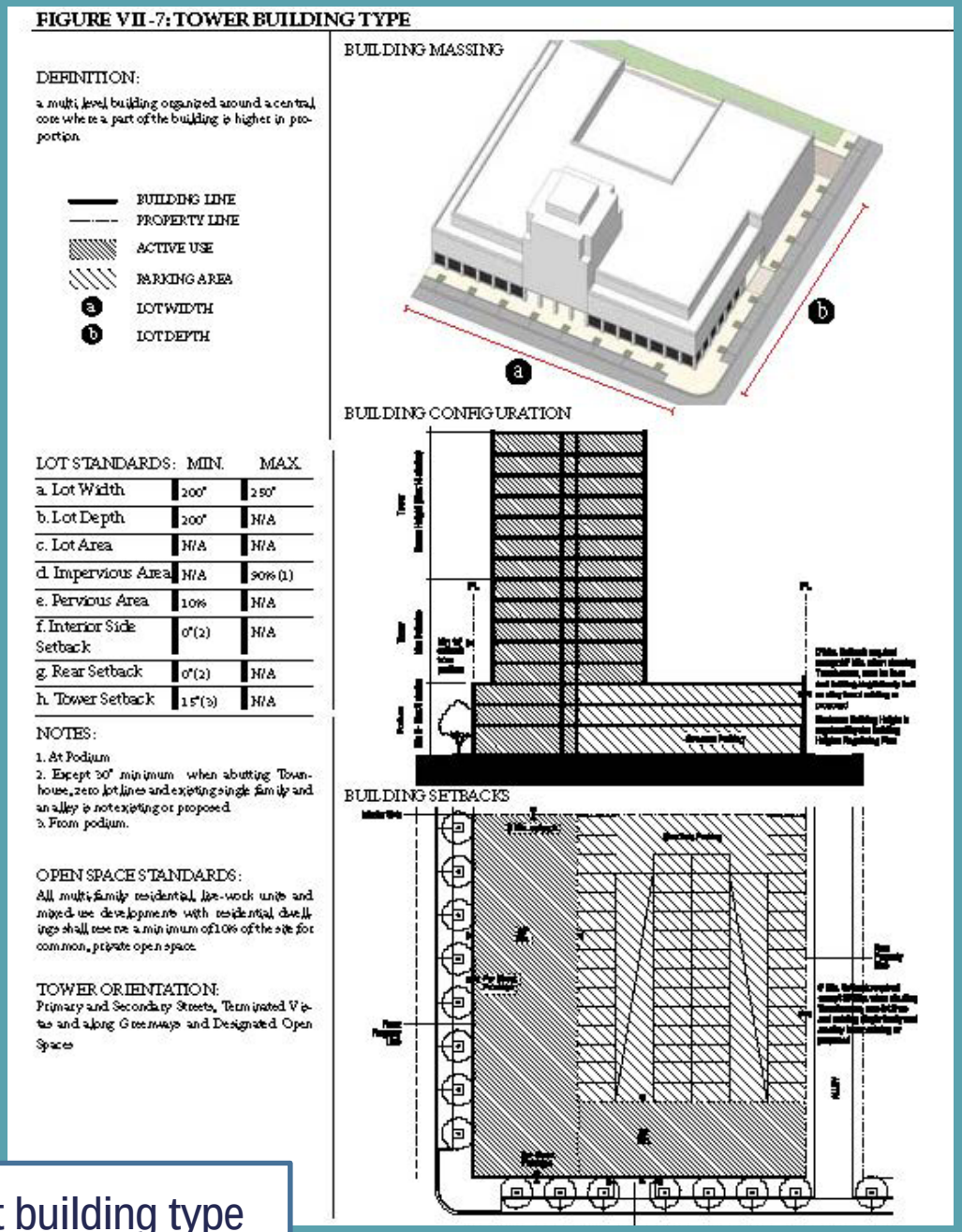


FIGURE VII-7: TOWER BUILDING TYPE

DEFINITION:

a multi-level building organized around a central core where a part of the building is higher in proportion.

BUILDING LINE
PROPERTY LINE
ACTIVE USE
PARKING AREA
a LOT WIDTH
b LOT DEPTH

BUILDING MASSING

BUILDING CONFIGURATION

BUILDING SETBACKS

| LOT STANDARDS: | MIN. | MAX. |
|---|---|---|
| a. Lot Width | 200' | 250' |
| b. Lot Depth | 200' | N/A |
| c. Lot Area | N/A | N/A |
| d. Impervious Area | N/A | 90% (1) |
| e. Pervious Area | 10% | N/A |
| f. Interior Side Setback | 0'(2) | N/A |
| g. Rear Setback | 0'(2) | N/A |
| h. Tower Setback | 15'(3) | N/A |

NOTES:

1. At Podium
2. Except 30' minimum when abutting Townhouse, zero lot lines and existing single family and an alley is not existing or proposed
3. From podium.

OPEN SPACE STANDARDS:

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

TOWER ORIENTATION:

Primary and Secondary Streets, Terminated Vistas and along Greenways and Designated Open Spaces

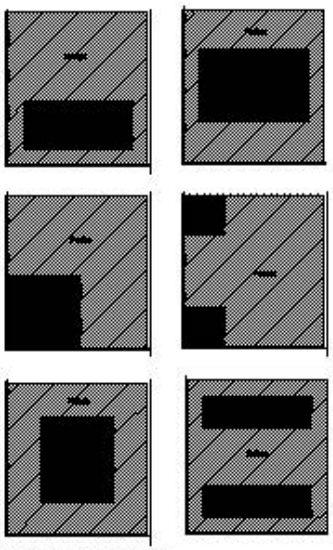
Step 5: Select building type

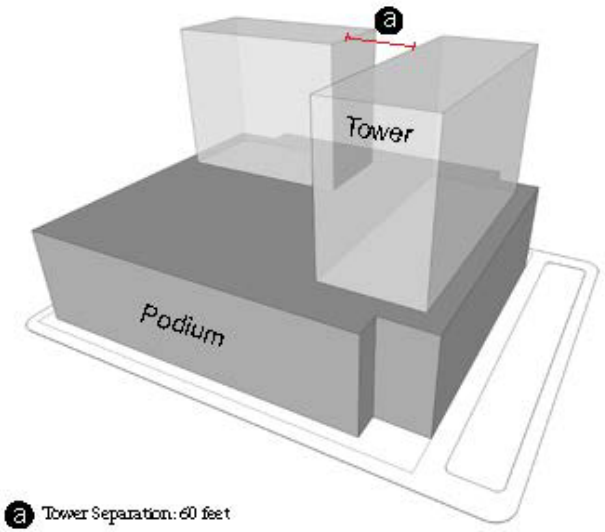
# Building Typology and Placement Regulating Diagrams:

Sets the lot standards:

- Setbacks
- Lot Width/Depth
- Lot Area
- Lot Coverage
- Pervious/Impervious Area
- For Tower Building Types, additional requirements include maximum floorplate sizes and minimum step backs to ensure proper massing and scale

EXAMPLES OF TOWER CONFIGURATION






a Tower Separation: 60 feet

TOWER FLOORPLATE:
The average shall be calculated as the total cumulative tower floorplate area divided by the number of tower stories. The maximum average floorplate is dependant on the tower's primary use as follows: Office or Mixed-Use – average up to 35,000 square feet and a maximum of 45,000 square feet for any single tower floorplate; Residential or Hotel – average up to 20,000 square feet and a maximum of 30,000 square feet for any single tower floorplate. The total cumulative floorplate area at any given story shall not exceed maximum permitted footprint.

TOWER SETBACK:
The minimum setback for the tower shall be 15 feet from the podium. Where the portion of the tower is at the end of a street vista, the minimum setback shall be 0 feet from the podium.

ILLUSTRATIVE EXAMPLES

Step 5: Select building type

# Permitted Uses (MU/TC)

| P=- PERMITTED BY RIGHT C = CONDITIONAL USES NP= NOT PERMITTED | | | | |
|---|---|---|---|---|
| Uses (1) | | Use Areas | | |
| | | Core | Transition | Edge |
| **Residential** | | | | |
| | Residential, provided that: must be in multi-family context; ~~may be on second floor and above on a primary street; may be on ground floor and above on Secondary Street; no density greater than 75 units per acre and less than 10 units per acre.~~ | P | P | P |
| | Residential, townhouses (per building typology diagram) | P | P | P |
| **Eating and Drinking Establishments** | | | | |
| | Bars and lounges provided that any such use shall not be located within 500 feet of the real property that comprises a public or private elementary school, middle school or secondary school (Pursuant to §562.45(2)(a)Florida Statutes. | P | P | NP |
| | Restaurants including fast food, excluding drive through, including outdoor dining | P | P | NP |
| | Restaurant fast food with drive through provided drive through is inside parking garage | C | C | NP |

Step 6: Review permitted uses

# Tax Incentives (ALL CRA areas)

| Table X – 6 Tax Rebate Incentives | | |
|---|---|---|
| Incentive Option | Tax Rebate | Requirement |
| 1 | 50 percent | Properties that contribute to the MU/TC Public Infrastructure and Streetscape Improvement Fund in accordance with Section 24-58.1 (P). |
| 2 | Up to 50 percent | Properties that obtain LEED Certification or Equivalent Green Certification in accordance with Section 24-58.1(O)(2)(a). |
| 3 | 25 percent | Properties that contribute to the Public Open Space Fund in accordance with Section 24-58.1 (P). |
| 4 | 25 percent | Properties that provide public parking in accordance with Section 24-58.1(O)(2)(b). |
| 5 | 25 percent | Properties that provide public art in accordance with Section 24-58.1(O)(2)(d). |
| 6 | 15 percent | Properties that provide green roofs in accordance with Section 24-58.1(O)(2)(c). |
| 7 | 10 percent | Properties that develop and maintain in perpetuity new dedicated public open spaces a minimum of 4,800 square feet in accordance with Section 24-58 Mixed Use District. |

Step 7: Review additional standards (i.e. parking, signage, landscaping, tax incentives, required assessments, approval process etc.)

# Public Infrastructure and Streetscape Assessment (MU/TC):

- For all new development, or renovation or remodeling of existing buildings within the MU/TC District, where total vertical construction costs of the development, renovation or remodeling is equal to or greater than $500,000
- Developer shall pay a public infrastructure and streetscape assessment per dwelling unit or square foot.
- Fee is established by resolution of the City Council and may be adjusted from time to time.
- A separate public infrastructure and streetscape fund is established by the city for the MU/TC District.
- The public infrastructure and streetscape fund shall be used by the city for improvement to and maintenance of the public infrastructure and streets in the MU/TC District.

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# Public Open Space Assessment (MU/TC):

- For all new development, or renovation or remodeling of existing buildings within the MU/TC District, where total vertical construction costs of the development, renovation or remodeling is equal to or greater than $500,000
- Developer shall pay a public open space assessment per dwelling unit or square foot.
- Fee is established by resolution of the City Council and may be adjusted from time to time.
- A separate public open space fund is established by the city for the MU/TC District.
- The public open space fund shall be used by the city for improvement of the Snake Creek Canal Greenway, public parks, public open spaces and recreational areas and facilities in the MU/TC District.

# Public Art Assessment (MU/TC):

- For all new development, or renovation or remodeling of existing buildings within the MU/TC District, where total vertical construction costs of the development, renovation or remodeling is equal to or greater than $500,000.
- Fee is established by resolution of the City Council and may be adjusted from time to time.
- A separate public art fund is established by the city.
- The public art fund shall be used by the city for construction of, improvement to and maintenance of public art in the City.

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# Approval Process

1. Pre-application Meeting (All Mixed Use Districts):

- Discuss specific issues in District (i.e. MU/TC):
  - Treatment of Snake Creek Canal
  - Alleys and Utility Issues
  - Public Art
  - Incentives for Redevelopment in the CRA

2. Development Approval Conditions (Mixed Use Waterfronts and Mixed Use Corridor):

- Public Services and Benefits:
  - Designated Open Spaces
  - Designated Greenways

Step 7: Review additional standards (i.e. parking, signage, landscaping, tax incentives, required assessments, approval process etc.)

# What we heard and how the issues have been addressed with map and text amendments…

# Map and Text Amendments

**FCC MU/TC Section 24-58.1 (REVISED):**

- Amended to reflect the desired development objectives for the Mixed-Use Town Center District (Study Area 1)
- Highlights:
  - Encourage transit oriented development consistent with an urban downtown
  - Prohibit stand alone auto-oriented uses such as surface parking lots, gas stations, auto service and repair, etc.

# Issues Raised FCC (MU/TC):

- Treatment of Snake Creek Canal
- Alleys and Utility Issues
- Public Art
- Incentives for Redevelopment in the CRA

# Addressed FCC (MU/TC):

**ALL ISSUES:**
**Section 24 - 58 (T) Mixed Use District**
Pre-Application Meeting: All Applicants with development proposals in a Mixed Use District shall be required to attend a pre-application meeting …

Specific issues to be addressed at this pre-application meeting will include but are not limited to:

FCC MU/TC – utility locations and alleys, treatment of Snake Creek Canal, placement of public art, eligibility for tax increment rebate and other development incentives.

**ALLEYS AND UTILITIES:**
**Section 24 – 58 (J)(3)(a)(ii)**
Street Standards:

"Tertiary Streets and Alleys shown on the Street Network Connectivity Regulating Plan are encouraged to promote connectivity and to conform to block length requirements...Tertiary streets and alleys may be modified or deleted for the purpose of assembling parcels for development".

**SNAKE CREEK CANAL:**

**Section 24-58.1 (I)(2)**

Designated Open Spaces and Urban Greenway Systems Regulating Plan…

The illustrations of the Canal Greenway Types CG1 – CG6 show a cross section of the desired improvements to the frontage along the Snake Creek Canal in both the public and private realm.

**PUBLIC ART:**

**Section 24 – 58.1 (O)(1-2) and Section 24 – 58.1 (P)** Tax Rebate Incentives

The new zoning regulations encourage public art by providing a tax rebate incentive (25%) for the contribution of 1% of the total construction cost towards public art.

**INCENTIVES FOR REDEVELOPMENT:**
**Section 24 – 58.1 (O)(1-2)**
Tax Rebate Incentives

| Table X – 6 Tax Rebate Incentives | | |
|---|---|---|
| Incentive Option | Tax Rebate | Requirement |
| 1 | 50 percent | Properties that contribute to the MU/TC Public Infrastructure and Streetscape Improvement Fund in accordance with Section 24-58.1 (P). |
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| 7 | 10 percent | Properties that develop and maintain in perpetuity new dedicated public open spaces a minimum of 4,800 square feet in accordance with Section 24-58 Mixed Use District. |

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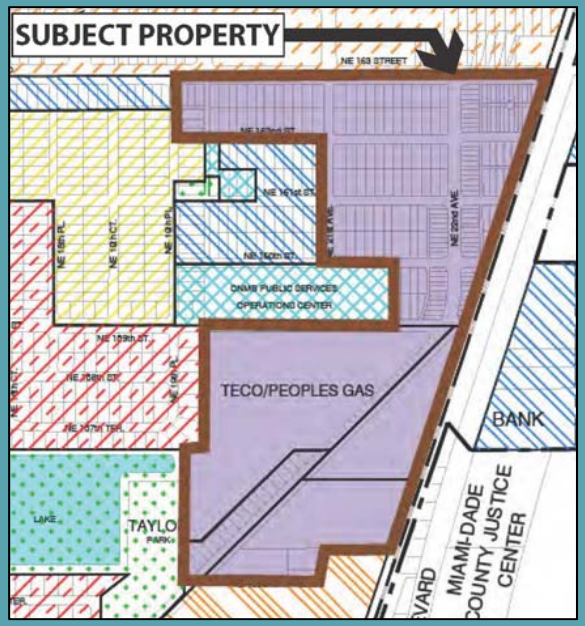
# Map and Text Amendments

**MU/EC Section 24-58.2 (NEW)**

- 163rd and 159th Street Mixed Use Employment Center (Study Areas 5 and 6)

- Highlights:
  - Encourage economic development supportive of high technology and service based activities compatible with residential uses
  - Limited auto-oriented uses are acceptable provided they are designed in a manner that encourages pedestrian and transit use
  - Vertically and horizontally integrated mixed uses



# Issues Raised (MU/EC):

- Compatibility with Adjacent Lower Density Residential Development to the west.
- Potential historic designation of the TECO building.

# Addressed (MU/EC):

**Section 24 - 58 (T) Mixed Use District** Pre-Application Meeting: All Applicants with development proposals in a Mixed Use District shall be required to attend a pre-application meeting …

Specific issues to be addressed at this pre-application meeting will include but are not limited to:

159th Street South MU/EC – Treatment of western interface with lower density residential uses requiring a Transitional Area as defined in the regulating plans adopted for the district. Treatment of historically designated structure on property located at 15779 West Dixie Highway.

**TRANSITIONAL AREA MINIMUM REQUIREMENTS:**
**Section 24 – 58.2 (G)(i)**
Land Use Principles….

1. Where a proposed development is adjacent to an existing single family property and/or district, the proposed development shall:

   i. Create a 100 foot wide landscaped buffer within the proposed project property along the property line, between the proposed development and the adjacent single family property. The landscaped buffer shall not contain any structures, driveways, or roads, except sidewalks, bike paths, transit shelters or similar; and
   ii. There shall be a Transitional Area adjacent to the single family property. The Transitional Area shall include the 100 foot wide landscaped buffer. The Transitional Area shall extend for the length of the portion of the proposed development that lies adjacent to and directly faces the adjacent single family property. The Transitional Area shall be 300 feet in depth. Any road, canal, waterway, park or alley between the adjacent single family property and the proposed development, or within the Transitional Area of the proposed development, shall be counted toward the depth necessary to comply with this section.

   The Transitional Area shall be developed as follows:
   1. The height of the proposed development adjacent to the single family property shall be as specified in the Building Heights Regulating Plan Figure X - 4.
   2. Within the first 150 feet of the Transitional Area, the proposed development shall be limited to residential uses.
   3. All or part of the Transitional Area may be developed as landscaped open space and/or recreational uses.

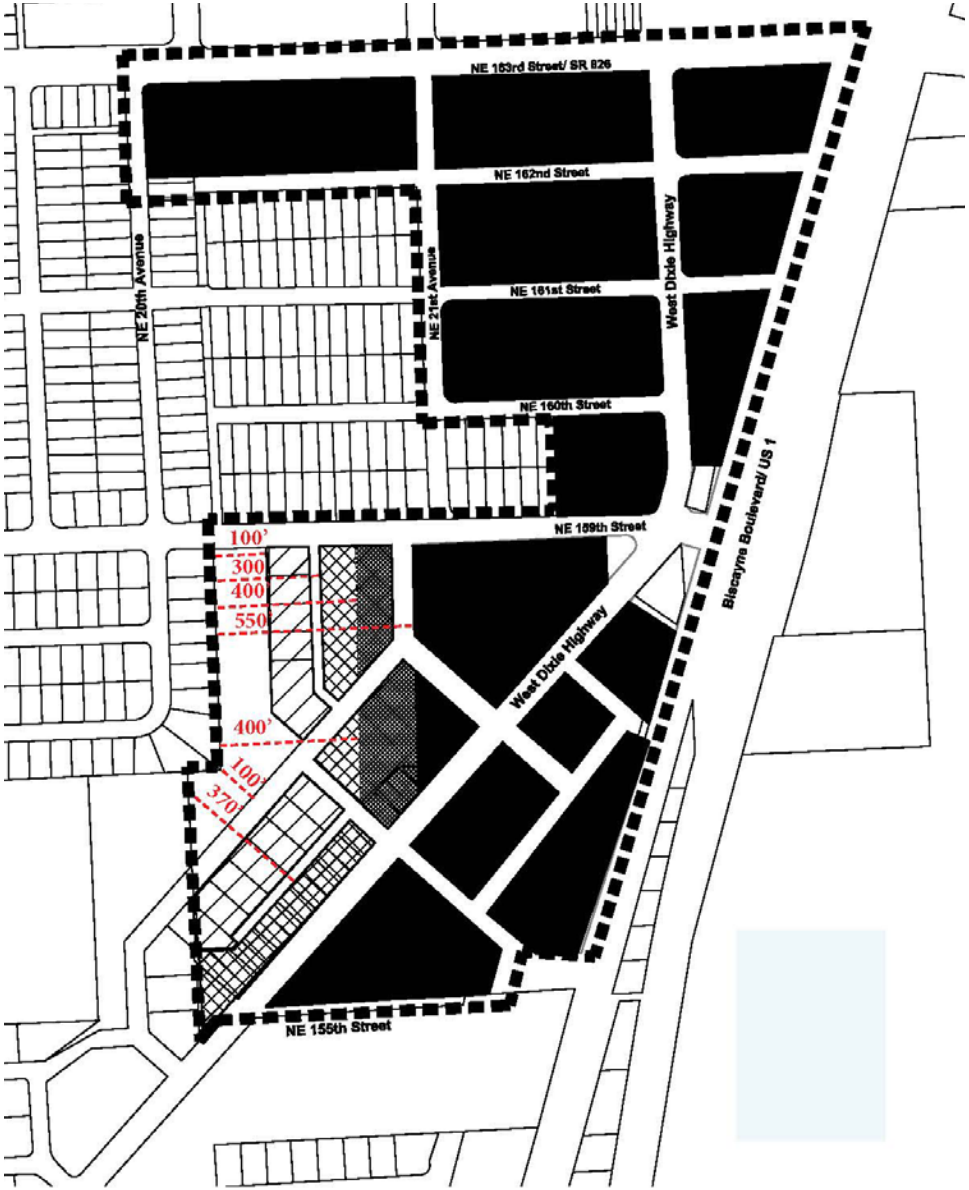
## TRANSITIONAL AREA MINIMUM REQUIREMENTS:

## Section 24 – 58.2 (J)

Building Heights Regulating Plan….

FIGURE X - 4:
BUILDING HEIGHTS REGULATING PLAN

- MAXIMUM 20 STORIES/255 FEET
- MAXIMUM 12 STORIES/175 FEET
- MAXIMUM 8 STORIES/110 FEET
- MAXIMUM 4 STORIES/48 FEET
- DISTRICT BOUNDARY

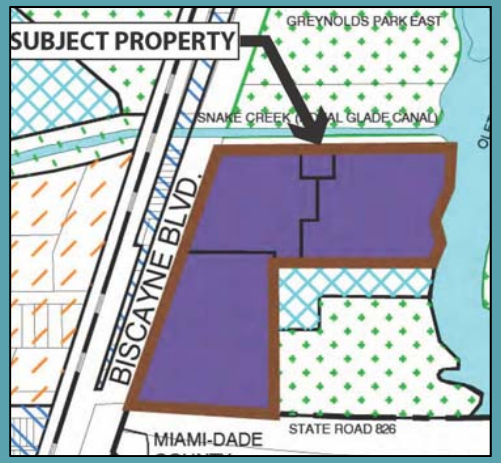


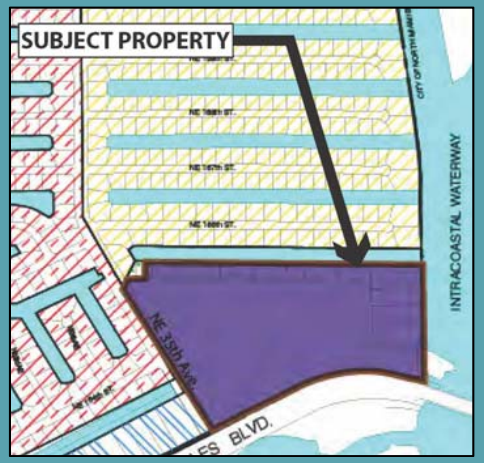
# Map and Text Amendments

**MU/WF Section 24-58.5 thru Section 24-58.7 (NEW):**

- (Study Areas 3, 4 and 7)

- Highlights:
  - Maximize the economic and aesthetic resource created by its waterfront location
  - Require public access to and beautification of the waterfront
  - Provide for multi-family housing enabling residents to live on the waterfront



# Issues Raised (MU/WF):

- Public access to waterfront (ALL)
- Screening of existing FPL substation in South Waterfront District (South WF)
- Compatibility with Adjacent Lower Density Residential Development to the west (Eastern WF)
- Improve and expand the existing neighborhood park for Eastern Shores (Eastern WF)
- Additional access points to East Waterfront District (Eastern WF) including direct access onto SR 826
- Retain and enhance Miami-Dade rescue station for Eastern Shores (Eastern WF)
- Add police substation for Eastern Shores (Eastern WF)

# Addressed (MU/WF):

**Section 24 - 58 (T) Mixed Use District** Pre-Application Meeting: All Applicants with development proposals in a Mixed Use District shall be required to attend a pre-application meeting …

Specific issues to be addressed at this pre-application meeting will include but are not limited to:

North MU/WF – public access to the waterfront.

South MU/WF - appropriate screening and residential views related to the electrical substation and public access to the waterfront.

East MU/WF - The addition of multiple access points, including direct east and west access onto SR 826, and traffic mitigation such that the development does not overburden NE 35th Avenue, public access to the waterfront, the retention/enhancement of the existing Miami-Dade rescue station, addition of a police substation and long term maintenance of dedicated public open spaces.

**Northern Mixed Use Waterfront District**
**Section 24 – 58.6 (F)(1)(c)**
Land Use Principles…

c. "Buildings fronting the waterfront shall be permitted to have both non-residential and residential uses and shall contain active use along all levels fronting the waterfront".

**Section 24 – 58.6 (H)**
Designated Open Spaces and Urban Greenway Systems Regulating Plan…

The illustrations of the Waterfront Promenade Types WP 1a and WP 1b show a cross section of the desired improvements to the frontage along the waterfront in both the public and private realm.

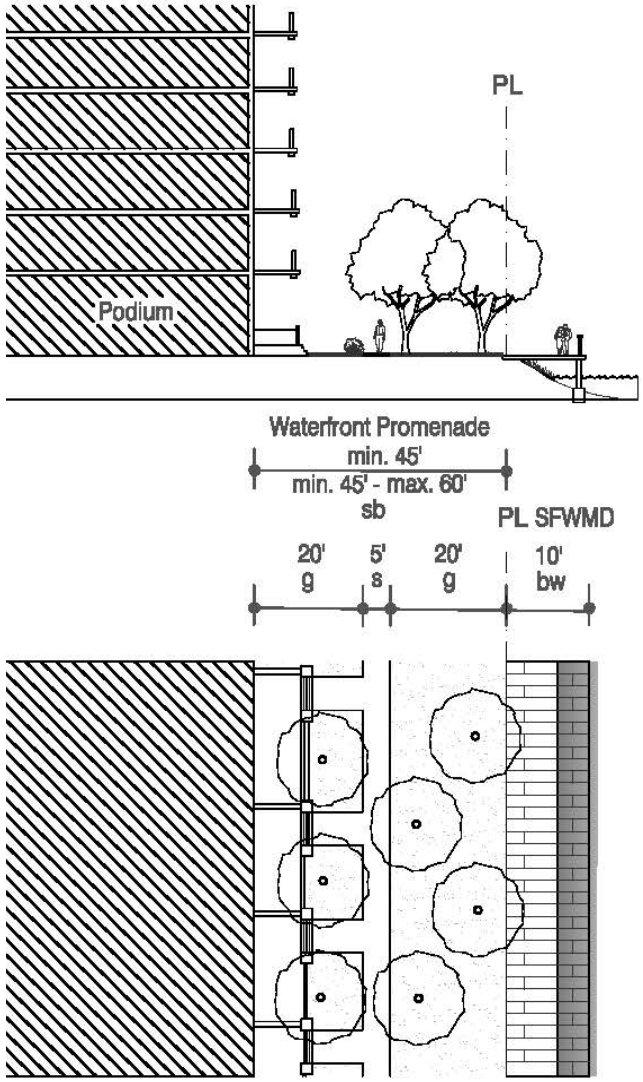
**Section 24 – 58.6 (N)**
Development Approval Conditions…

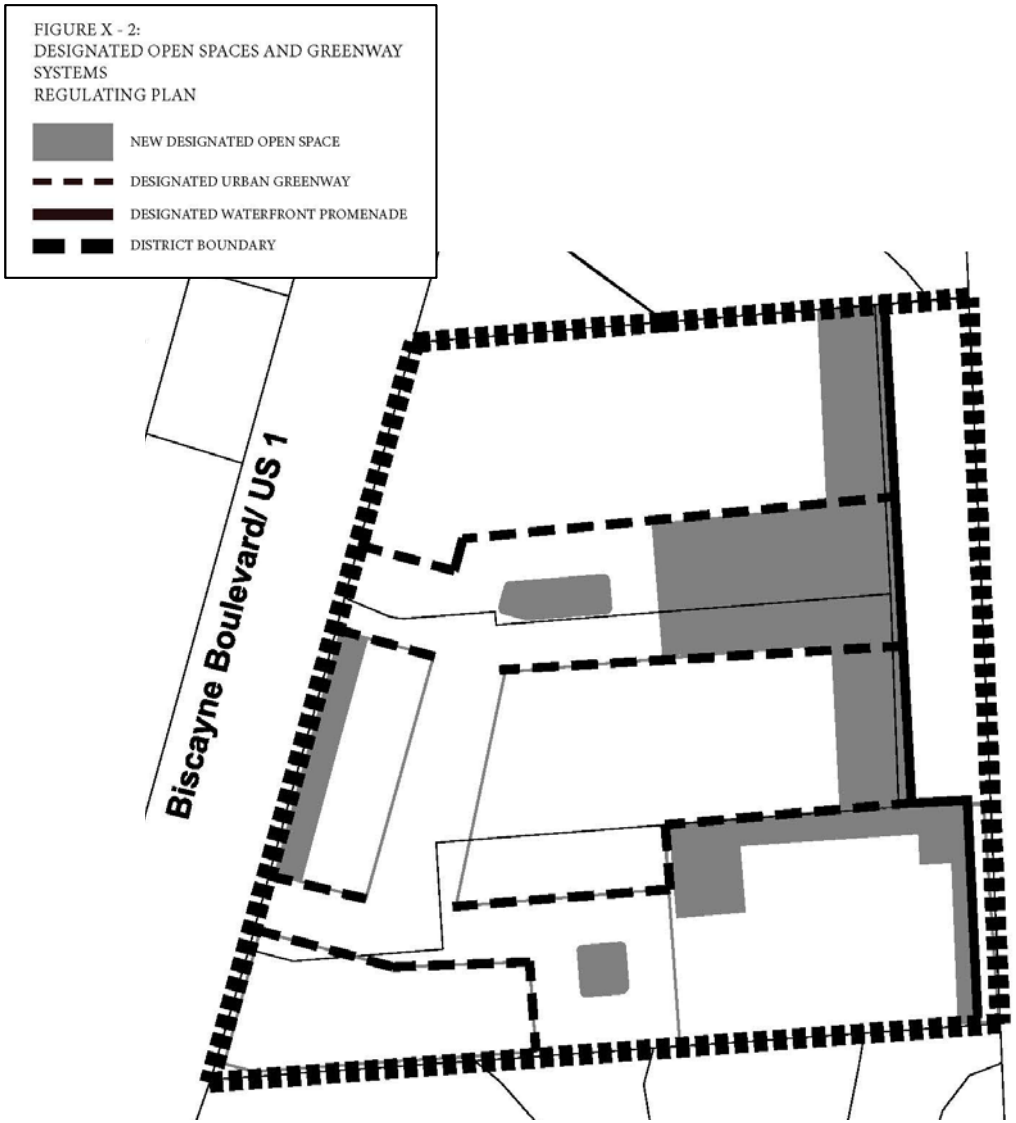
(1) Public Services
a. The developer shall be required to develop and maintain in perpetuity a single or series of neighborhood parks or plazas along the waterfront, as shown in the Designated Open Spaces and Urban Greenway Systems Regulating Plan (Figure X – 3), for the district. The new parks or plazas shall be public and shall together combined provide a minimum of 15,000 sf of public open space in the district. In addition, each park or plaza shall be a minimum of 5,000 sf in size.
b. The developer shall be required to develop and maintain in perpetuity a publically accessible waterfront promenade, as shown in the Designated Open Spaces and Urban Greenway Systems Regulating Plan (Figure X – 3). The new waterfront promenade shall extend along the entire eastern site boundary edge adjacent to the water.

## Section 24 – 58.6 (H)

## Northern Mixed Use Waterfront District

Designated Open Spaces and Urban Greenway Systems Regulating Plan…




**Type WP 1a and Designated Open Space and Greenway Regulating Plan**

**Southern Mixed Use Waterfront District**
**Section 24 – 58.5 (F)(1)(c and e)**
Land Use Principles…

c. "Buildings fronting the waterfront shall be permitted to have both non-residential and residential uses and shall contain active use along all levels fronting the waterfront".

e. "New residential or mixed use development adjacent to the existing electrical substation shall be designed in a manner that the adjacent electrical substation is entirely screened along the adjacent side and not visible from the residential portion of the building. Walls, landscaped buffers and parking areas shall be utilized to screen the electrical substation".

**Section 24 – 58.5 (H)**
Designated Open Spaces and Urban Greenway Systems Regulating Plan…

The illustrations of the Waterfront Promenade Types WP 1a and WP 1b show a cross section of the desired improvements to the frontage along the waterfront in both the public and private realm.

**Section 24 – 58.5 (N)**

Development Approval Conditions…

(1) Public Services

a. The developer shall be required to develop and maintain in perpetuity a single or series of neighborhood parks or plazas within the district, as shown in the Designated Open Spaces and Urban Greenway Systems Regulating Plan (Figure X – 3), for the district. The new parks or plazas shall be public and shall together combined provide a minimum of 15,000 sf of public open space in the district. In addition, each park or plaza shall be a minimum of 5,000 sf in size.

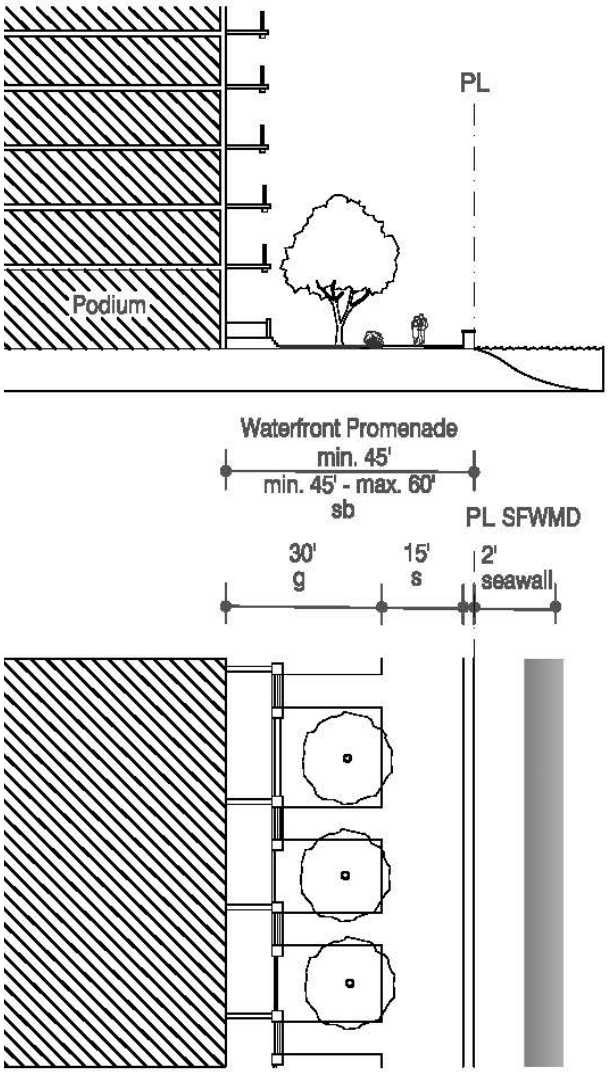
b. The developer shall be required to develop and maintain in perpetuity a neighborhood park or plaza along the waterfront, as shown in the Designated Open Spaces and Urban Greenway Systems Regulating Plan (Figure X – 3), for the district. The new park or plaza shall be public and shall be a minimum of 12,000 sf in size.

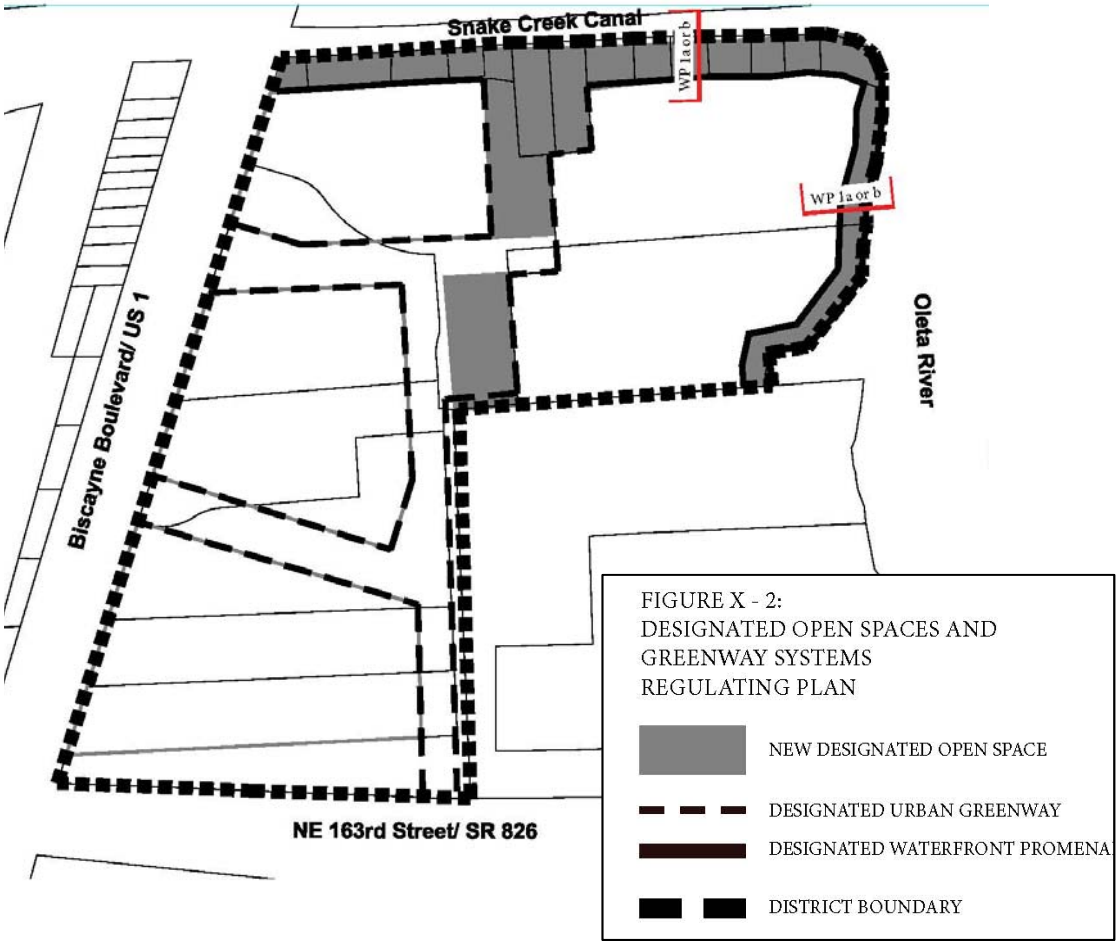
c. The developer shall be required to develop and maintain in perpetuity a publically accessed waterfront promenade, as shown in the Designated Open Spaces and Urban Greenway Systems Regulating Plan (Figure X – 3). The new waterfront promenade shall extend along the entire site boundary edge adjacent to the water.

## Section 24 – 58.5 (H)

## Southern Mixed Use Waterfront District

Designated Open Spaces and Urban Greenway Systems Regulating Plan…




**Type WP 1b and Designated Open Space and Greenway Regulating Plan**

**Eastern Mixed Use Waterfront District**
**Section 24 – 58.7 (G)(1)(c)**
Land Use Principles…

c. "Buildings fronting the waterfront shall be permitted to have both non-residential and residential uses and shall contain active use along all levels fronting the waterfront".

**Section 24 – 58.7 (I)**
Designated Open Spaces and Urban Greenway Systems Regulating Plan…

The illustrations of the Waterfront Promenade Types WP 1a, WP 1b and WP 2 show a cross section of the desired improvements to the frontage along the waterfront in both the public and private realm.

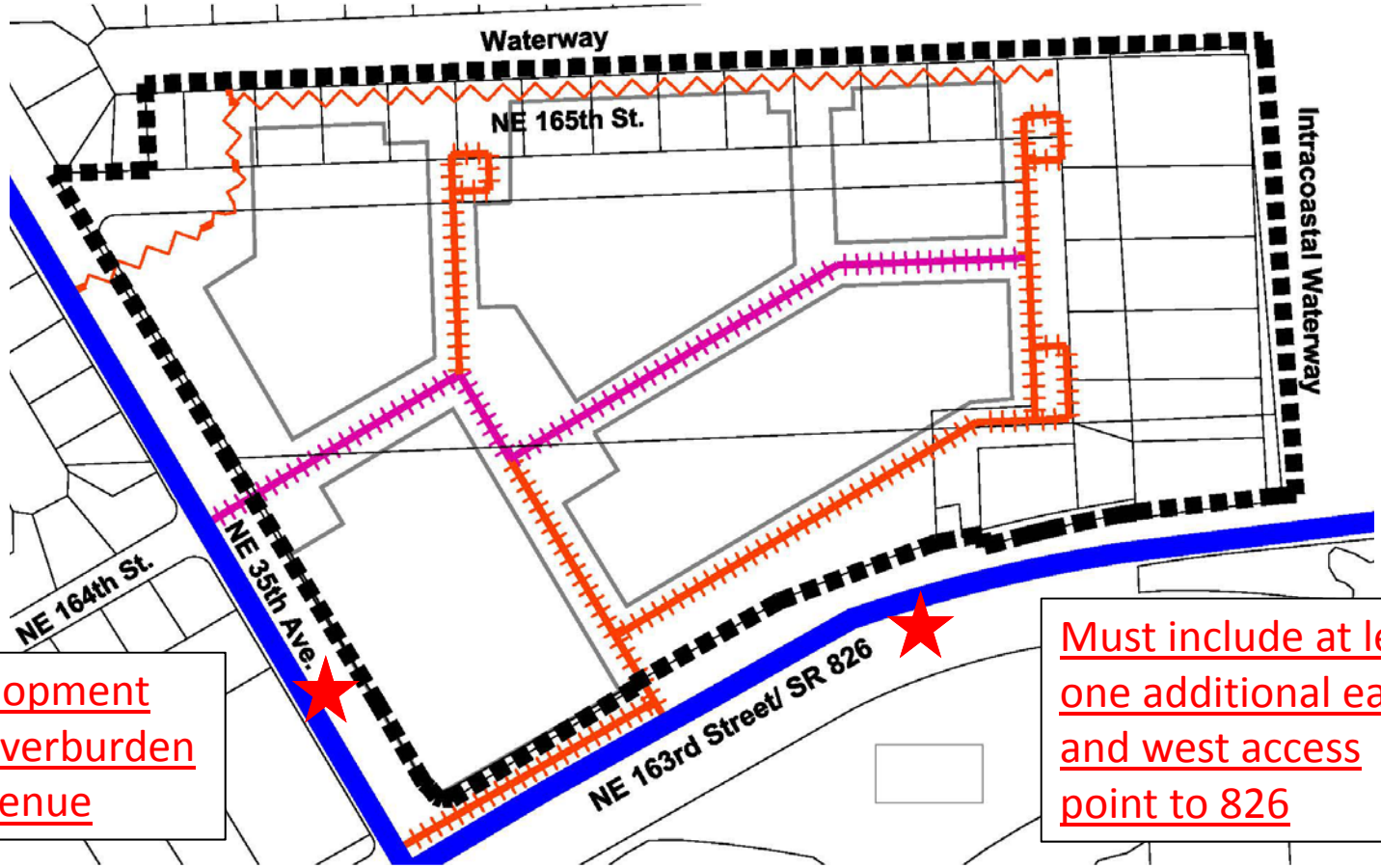
**Section 24 – 58.7 (J)**
Building Heights Regulating Plan…

The Building Heights Regulating Plan requires a proper transition of heights from the single family residential district to the west.

## Section 24 – 58.7 (H)

## Eastern Mixed Use Waterfront District

Street Network Connectivity Regulating Plan…




New development shall not overburden NE 35th Avenue

Must include at least one additional east and west access point to 826

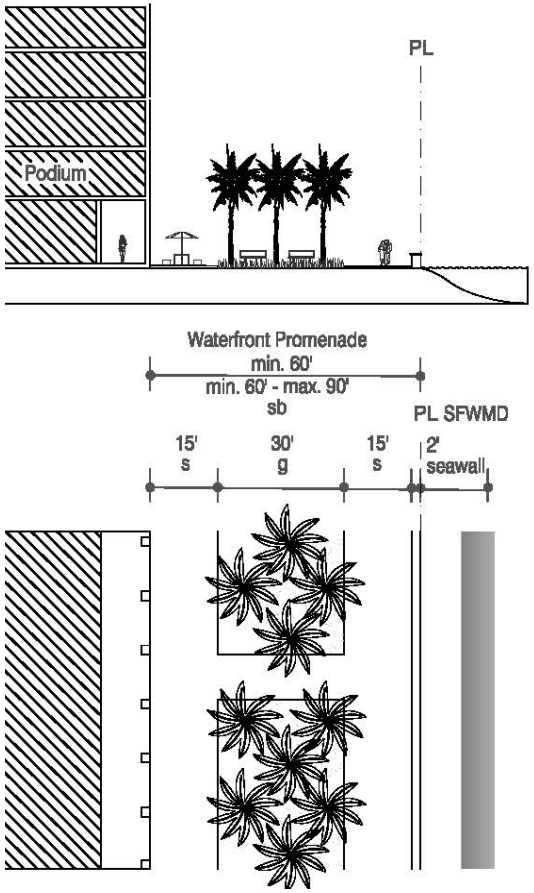
FIGURE X - 2:
STREET NETWORK CONNECTIVITY
REGULATING PLAN

EXISTING PRIMARY A STREET
NEW SECONDARY STREET
EXISTING TERTIARY STREET TO BE VACATED (FOR ASSEMBLY OF PARCELS ONLY)
NEW TERTIARY STREET
DISTRICT BOUNDARY

## Section 24 – 58.7 (I)

## Eastern Mixed Use Waterfront District

Designated Open Spaces and Urban Greenway Systems Regulating Plan…



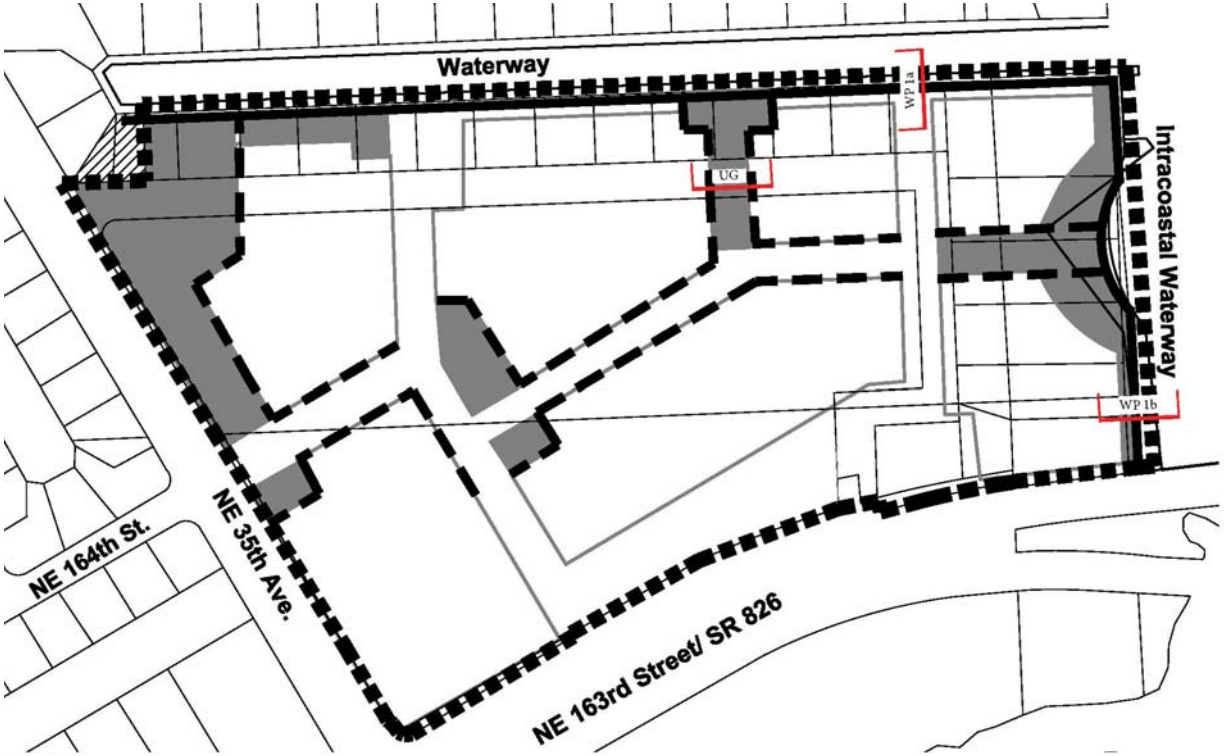




FIGURE X - 3:
DESIGNATED OPEN SPACES AND GREENWAY SYSTEMS
REGULATING PLAN

- EXISTING DESIGNATED PUBLIC OPEN SPACE
- NEW DESIGNATED OPEN SPACE
- DESIGNATED URBAN GREENWAY
- DESIGNATED WATERFRONT PROMENADE
- DISTRICT BOUNDARY

**Type WP 2 and Designated Open Space and Greenway Regulating Plan**

## Section 24 – 58.7 (J)

Building Heights Regulating Plan….

FIGURE X - 4:
BUILDING HEIGHTS REGULATING PLAN

- MAXIMUM 40 STORIES/495 FEET
- MAXIMUM 20 STORIES/255 FEET
- MAXIMUM 12 STORIES/150 FEET
- MAXIMUM 8 STORIES/110 FEET
- MAXIMUM 6 STORIES/85 FEET
- MAXIMUM 3 STORIES/35 FEET
- DISTRICT BOUNDARY

**Section 24 – 58.7(O)**

Development Approval Conditions…

(2) Public Services

a. The developer shall be required to relocate, rebuild, improve, enhance or otherwise address per the direction of the City/County, the existing fire rescue station onsite.

b. The developer shall be required to provide, or otherwise address per City direction, a police substation onsite.

c. The developer shall be required to develop and maintain in perpetuity a neighborhood park on the northwest corner of the site, as shown in the Designated Open Spaces and Urban Greenway Systems Regulating Plan (Figure X – 3), for the Eastern Shores Neighborhood. The new park shall be public and shall be a minimum of 65,000 sf in size.

d. The developer shall be required to develop and maintain in perpetuity a publically accessed waterfront promenade, as shown in the Designated Open Spaces and Urban Greenway Systems Regulating Plan (Figure X – 3). The new waterfront promenade shall extend along the entire northern and eastern site boundary edges adjacent to the water.

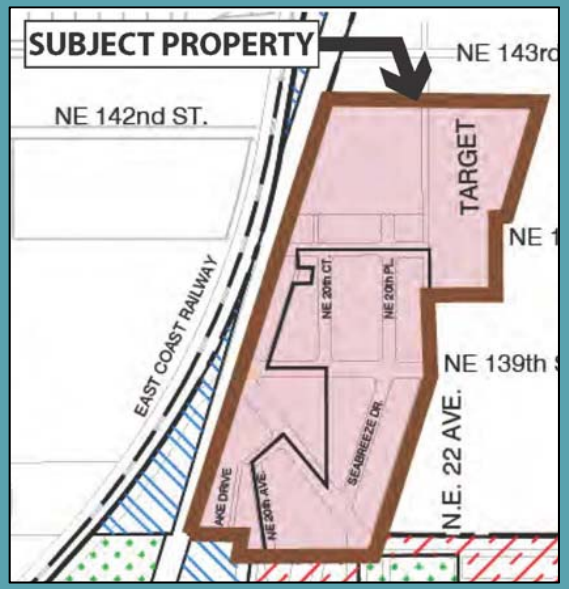
e. The developer shall be required to provide multiple access points, including direct east and west access onto SR 826, and provide traffic mitigation such that the development does not overburden NE 35th Avenue.

# Map and Text Amendments

**MU/C Section 24-58.4 (NEW):**

Highlights (Study Area 8):

- Maximize its location on a primary transit and business corridor, encourage economic development to support both local and regional activity and encourage a variety of workforce and market rate housing
- Limited auto-oriented uses are acceptable provided they are designed in a manner that encourages pedestrian and transit use
- Vertically and/or horizontally integrated mixed uses



# Issues Raised (MU/C):

- Awareness of the adjacent Biscayne Landing
  - Environmental cleanup and related off-site impacts
  - Floodplain encroachment and possibility of increased flooding
  - Connectivity and crime prevention.

# Addressed (MU/C):

**Section 24 - 58 (T) Mixed Use District**

Pre-Application Meeting: All Applicants with development proposals in a Mixed Use District shall be required to attend a pre-application meeting …

Specific issues to be addressed at this pre-application meeting will include but are not limited to:

Arch Creek MU/C – Awareness of the adjacent environmental cleanup and related off-site impacts; floodplain encroachment and possibility of increased flooding, connectivity and crime prevention.

# Other Issues Addressed (MU/C):

- Street Network and parcel assemblage
- Open Space and greenways
- Compatibility with adjacent Highland Village residential neighborhood to the south

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## Section 24 – 58.4 (H)

Street Network Connectivity Regulating Plan…

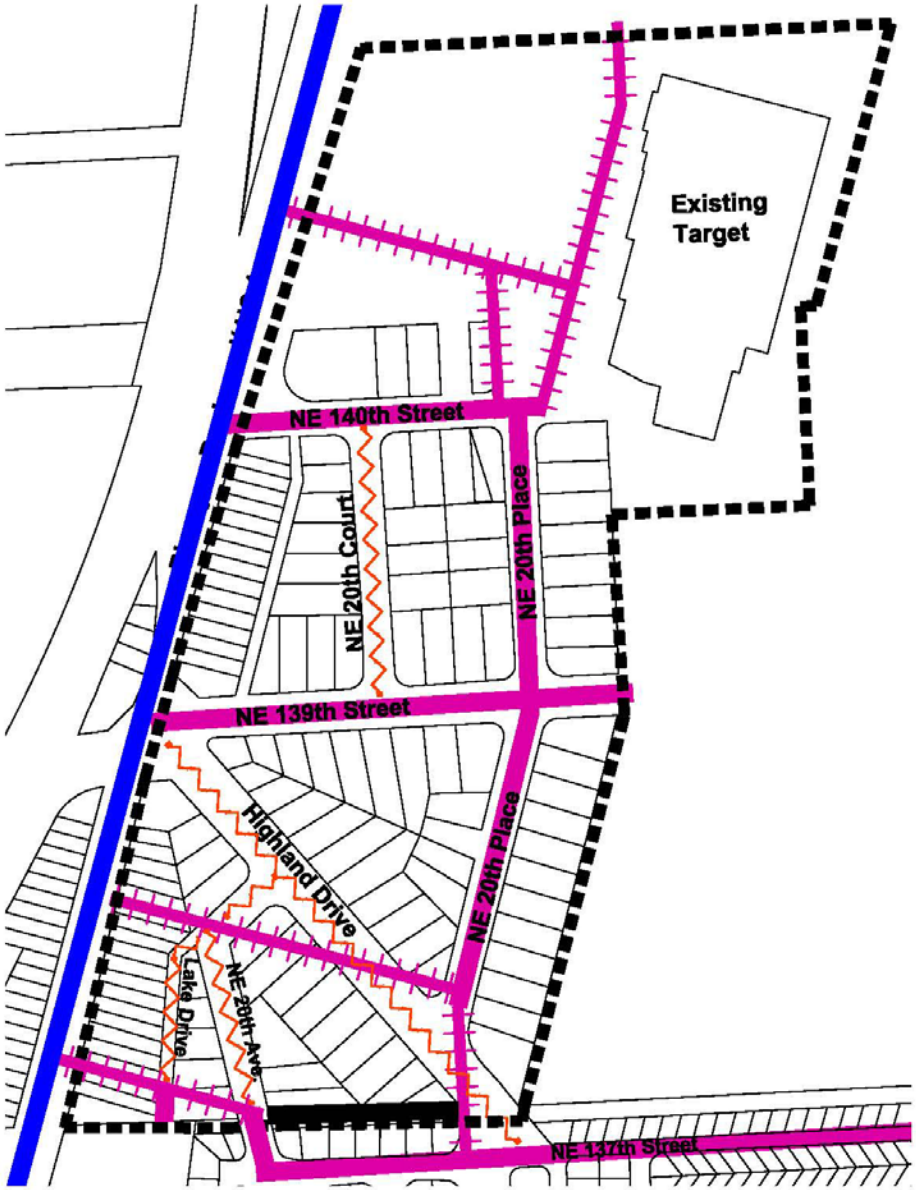
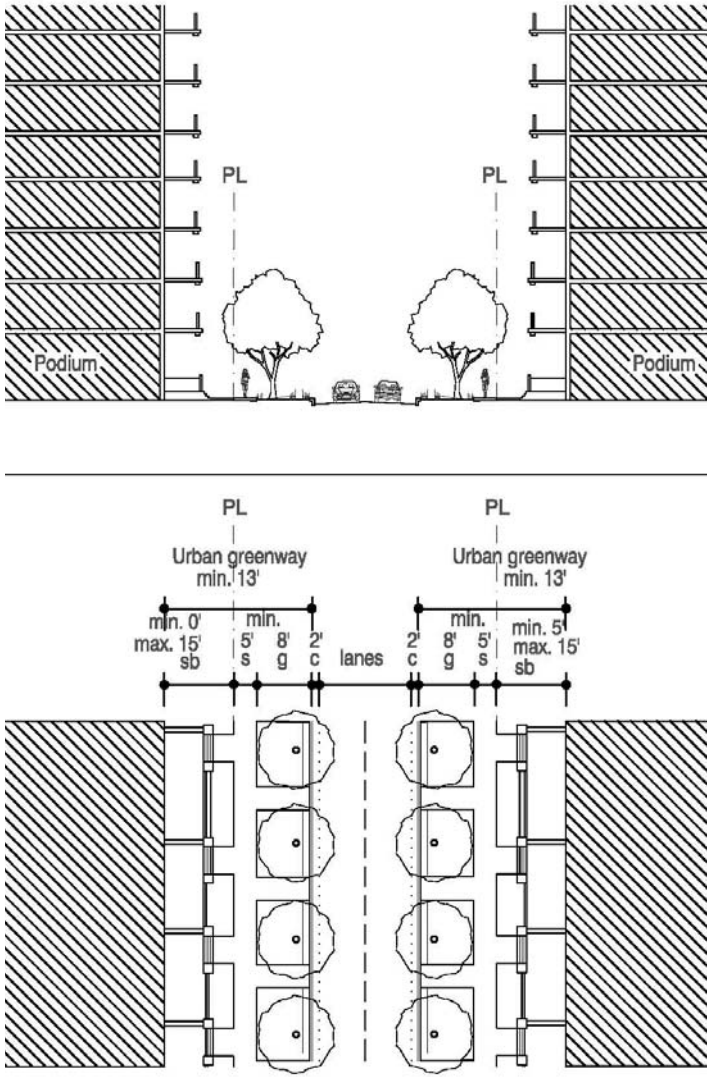


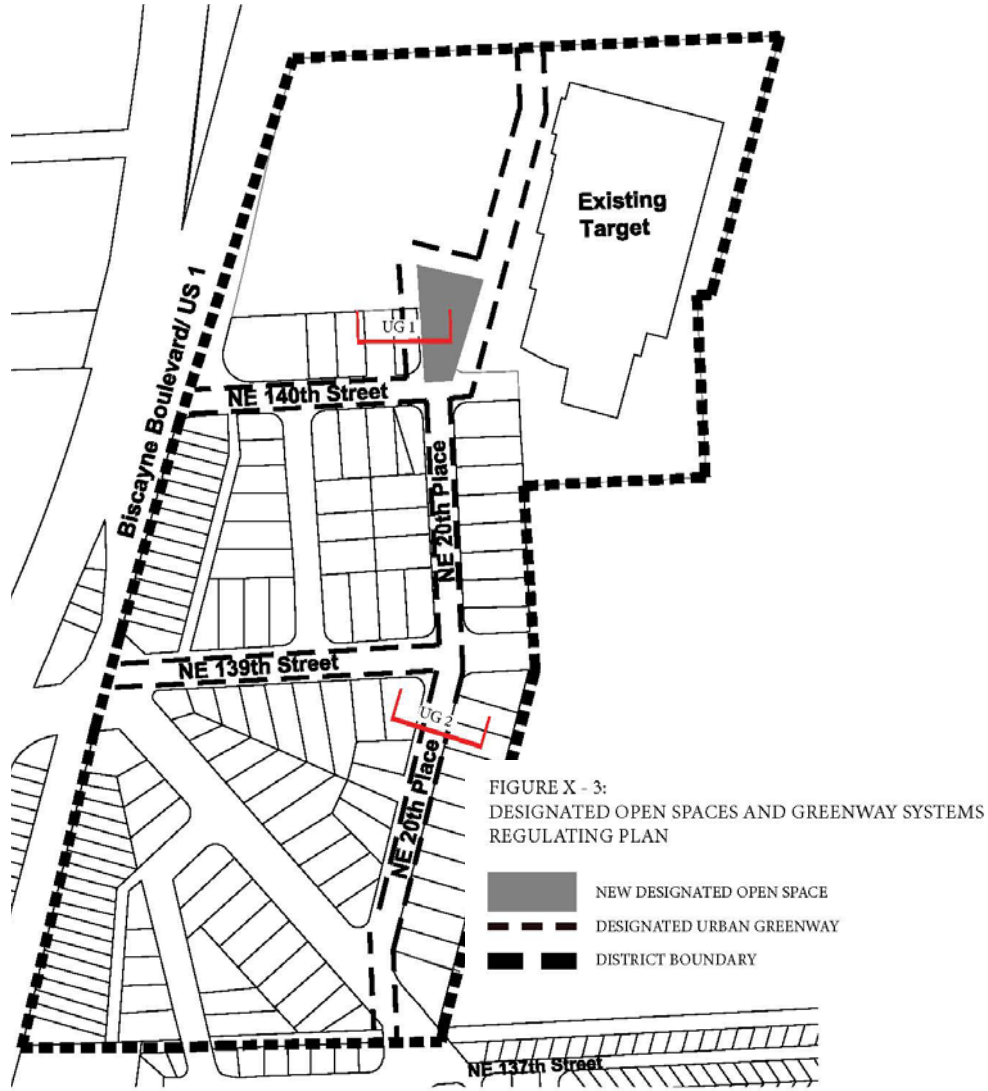

FIGURE X - 2:
STREET NETWORK CONNECTIVITY REGULATING PLAN

- EXISTING PRIMARY A STREET
- EXISTING SECONDARY STREET
- NEW SECONDARY STREET
- EXISTING TERTIARY STREET TO BE VACATED (FOR ASSEMBLY OF PARCELS ONLY)
- EXISTING ALLEY
- DISTRICT BOUNDARY

## Section 24 – 58.4 (I)

Designated Open Spaces and Urban Greenway Systems Regulating Plan…




**Type UG 2 and Designated Open Space and Greenway Regulating Plan**

**Section 24 – 58.4 (O)**

Development Approval Conditions…

(1) Public Services

a. Development sites greater than 150,000 sf in land area shall be required to develop and maintain in perpetuity a neighborhood park or plaza, as shown in the Designated Open Spaces and Urban Greenway Systems Regulating Plan (Figure X – 3), for the district. The new park or plaza shall be public and shall be a minimum of 15,000 sf in size.

**TRANSITIONAL AREA MINIMUM REQUIREMENTS:**
**Section 24 – 58.4 (G)(1)(e)**
Land Use Principles…

Where a proposed development is adjacent to the Highland Village Neighborhood, the proposed development shall:

i. Create a 50 foot wide landscaped buffer within the proposed project property along the property line, between the proposed development and the adjacent Highland Village Neighborhood. The landscaped buffer shall not contain any structures, driveways, or roads, except sidewalks, bike paths, transit shelters or similar; and

ii. There shall be a Transitional Area adjacent to the single family property. The Transitional Area shall include the 50 foot wide landscaped buffer. The Transitional Area shall extend for the length of the portion of the proposed development that lies adjacent to and directly faces the adjacent Highland Village Neighborhood. The depth of the Transitional Area shall be as specified in the Building Heights Regulating Plan. Any road, canal, waterway, park or alley between the adjacent single family property and the proposed development, or within the Transitional Area of the proposed development, shall be counted toward the depth necessary to comply with this section.

The Transitional Area shall be developed as follows:

1. The height of the proposed development adjacent to the Highland Village Neighborhood shall be as specified in the Building Heights Regulating Plan Figure X - 4.
2. Within the first 150 feet of the Transitional Area, the proposed development shall be limited to residential uses.
3. All or part of the Transitional Area may be developed as landscaped open space and/or recreational uses.

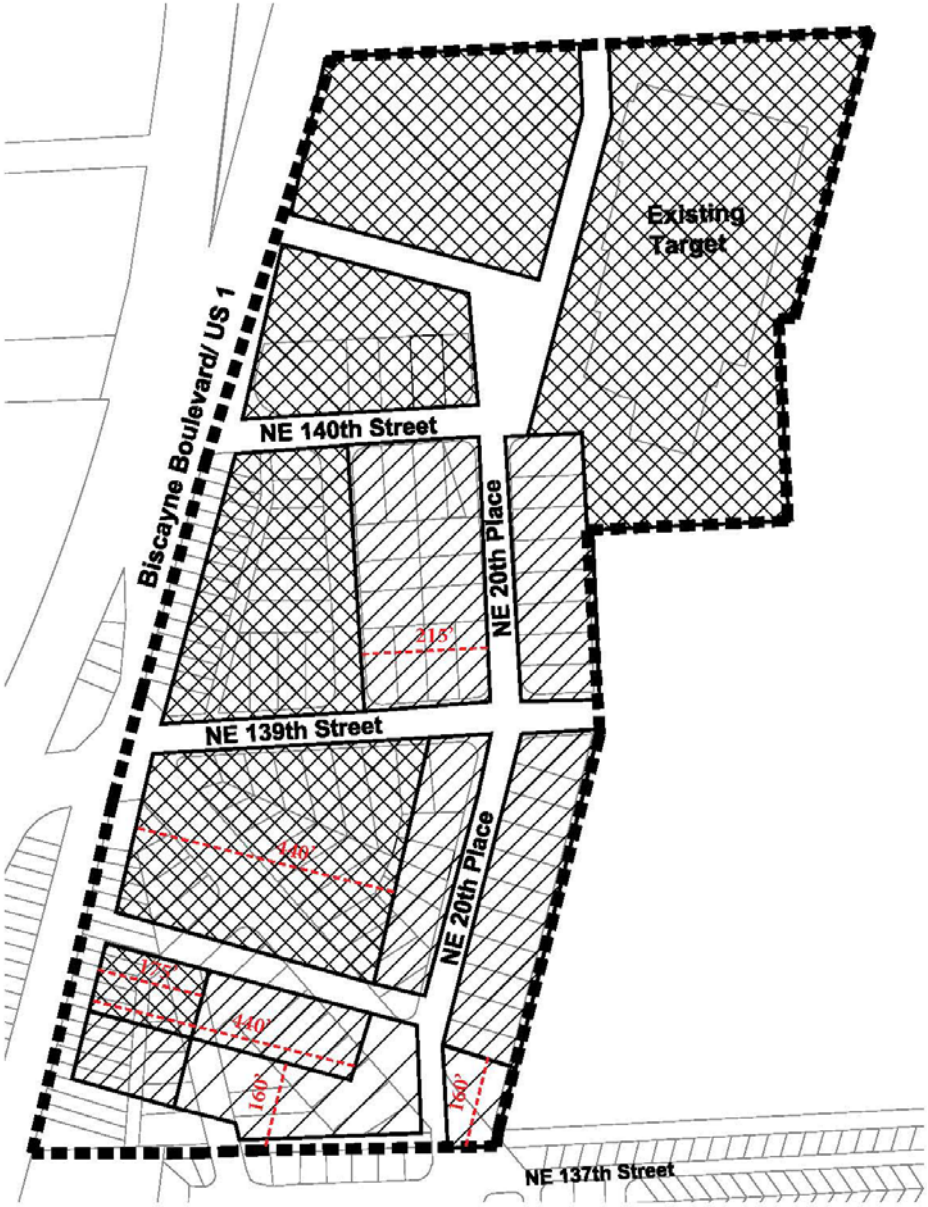
## TRANSITIONAL AREA MINIMUM REQUIREMENTS:

## Section 24 – 58.4 (J)

Building Heights Regulating Plan….

FIGURE X - 4:
BUILDING HEIGHTS REGULATING PLAN

- MAXIMUM 15 STORIES/195 FEET
- MAXIMUM 8 STORIES/110 FEET
- MAXIMUM 3 STORIES/35 FEET
- DISTRICT BOUNDARY



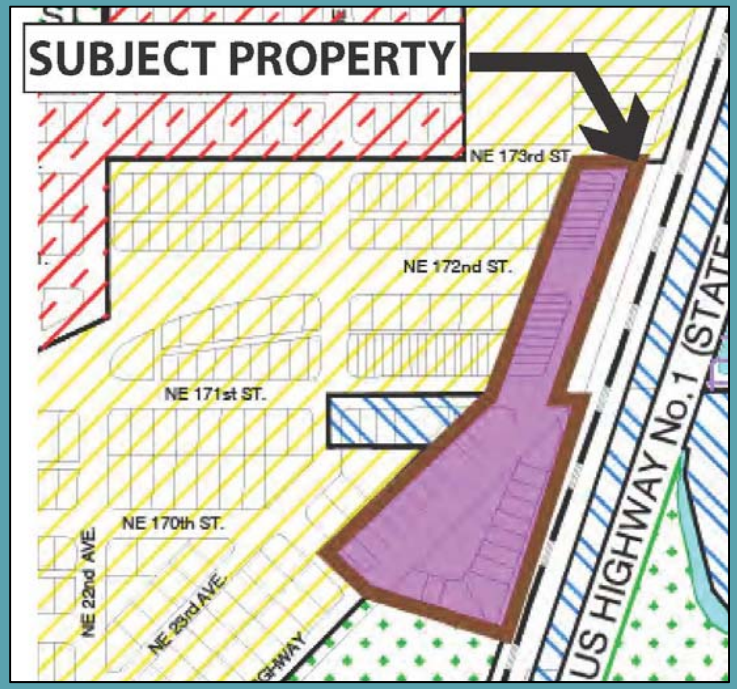
# Map and Text Amendments

**MU/NC Section 24-58.3 (NEW):**

Highlights (Study Area 2):

- Encourage a balanced mixed of uses characterized by compactness, pedestrian friendly design and neighborhood scale
- Development patterns shall reflect design principles such as walkable neighborhoods oriented around the five-minute walk and public transit systems

(No specific issues raised during outreach process related to Comprehensive Plan or zoning code amendments).



# Other Issues Addressed (MU/C):

- W. Dixie Hwy. Corridor Improvements
- Open Space and greenways
- Compatibility with adjacent residential neighborhood to the west

## Section 24 – 58.3 (I)

Designated Open Spaces and Urban Greenway Systems Regulating Plan…

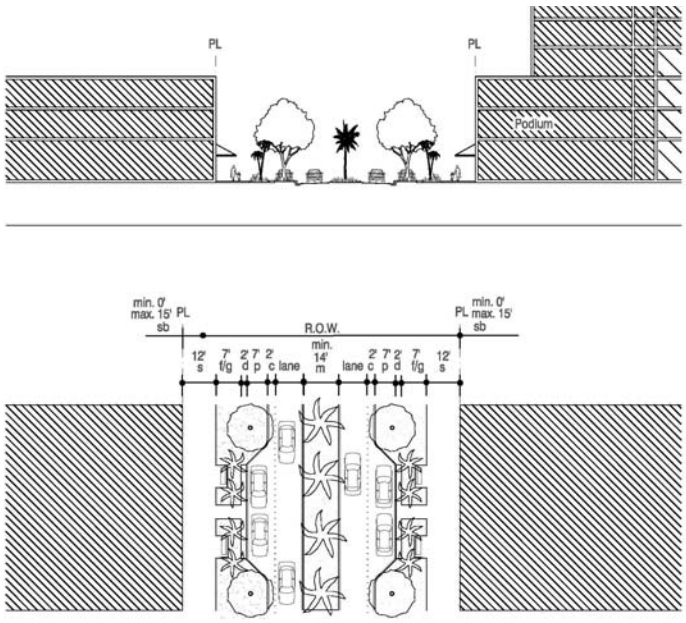
FIGURE X - 3:
DESIGNATED OPEN SPACES AND GREENWAY SYSTEMS
REGULATING PLAN

NEW DESIGNATED OPEN SPACE

DESIGNATED URBAN GREENWAY

DESIGNATED TRAIL

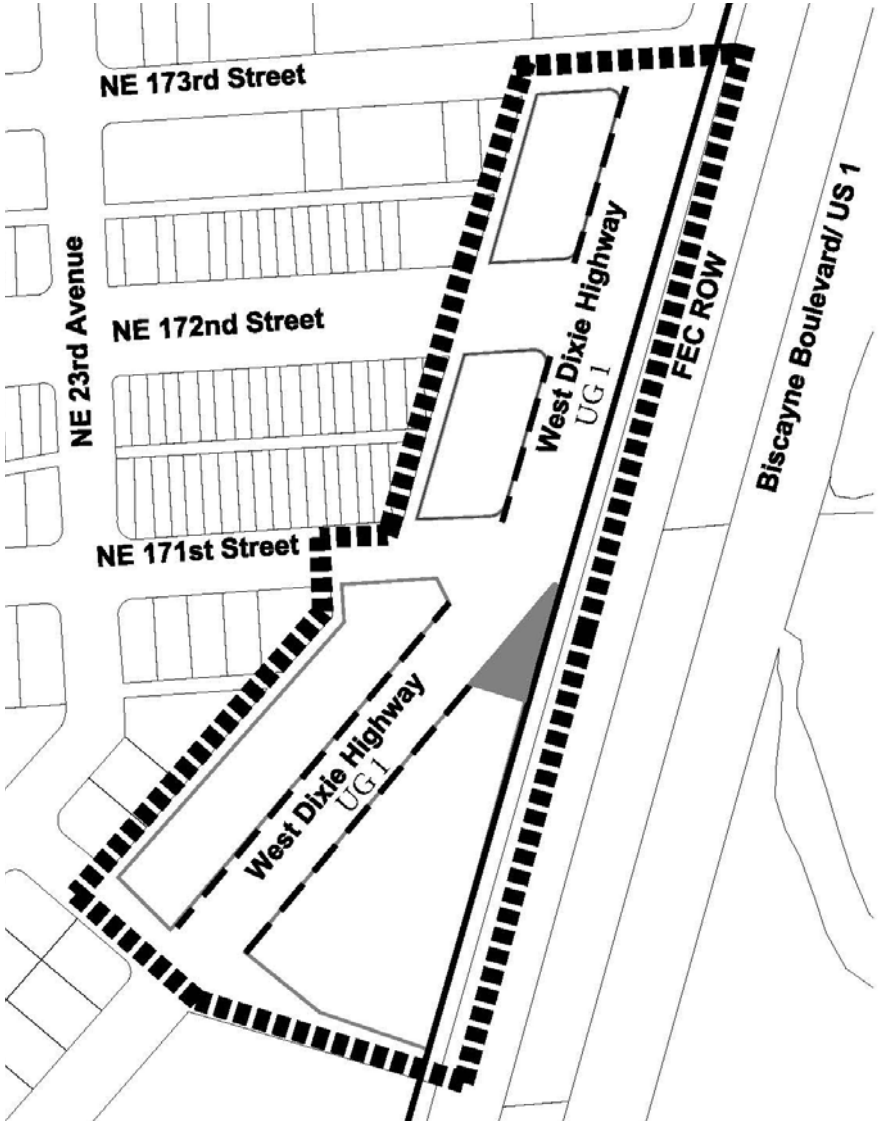
DISTRICT BOUNDARY




UG: West Dixie Hwy: South of 170th Street

Proposed

Key:




**Type UG and Designated Open Space and Greenway Regulating Plan**

## Section 24 – 58.3 (J)

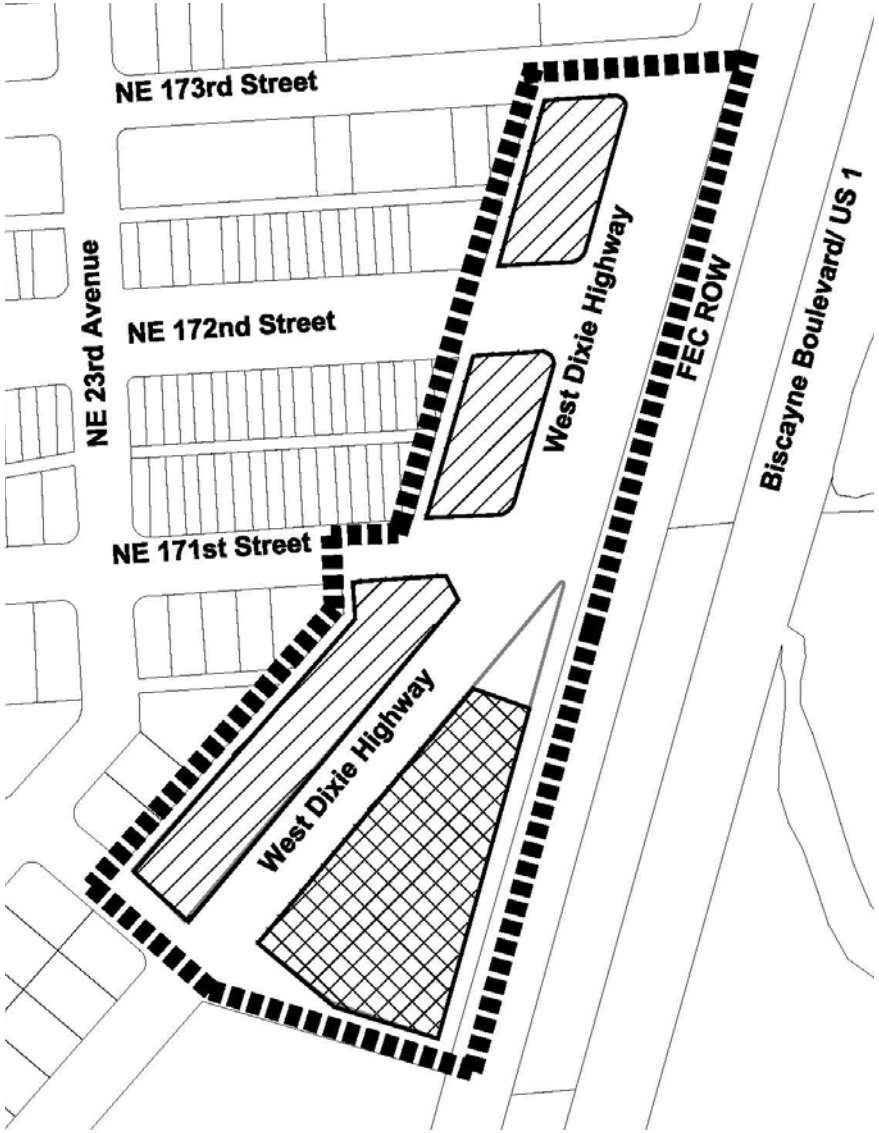
Building Heights Regulating Plan….

FIGURE X - 4:
BUILDING HEIGHTS REGULATING PLAN

MAXIMUM 15 STORIES/195 FEET

MAXIMUM 4 STORIES/48 FEET

DISTRICT BOUNDARY



# Next Steps for Zoning Amendments:

- Planning and Zoning Board
- City Council First Reading
- City Council Second Reading

# Project Timeline

**Comprehensive Plan Amendment**

| | |
|---|---|
| January 06 | City Council Workshop |
| January 12 | Planning and Zoning Board Public Hearing |
| January 20 | City Council First Reading |
| Jan.-March | State Review |
| March 17 | City Council Second Reading (Tentative) |

**Zoning Regulations**

| | |
|---|---|
| January 27 | City Council Workshop |
| February 9 | Planning and Zoning Board Public Hearing |
| March 3 | City Council First Reading |
| March 17 | City Council Second Reading (Tentative) |

# THANK YOU

RMA
REDEVELOPMENT MANAGEMENT ASSOCIATES