



# NORTH MIAMI BEACH *Florida*

## NMB Mixed Use Zoning

Council Workshop:  
Preliminary Zoning and Massing Analysis  
October 21, 2014

*Presented by:*



***It's Our Time!***

# Presentation Overview

- Overview of Public Input Process
- Overview of Strategic Plan's Goals and Objectives
- Market Research Methodology
- Approach to Design, Land Use and Zoning Recommendations
- Summary of Preliminary Recommendations for each Mixed Use District and Community Input
  - Market Potential
  - Potential Public Benefits
- Next Steps

# Public Input Process

# Public Meetings

- September 15, 2014 – Future Downtown/CRA
- September 22, 2014 – Intracoastal Mall/Eastern Shores
- October 6, 2014 – Highland Village
- October 21, 2014 – Commission Workshop

# Strategic Plan

# North Miami Beach Strategic Plan

## Mission Statement

*“The Mission of the North Miami Beach City Government is to provide excellent municipal services in a financially responsible and environmentally conscious manner while engaging our residents.”*



## Vision 2029

- North Miami Beach 2029 is the premier residential community in South Florida – the most beautiful and the safest.
- North Miami Beach 2029 has opportunities for active and healthy living and convenient mobility.
- North Miami Beach 2029 has a vibrant downtown and thriving major corridors.

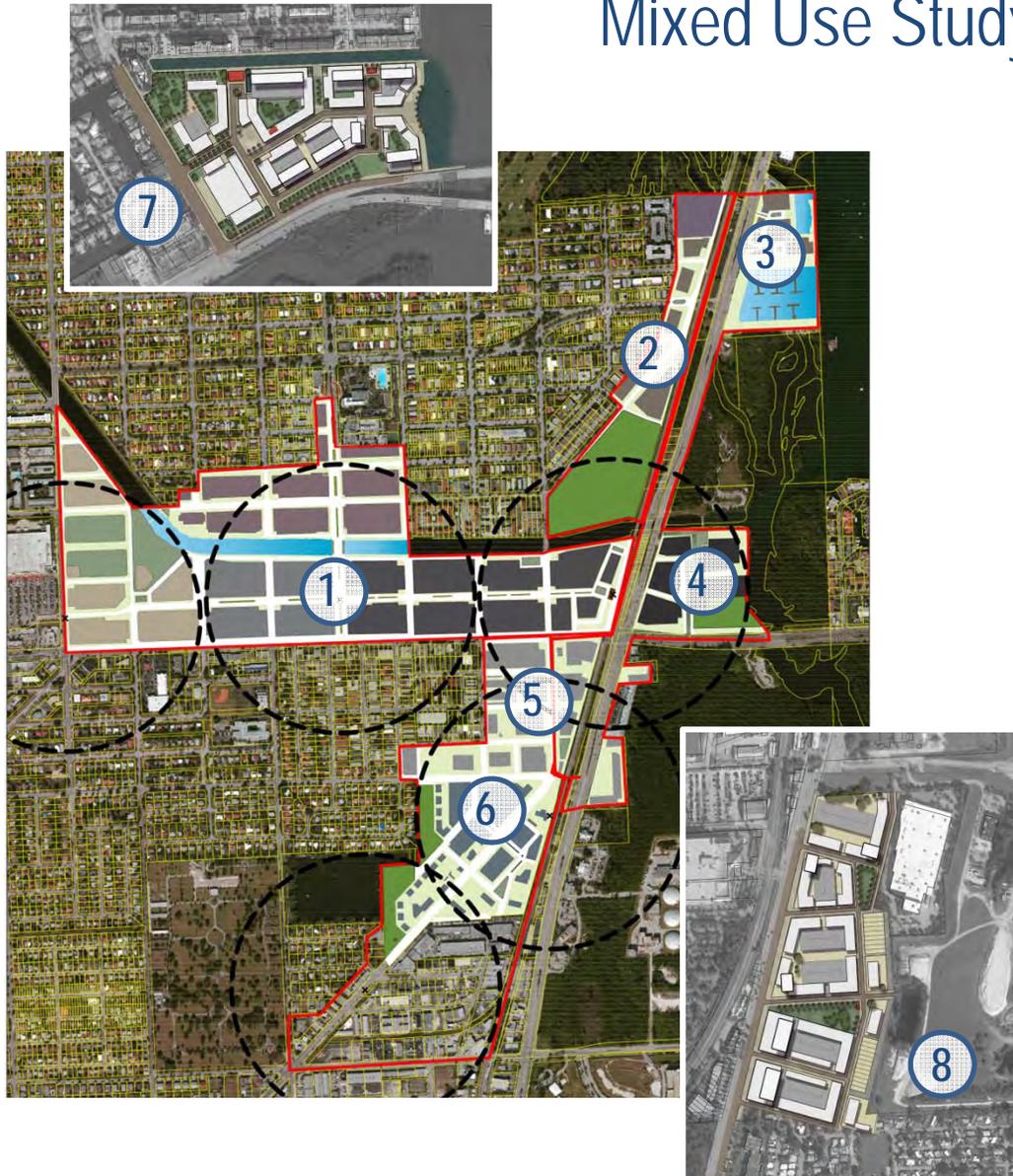
## Goals

- Financially Sound City Government
- The Place to Live: Beautiful, Safe and Livable
- High Performing City Organization Providing Great Customer Services
- Revitalized Downtown and Major Corridors

## Policy Actions

- Establish Mixed Use Districts for:
  - Dixie Highway
  - Hanford Boulevard
  - 19<sup>th</sup> Avenue
  - Biscayne Boulevard
  - Intracoastal Mall

# Mixed Use Study Areas



## PART 1:

Study Area 1: Future Downtown/CRA - FCC area

Study Area 2: Neighborhood Center - West Dixie Hwy.

Study Area 5: Employment Center - South of 163<sup>rd</sup> Street

Study Area 6: Employment Center - Former TECO Site

## PART 2:

Study Area 3: Waterfront District North - Marina Palms

Study Area 4: Waterfront District South - Blue Palms

Study Area 7: Waterfront District East - Intracoastal Mall

## PART 3:

Study Area 8: Mixed Use Corridor - Highland Village

# Market Research Methodology

# Market Research Methodology

## Purpose:

- Identify market areas;
- Growth trends & projections;
- Migration trends;
- Absorption and turnover rates;
- Value and price trends;
- Traffic counts

## Sources:

- US Census Bureau
- ESRI
- CoStar
- Loopnet
- MLS
- FDOT

- **Traditional Demand Analysis:**  
underestimates demand because it ignores the impact of newly introduced supply in urban areas.
- **Market Potential Analysis :**  
estimates the demand for different types of residential development for neighborhoods that currently feature no such housing.

*“Market potential can be reached through proper positioning, timing, and phasing that matches the housing preferences and economic capabilities of draw area households. Developer execution and efficient regulatory processes are critical to maximizing market potential.”*

# Approach to Design, Land Use and Zoning Recommendations

# Approach to Design, Land Use and Zoning Recommendations

## Purpose:

- To understand current development rights;
- To identify redevelopment obstacles and opportunities; and
- To identify public needs and potential public benefits.

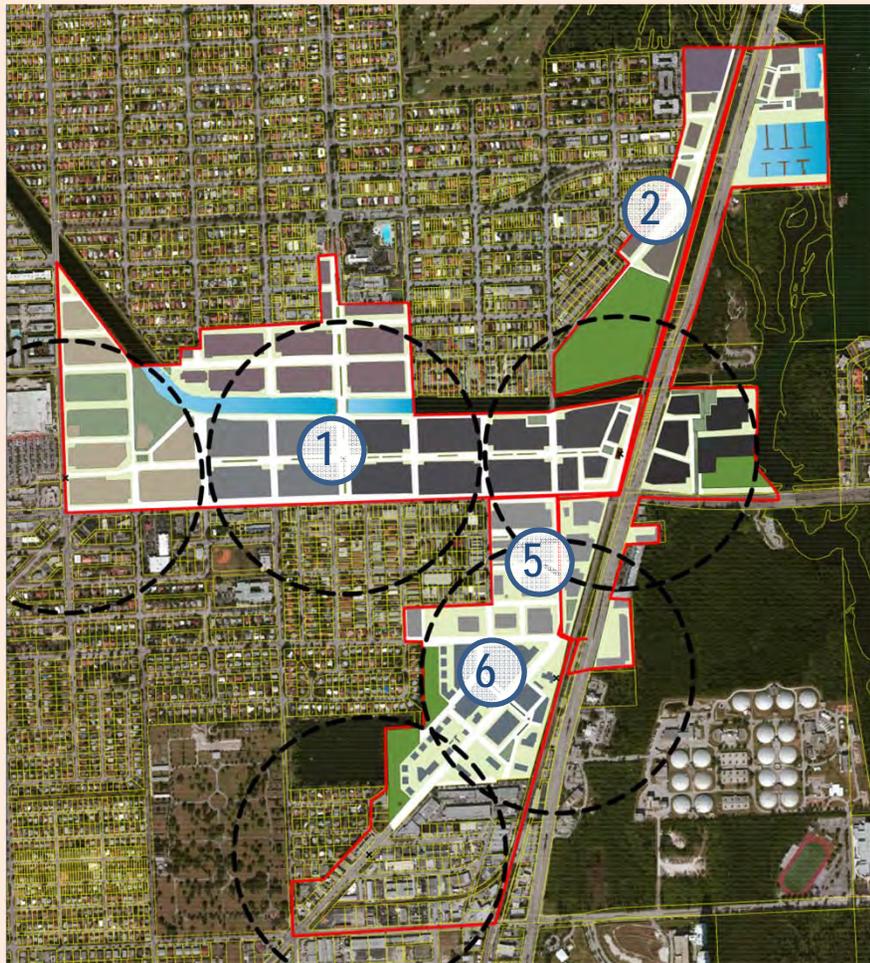
## Goal:

To create predictability for both the development community and the public of the real development opportunities and expected public benefits.

## Design Principles:

- **Development Pattern:**  
establish compact blocks and a network of streets to encourage walkability.
- **Building Mass and Scale:**  
establish development standards to control the building mass and scale in areas where the aim is 1) to protect existing single family neighborhoods and maintain views and 2) to encourage mass at key gateway locations.
- **Street Frontage:**  
establish development standards to ensure active use along all streets as well as proper landscaping and continuous sidewalks.

# Preliminary Recommendations and Community Input



## PART 1

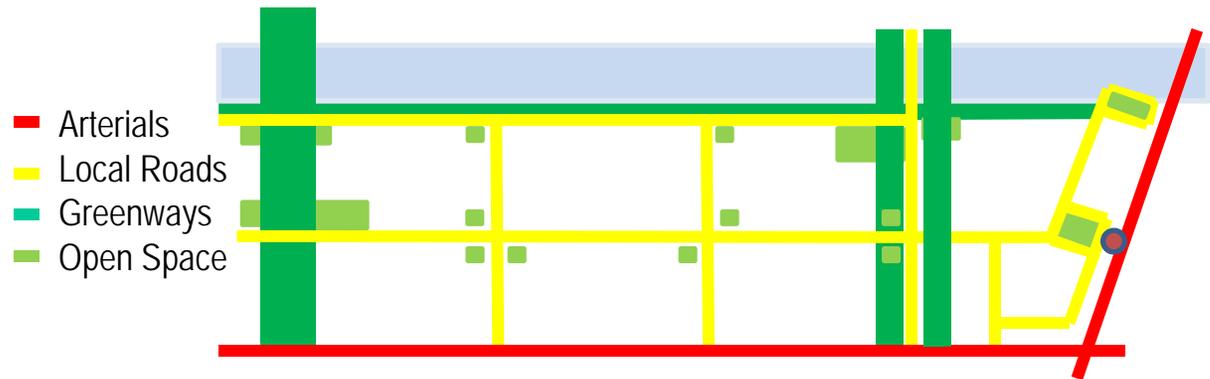
### Study Areas 1, 2, 5 and 6:

- Mixed Use – Town Center: Downtown/CRA (1)
- Mixed Use – Neighborhood Center: West Dixie Hwy. (2)
- Mixed Use – Employment Centers: South of 163<sup>rd</sup> Street and Former TECO site (5-6)

## Recommendations:

- Require open spaces/plazas at corners of blocks
- Require streetscape improvements on all sides of development
- Require greenways connecting to Snake Creek Trail
- Require frontage on waterfronts and all streets
- Require retail uses on ground floor east of NE 21<sup>st</sup> Avenue (to support mixed use and transit)
- Permit residential uses on ground floor west of NE 21<sup>st</sup> Avenue
- Unlimit Density (to allow for development flexibility, which is dependent on lot size)
- Increase Maximum Height to 30 floors east of NE 21<sup>st</sup> Ave (to support mixed use and transit)
- Increase Maximum Height to 20 floors west of 21<sup>st</sup> Avenue (to increase development capacity on difficult lots)
- Allow offsite and on-street parking to count
- Apply a shared use parking methodology

## Study Area 1: Future Downtown/CRA (FCC Area) Proposed Development Scenario Between NE 19<sup>th</sup> Avenue and FEC Tracks

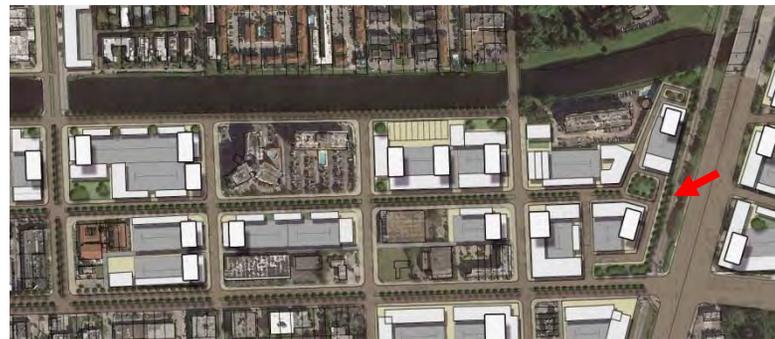
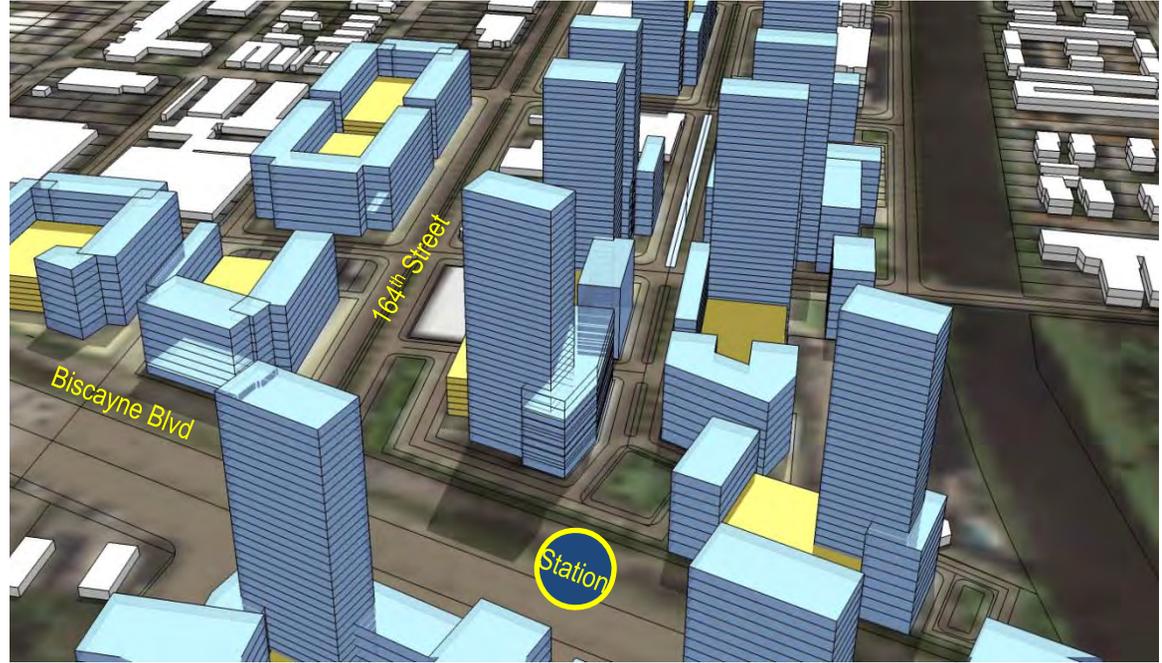


### Key:

1. Transit Stop/Kiss and Ride Plaza
2. Park and Ride/Bus Transit/Mixed Use
3. Mixed Use
4. Plaza



# Study Area 1: Future Downtown/CRA (FCC Area) Proposed Development Scenario Between NE 19<sup>th</sup> Avenue and FEC Tracks



# Study Area 1: Future Downtown/CRA (FCC Area)

## Proposed Development Scenario Between NE 17<sup>th</sup> Avenue and NE 19<sup>th</sup> Avenue



### Recommendations:

- Require open spaces/plazas at corners of blocks
- Require streetscape improvements on all sides of development
- Require greenways connecting to Snake Creek Trail
- Require frontage on waterfronts and all streets
- Permit residential uses on ground floor west of NE 19<sup>th</sup> Avenue
- Unlimit Density (to allow for development flexibility, which is dependent on lot size)
- Increase Maximum Height to 20 floors west of NE 19<sup>th</sup> Avenue (to increase development capacity on difficult lots)

- Arterials
- Local Roads
- Greenways
- Open Space



# Study Area 1: Future Downtown/CRA (FCC Area)

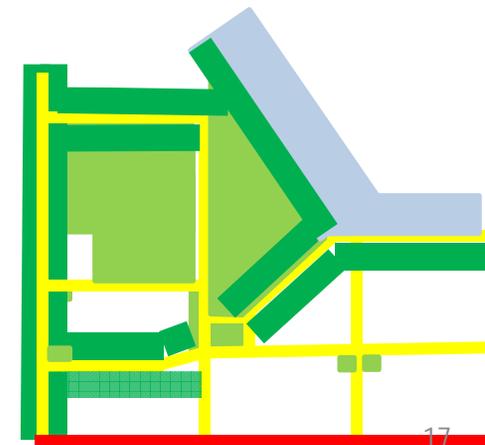
## Proposed Development Scenario Between NE 15<sup>th</sup> Avenue and NE 17<sup>th</sup> Avenue (Snake Creek Park/Library)



### Recommendations:

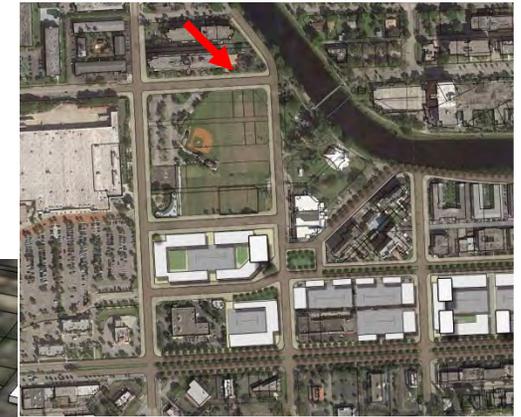
- Establish better vehicular connectivity to park
- Require open spaces/plazas at corners of blocks
- Require streetscape improvements on all sides of development
- Require greenways connecting to Snake Creek Trail
- Require frontage on waterfronts and all streets
- Permit residential uses on ground floor west of NE 17<sup>th</sup> Avenue
- Unlimit Density (to allow for development flexibility, which is dependent on lot size)
- Increase Maximum Height to 20 floors west of NE 17<sup>th</sup> Avenue (to increase development capacity on difficult lots)

- Arterials
- Local Roads
- Greenways
- Open Space
- Waterway



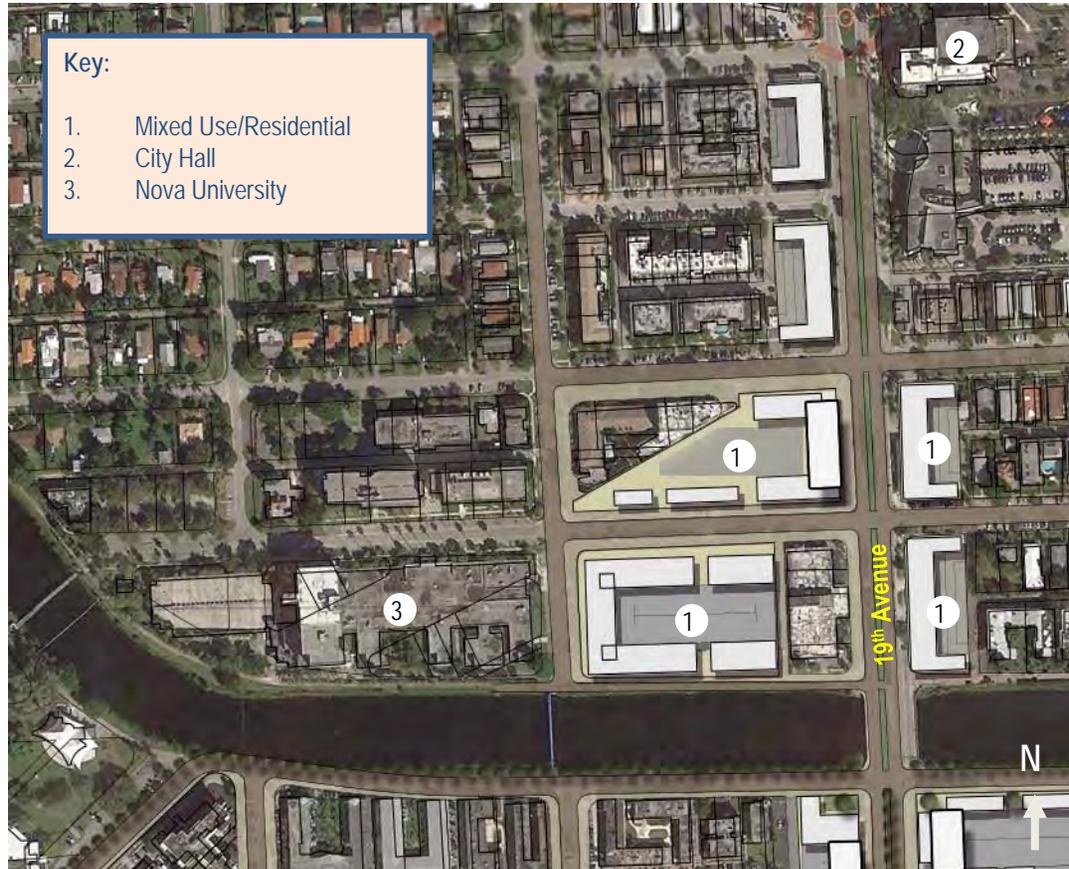
# Study Area 1: Future Downtown/CRA (FCC Area)

Proposed Development Scenario Between NE 15<sup>th</sup> Avenue and NE 19<sup>th</sup> Avenue

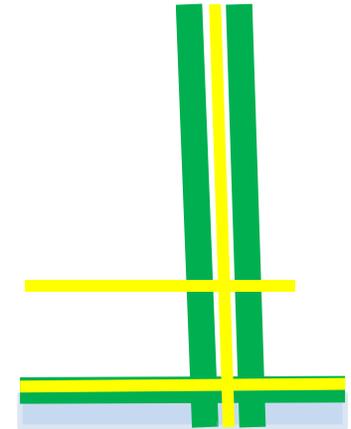


# Study Area 1: Future Downtown/CRA (FCC Area)

Proposed Development Scenario north of canal



- Waterways
- Local Roads
- Greenways

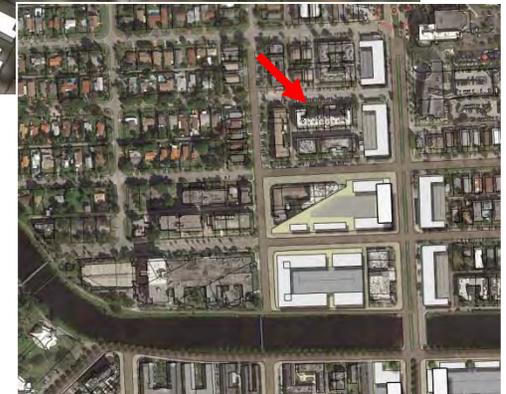
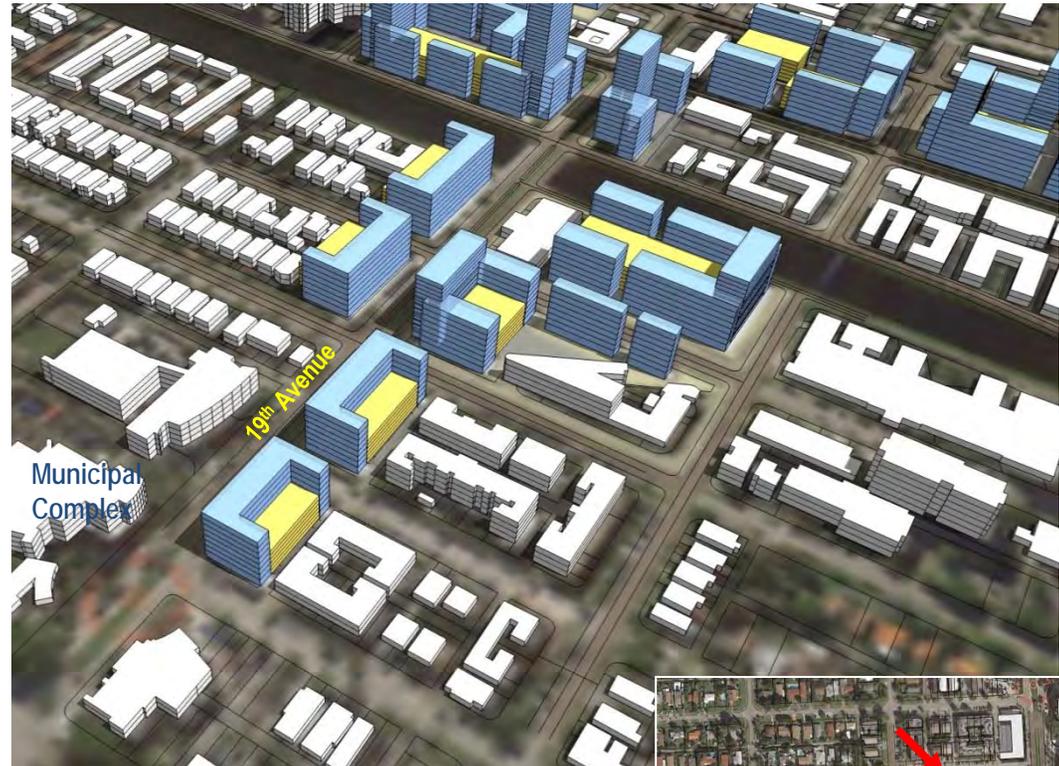


## Recommendations:

- Require streetscape improvements on all sides of development
- Vacate Miami Drive for site maximization and development
- Require greenways connecting to Snake Creek Trail
- Require frontage along all streets
- Require waterfront access and frontage
- Maintain density of 75 units/acre where permitted
- Increase density on RM-23 lots east of NE 19<sup>th</sup> Ave. to 36 units/acre to encourage more student housing near university
- Maintain current maximum allowable heights

# Study Area 1: Future Downtown/CRA (FCC Area)

Proposed Development Scenario north of canal



# Study Area 1: Future Downtown/CRA (FCC Area)

## Land Use and Zoning

FUTURE LAND USE / EXISTING ZONING		
Category	Height (ft)	Density du/ac
South of Canal:		
MUTC / FCC	150 (15 floors) / Min. 2 and Max. 15 floors	75 / Min. 10 and Max. 75
library: Public/Quasi Public / CF	35 (3 floors) / 35 (3 floors)	N/A / N/A
Mischon Park: REC/Open Space / CF	N/A / 35 (3 floors)	N/A / N/A
North of Canal:		
MUTC / FCC (along 19 <sup>th</sup> Avenue)	150 (15 floors) / Min. 2 and Max. 15 floors	75 / Min. 10 and Max. 75
NOVA: Public/Quasi Public / CF	35 (3 floors) / 35 (3 floors)	N/A / N/A
RES HIGH / RM-23 (properties west and east of 19 <sup>th</sup> Avenue)	N/A / 35 (3 floors)	32 / 23

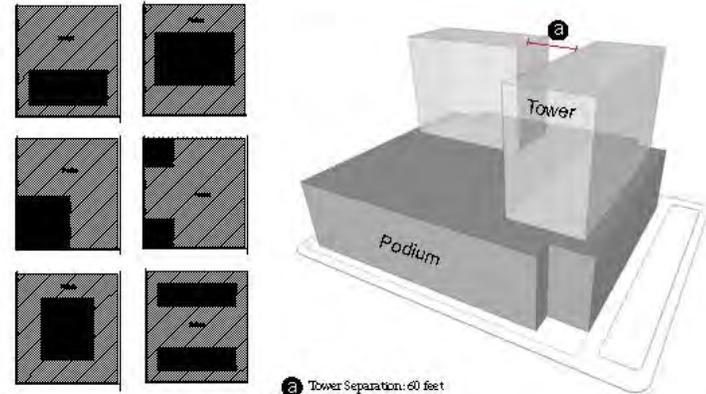
PROPOSED FUTURE LAND USE & ZONING		
Category	Height (ft)	Density du/ac
South of Canal:		
MUTC / FCC (SAME)	Max. 30 floors (Between FEC and 21 <sup>st</sup> Avenue – south of canal) Max. 25 floors (Between 21 <sup>st</sup> Avenue and 19 <sup>th</sup> Avenue – south of canal) Max. 20 floors (Between 19 <sup>th</sup> Avenue and 15 <sup>th</sup> Avenue – south of canal)	N/A (Basket of Rights with a maximum number of units)
Library	UNCHANGED	UNCHANGED
Mischon Park	UNCHANGED	UNCHANGED
North of Canal:		
MUTC / FCC (SAME) (along 19 <sup>th</sup> Avenue)	UNCHANGED	UNCHANGED
NOVA: MUTC: FCC	Height Transition of 3 floors along single family residential to 6 floors in the middle and 8 floors along canal	N/A (Basket of Rights with a maximum number of units)
MUTC / FCC (SAME) (properties west and east of 19 <sup>th</sup> Avenue)	Height Transition of 3 floors along single family residential to 6 floors in the middle and 15 floors along 19 <sup>th</sup> avenue	N/A (Basket of Rights with a maximum number of units)

# Study Area 1: Future Downtown/CRA (FCC Area)

## Zoning

### Proposed Zoning Regulations:

- Establish Regulating Plans to ensure:
  - Required Height Transition
  - Required Network of Streets
  - Required Public Open Spaces and Greenways
- Establish Development Standards to ensure:
  - Appropriate Building Mass (i.e. Maximum building length, tower footprint size)
  - Required Street Frontages
  - Required streetscape improvements
  - Required Waterfront Access and Frontages



#### 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 dependent 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.

#### ILLUSTRATIVE EXAMPLES



# Study Area 1: Future Downtown/CRA (FCC Area)

## Current and Proposed Entitlements

### Current Entitlements:

- 73.3 million sf of non-residential
- 9,633 units

### Proposed Entitlements :

- 6 million sf of non-residential
- 9,633 units

*“The Downtown currently has an ample quantity of residential entitlements. What hinders redevelopment is that density is capped at 75 units/acre. Given the size of the parcels and location of utilities the density limits what can be done on the site and discourages parcel assemblage.”*

*Type of Development: Mixed-use*

# Study Area 1: Future Downtown/CRA (FCC Area)

## Potential Public Benefits Based on Proposed Entitlements

### Infrastructure and Schools

- Impact fees (i.e. roadways, water, sewer, solid waste and schools) will be paid for by the developer for improvements needed as a result of new development.
- Zoning regulations will require the improvements to existing streets abutting the proposed development including the undergrounding of utilities, where feasible, pedestrian scaled lighting, continuous landscaping and sidewalks.
- Zoning regulations will require active uses along all street frontages.
- Zoning regulations should allow for maximum site flexibility including the abandonment of alleyways to encourage parcel assemblage.

Note: The CRA offers a 50% tax increment rebate for redevelopment that provides public infrastructure improvements. This incentive along with the proposed zoning amendments will make redevelopment more feasible in the Downtown.

# Study Area 1: Future Downtown/CRA (FCC Area)

## Potential Public Benefits Based on Proposed Entitlements

Public Services	Required park area based on proposed entitlements	Potential City Impact Fees for development of new parks	Potential Land Dedication for public open space in lieu-of fee
Parks (Required)	No Change (Current entitlements require 39.5 acres)	\$6.6 million	1.2 acres

Note: Within the Downtown, there is very little room for additional public open space, however, there is an opportunity for an additional 1.2 acres of public open space (as shown in the proposed development scenarios). Additionally, there is a great need for funds to improve the existing parks and greenway along the Snake Creek Canal. Consider establishing a “Public Open Space Assessment” (a per unit fee for new residential development) to be set aside for the Downtown Public Open Space Fund. The fund is proposed to be set aside from any other city funds and shall be used by the city for improvement to and maintenance of the Snake Creek Canal Greenway and existing parks within the Downtown (in addition to required park impact fees and/or improvements as a result of proposed development). As an incentive, the CRA may offer an additional 25% tax increment rebate.

Public Services	Potential City Impact Fees for development of new police substations and/or increased police staff
Police (Required)	\$2.1 million

# Study Area 1: Future Downtown/CRA (FCC Area)

## Potential Public Benefits Based on Proposed Entitlements

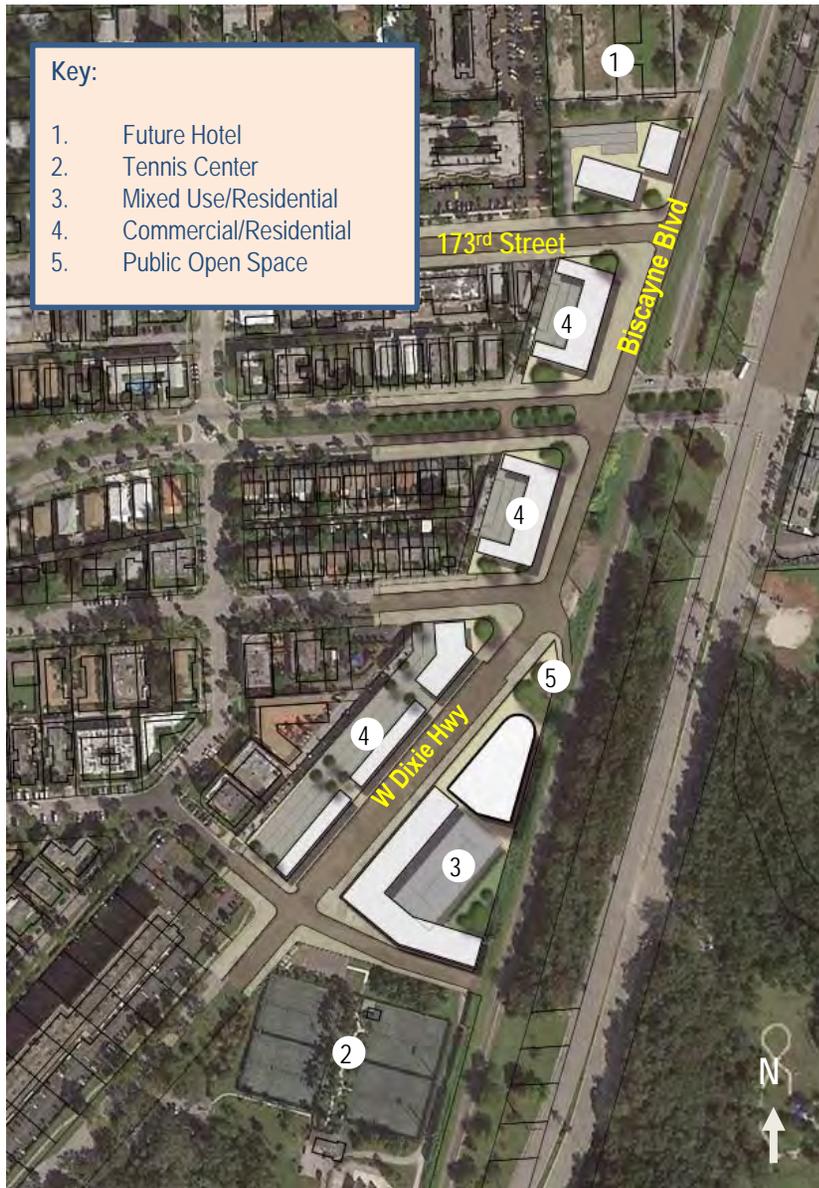
<b>Fiscal Impact Analysis</b>	<b>Assessed Property Value</b>	<b>Annual City Tax Revenue</b>
Current Assessed Property Value	\$75 million	\$454,985
Future Assessed Property Value (After C.O.) (1)	\$813 million	\$5.4 million

**Notes:**

1. Future property values estimated based on land and construction costs only. (Area has the potential to be a mix of rental and condo sales.)

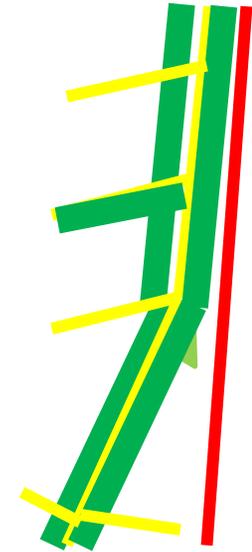
# Study Area 2: Neighborhood Center (W. Dixie Highway)

## Proposed Development Scenario



- Key:**
- 1. Future Hotel
  - 2. Tennis Center
  - 3. Mixed Use/Residential
  - 4. Commercial/Residential
  - 5. Public Open Space

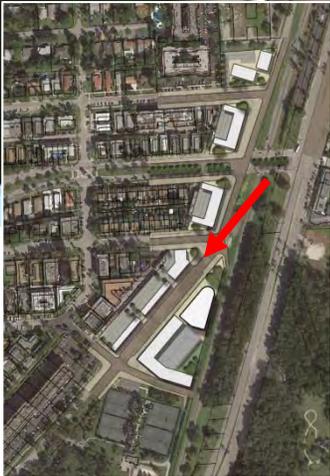
- Arterials
- Local Roads
- Greenways
- Open Space



- Observations:**
- Multi-family residential (i.e. townhouses) or stand alone commercial may be more appropriate on west side of road
  - Multi-family or mixed-use is more appropriate on east side of road
- Recommendations:**
- Require streetscape improvements along W. Dixie Hwy. (including on-street parking, lighting, and landscaping)
  - Require frontage along all streets
  - Prohibit on-site parking along the front
  - Cap maximum allowable height (up to 4 floors total) on west side in order to maintain a proper transition of height and protect the lower density multi-family residential on the west
  - Maintain maximum allowable height (up to 15 floors total) on east side only, to take advantage of views and to establish a focal point at end of street
  - Maintain maximum permitted height (up to 10 floors total) on hotel site
  - Unlimit density in neighborhood center for site maximization
  - Allow offsite parking for non-residential uses
  - Require development of a public open space on triangular site

# Study Area 2: Neighborhood Center (W. Dixie Highway)

## Proposed Development Scenario



## Study Area 2: Neighborhood Center (W. Dixie Highway)

### Land Use and Zoning

FUTURE LAND USE / EXISTING ZONING			PROPOSED FUTURE LAND USE & ZONING		
Category	Height (ft)	Density du/ac	Category	Height (ft)	Density du/ac
BU / B1	150 (15 floors) / 30 (2 floors)	NA / 23	Mixed Use-Neighborhood Center	Varies: 4 floors along west side of W. Dixie and 15 floors along east side of W. Dixie	N/A (Basket of Rights with a maximum of 346 units)
Hotel: RES HIGH / RM-23	NA / 35 (3 floors)	32 / 23	Hotel: Mixed Use-Neighborhood Center	Max. 10 floors (As proposed by Development)	N/A (Basket of Rights with a maximum of 346 units)

#### Proposed Zoning Regulations:

- Establish Regulating Plans to ensure:
  - Required Height Transition
  - Required Public Open Space and Greenways
- Establish Development Standards to ensure:
  - Appropriate Building Mass (i.e. Maximum building length, tower footprint size)
  - Required Street Frontages
  - Required streetscape improvements

# Study Area 2: Neighborhood Center (W. Dixie Highway)

## Current and Proposed Entitlements

### Current Entitlements :

- 391,817 sf of non-residential
- 341 units

### Proposed Entitlements:

- 400,000 sf of non-residential
- 500 units

*“Residential and non-residential entitlements within the Neighborhood Center should be increased to encourage development creativity and match the development potential to the market.”*

*Type of Development: Mixed-use*

# Study Area 2: Neighborhood Center (W. Dixie Highway)

## Potential Public Benefits Based on Proposed Entitlements

### Infrastructure and Schools

- Impact fees (i.e. roadways, water, sewer, solid waste and schools) will be paid for by the developer for improvements needed as a result of new development.
- Zoning regulations will require the improvements to existing streets (i.e. West Dixie Hwy.) abutting the proposed development including the undergrounding of utilities, where feasible, pedestrian scaled lighting, continuous landscaping and sidewalks.
- Zoning regulations will require active uses along all street frontages.
- Zoning should allow maximum site utilization including increased height and density on east side of W. Dixie Hwy. to encourage redevelopment.

Note: The CRA offers a 50% tax increment rebate for redevelopment that provides public infrastructure improvements. This incentive along with the proposed zoning amendments will make redevelopment more feasible on W. Dixie Hwy.

# Study Area 2: Neighborhood Center (W. Dixie Highway)

## Potential Public Benefits Based on Proposed Entitlements

Public Services	Required park area based on proposed entitlements	Potential City Impact Fees for development of new parks	Potential Land Dedication for public open space in lieu-of fee
Parks (Required)	2.05 acres	\$345,000	0.14 acres

Note: Only City owned land is the parcel on the east side of Dixie Hwy. (north of Spanish Monastery). This parcel can accommodate up to 0.14 acres of public open space. New zoning regulations can require the development and ongoing maintenance of this space by the developer in exchange for height and density as part of a public-private partnership.

Public Services	Potential City Impact Fees for development of new police substations and/or increased police staff
Police (Required)	\$127,564

# Study Area 2: Neighborhood Center (W. Dixie Highway)

## Potential Public Benefits Based on Proposed Entitlements

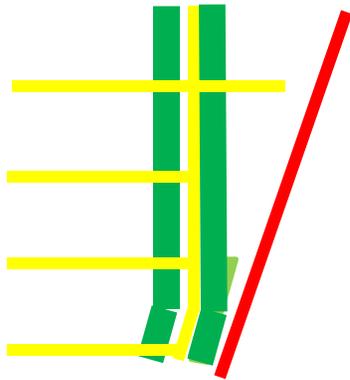
Fiscal Impact Analysis	Assessed Property Value	Annual City Tax Revenue
Current Assessed Property Value	\$10.6 million	\$64,162
Future Assessed Property Value (After C.O.) (1)	\$55.3 million	\$565,000

Notes:

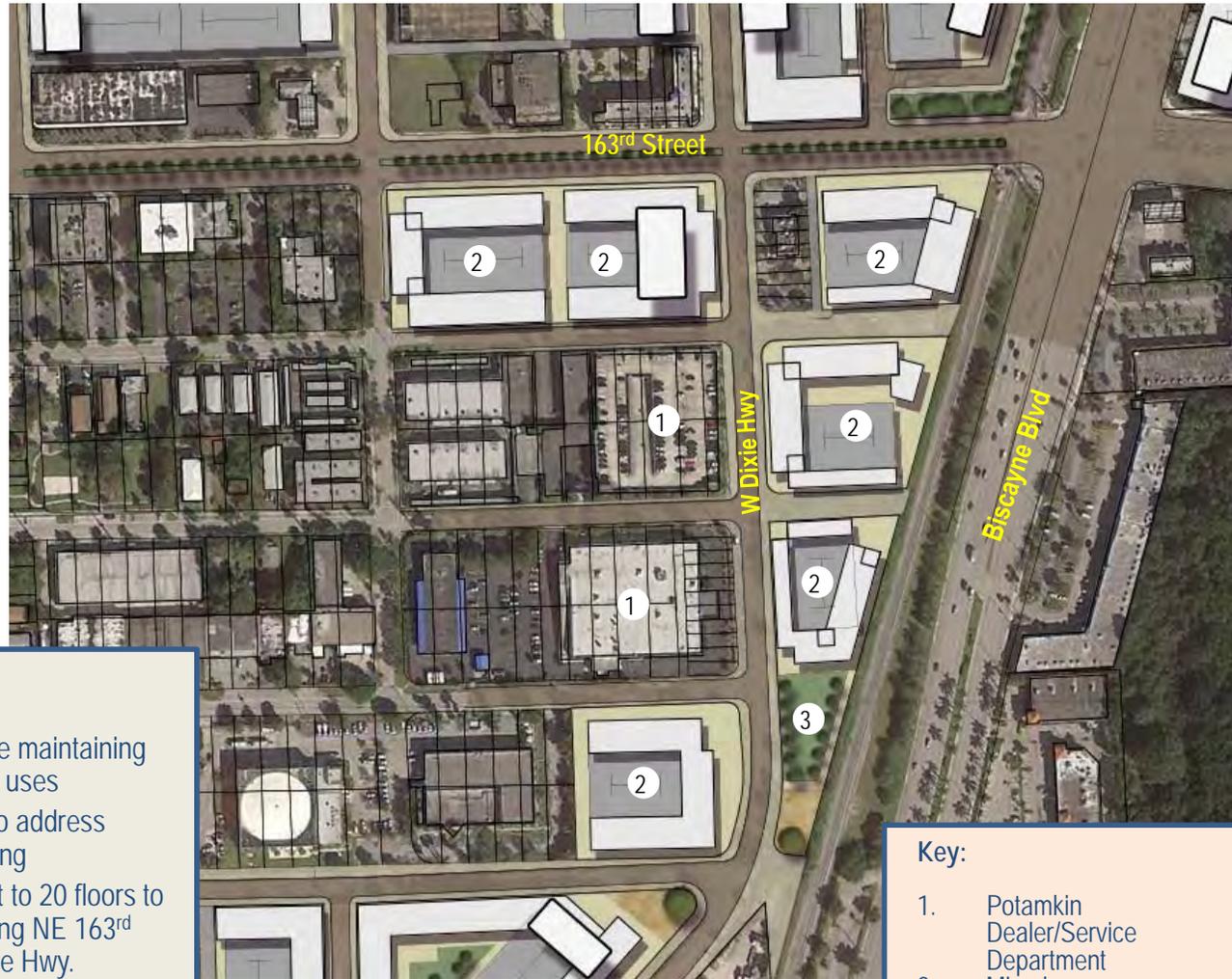
1. Future property values estimated based on land and construction costs only. (Area has the potential to be a mix of rental and condo sales.)

# Study Area 5: Employment Center (South of 163<sup>rd</sup> Street)

## Proposed Development Scenario



- Arterials
- Local Roads
- Greenways
- Open Space



### Recommendations:

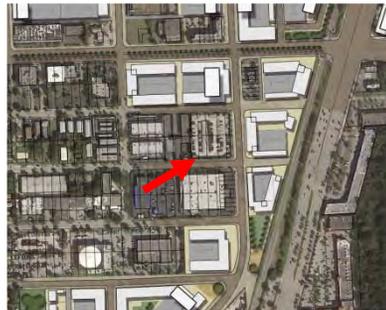
- Allow for mixed uses while maintaining intense commercial/office uses
- Establish design criteria to address incompatibility and buffering
- Increase maximum height to 20 floors to encourage mixed use along NE 163<sup>rd</sup> Street and east of W. Dixie Hwy.

### Key:

1. Potamkin Dealer/Service Department
2. Mixed Use/Residential/Live-work
3. Public Plaza

# Study Area 5: Employment Center (South of 163<sup>rd</sup> Street)

## Proposed Development Scenario



## Study Area 5: Employment Center (South of 163<sup>rd</sup> Street)

### Land Use and Zoning

FUTURE LAND USE / EXISTING ZONING			PROPOSED FUTURE LAND USE & ZONING		
Category	Height (ft)	Density du/ac	Category	Height (ft)	Density du/ac
BU / B2	150 (15 floors) / 150 (15 floors)	NA / 23	Mixed Use-Employment Center	Max. 20 floors	N/A (Basket of Rights with a maximum number of units)
BU / B3	150 (15 floors) / 150 (15 floors)	NA / 23			
BU / B4	150 (15 floors) / 45 (4 floors)	NA / 23			

### Proposed Zoning Regulations:

- Establish Regulating Plans to ensure:
  - Required Height Transition
  - Required Public Open Space and Greenways
- Establish Development Standards to ensure:
  - Appropriate Building Mass (i.e. Maximum building length, tower footprint size)
  - Required Street Frontages
  - Required streetscape improvements

# Study Area 5: Employment Center (South of 163<sup>rd</sup> Street)

## Current and Proposed Entitlements

### Current Entitlements :

- 12.4 million sf of non-residential
- 482 units

### Proposed Entitlements :

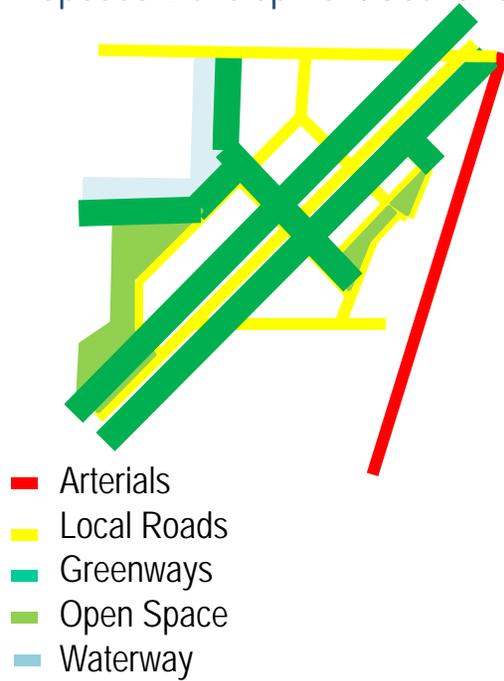
- 4 million sf of non-residential
- 1,300 units

*“This Employment Center has the ability to place larger retail uses that are not compatible with a downtown environment yet are complementary.”*

*Type of Development: either residential or commercial*

# Study Area 6: Employment Center (Former TECO site)

## Proposed Development Scenario



### Recommendations:

- Allow for mixed use on the east side of W. Dixie Hwy.
- Establish proper height transitions and buffers to address incompatibility on west side
- Require public open spaces and accessibility
- Require improvements to existing park
- Require new streets and frontages on all streets
- Increase density to 100 units/acre

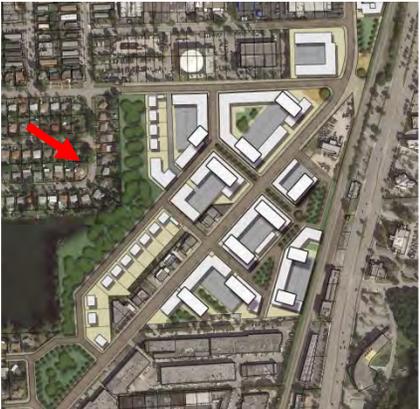


### Key:

1. Alternate FEC Station Location
2. Mixed Use/Residential
3. Multi-Family Residential
4. Public Park

# Study Area 6: Employment Center (Former TECO site)

Proposed Development Scenario



## Study Area 6: Employment Center (Former TECO site)

### Land Use and Zoning

FUTURE LAND USE / EXISTING ZONING		
Category	Height (ft)	Density du/ac
MU 12-40 / CF	160 (12 floors) / 35 (3 floors)	40 / NA
BU / B2	150 (15 floors) / 150 (15 floors)	NA / 23
BU / B3	150 (15 floors) / 150 (15 floors)	NA / 23
Industrial / B4	45 (4 floors) / 45 (4 floors)	NA / 23
Public-Quasi Public/ CF	35 (3 floors) / 35 (3 floors)	NA / NA

PROPOSED FUTURE LAND USE & ZONING		
Category	Height (ft)	Density du/ac
Mixed Use-Employment Center	Transition from 4 to 20 floors	N/A (Basket of Rights with a maximum number of units)

#### Proposed Zoning Regulations:

- Establish Regulating Plans to ensure:
  - Required Height Transition
  - Required Public Open Space and Greenways
- Establish Development Standards to ensure:
  - Appropriate Building Mass (i.e. Maximum building length, tower footprint size)
  - Required Street Frontages
  - Required streetscape improvements

# Study Area 6: Employment Center (Former TECO site)

## Current and Proposed Entitlements

### Current Entitlements :

- 5 million sf of non-residential
- 851 units

### Proposed Entitlements :

- 2.5 million sf of non-residential
- 2,300 units

*"This Employment Center has the ability to provide a mix of uses including higher density residential."*

*Type of Development: Mixed-use*

# Study Areas 5 and 6: Employment Centers

## Potential Public Benefits Based on Proposed Entitlements

### Infrastructure and Schools

- Impact fees (i.e. roadways, water, sewer, solid waste and schools) will be paid for by the developer for improvements needed as a result of new development.
- Zoning regulations will require the improvements to existing streets abutting the proposed development including the undergrounding of utilities, where feasible, pedestrian scaled lighting, continuous landscaping and sidewalks.
- Zoning regulations will require active uses along all street frontages.
- Zoning should allow maximum site utilization including increased height and density to encourage redevelopment.

Note: The CRA offers a 50% tax increment rebate for redevelopment that provides public infrastructure improvements. This incentive along with the proposed zoning amendments will make redevelopment more feasible in the Employment Centers.

# Study Areas 5 and 6: Employment Centers

## Potential Public Benefits Based on Proposed Entitlements

Public Services	Required park area based on proposed entitlements	Potential City Impact Fees for development of new parks	Potential Land Dedication for public open space in lieu-of fee
Parks (Required)	18.5 acres	\$1.8 million	3.6 acres

Note: This district has a few publicly-owned parcels that are currently utilized for utility services. There is limited opportunity for new public open space, however, there is still the opportunity to build up to 3.6 acres in certain locations (as shown on proposed development scenarios). New zoning regulations can require the development and ongoing maintenance of new public open space, where feasible, in exchange for increased height and density as of right.

Public Services	Potential City Impact Fees for development of new police substations and/or increased police staff
Police (Required)	\$1.1 million

# Study Areas 5 and 6: Employment Centers

## Potential Public Benefits Based on Proposed Entitlements

<b>Fiscal Impact Analysis</b>	<b>Assessed Property Value</b>	<b>Annual City Tax Revenue</b>
Current Assessed Property Value	\$38.6 million	\$234,055
Future Assessed Property Value (After C.O.) (1)	\$431 million	\$2.8 million

**Notes:**

1. Future property values estimated based on land and construction costs only. (Area has the potential to be a mix of rental and condo sales.)

# Study Areas 1, 2, 5 and 6

## Market Potential compared to Current and Proposed Entitlements

Retail Market Potential (2014-2019)	Office Market Potential (2014-2019)	TOTAL Non-Residential Market Potential (2014-2019)	Current Residential Demand (2014-2019)	Minimum Residential Market Potential (2014-2019)
1,461,000 sf	855,925 sf	2,316,925 sf	1,395 sf	7,702 units

### Current Entitlements:

- 91.2 million sf of non-residential
- 11, 307 units

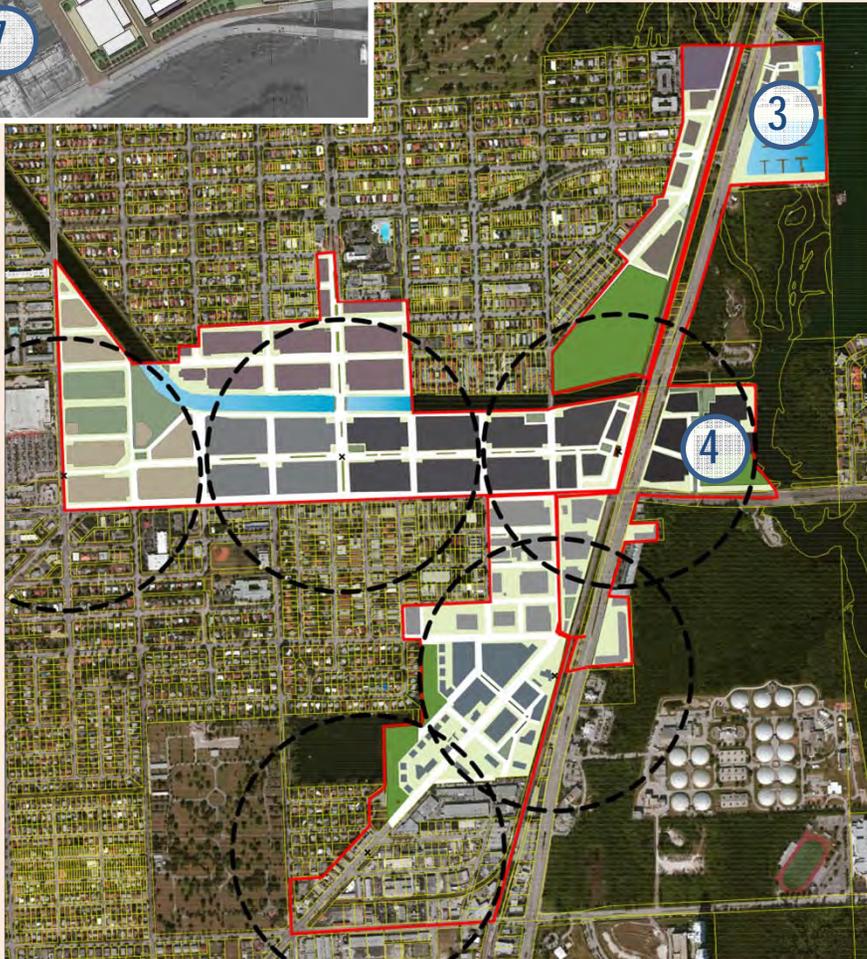
### Proposed Entitlements:

- 12.9 million sf of non-residential
- 13,733 units

*“The Downtown, West Dixie Hwy. Corridor and Employment Centers demonstrate significant market potential for residential and commercial investment and redevelopment. Public benefits and public realm improvements, efficient regulations, and developer execution will support realization of this potential.”*

*Type of Development: Mixed-Use*

# DISCUSSION

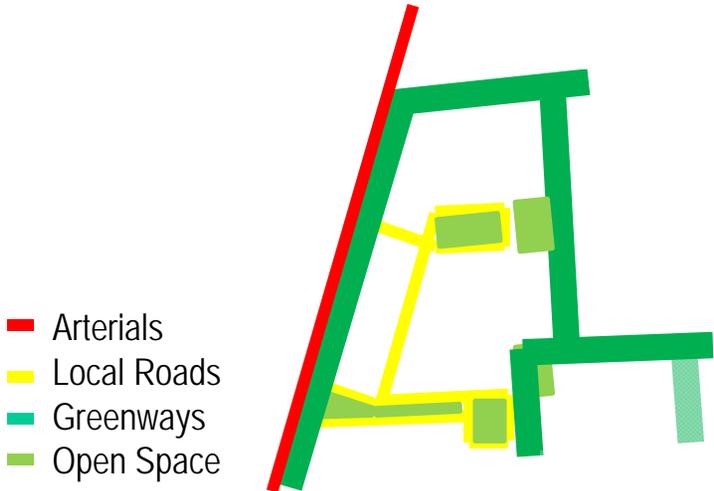


## PART 2

### Study Areas 3, 4 and 7:

- Mixed Use – Waterfront District North (3)
- Mixed Use – Waterfront District South (4)
- Mixed Use – Waterfront District East (7)

# Study Area 3: Waterfront District North (Marina Palms) Proposed Development Scenario



- █ Arterials
- █ Local Roads
- █ Greenways
- █ Open Space

**Observations:**

- Land use density is too low in comparison to cost of construction on waterfront sites
- Maximum allowable height is intended for non-residential
- Site is more appropriate for residential

**Recommendations:**

- Require public access to waterfront
- Require public open spaces and greenways for access and connectivity between open spaces and waterfront
- Require vehicular connectivity between developments
- Require new streets and frontages on all streets
- Increase maximum allowable height to 30 floors (compatible with Marina Palms)
- Increase density to 100 units/acre



# Study Area 3: Waterfront District North (Marina Palms) Proposed Development Scenario



# Study Area 3: Waterfront District North

## Land Use and Zoning

FUTURE LAND USE / EXISTING ZONING		
Category	Height (ft)	Density du/ac
MU / B3	210 (18 floors) / 150 (15 floors)	32 / 23

PROPOSED FUTURE LAND USE & ZONING		
Category	Height (ft)	Density du/ac
Mixed Use- Waterfront District North	Max. 30 floors	N/A (Basket of Rights with a maximum number of units)

### Proposed Zoning Regulations:

- Establish Regulating Plans to ensure:
  - Required Network of Streets
  - Required Public Open Spaces and Greenways
- Establish Development Standards to ensure:
  - Appropriate Building Mass (i.e. Maximum building length, tower footprint size)
  - Required Street Frontages
  - Required Waterfront Access and Frontages

# Study Area 3: Waterfront District North

## Current and Proposed Entitlements

### Current Entitlements :

- 4.1 million sf of non-residential
- 336 units

### Proposed Entitlements :

- 1 million sf of non-residential
- 800 units

*“Residential entitlements within the Waterfront District should be increased to encourage development creativity, flexibility and market responsiveness.”*

*Type of Development: Mixed-Use, Office, Commercial and/or Residential*

# Study Area 3: Waterfront District North

## Potential Public Benefits Based on Proposed Entitlements

### Infrastructure and Schools

- Impact fees (i.e. roadways, water, sewer, solid waste and schools) will be paid for by the developer for improvements needed as a result of new development.
- Zoning regulations will require the construction of new streets to encourage walkability.
- Zoning regulations will require the improvements to existing streets abutting the proposed development including the undergrounding of utilities, where feasible, pedestrian scaled lighting, continuous landscaping and sidewalks.
- Zoning regulations will require active uses along all street frontages.
- Zoning regulations will require improvements to and public access to waterfront.
- Zoning should allow maximum site utilization including increased height and density to encourage redevelopment.

# Study Area 3: Waterfront District North

## Potential Public Benefits Based on Proposed Entitlements

Public Services	Required park area based on proposed entitlements	Potential City Impact Fees for development of new parks	Required Land Dedication for public open space in lieu-of fee
Parks (Required)	3.28 acres	\$864,400	1.4 acres (plus 800 lineal feet of waterfront access)

Note: East of Biscayne Blvd. there are very few parks. There are no public lands in this area. New zoning regulations can require land dedication for public open space to ensure it is provided within the neighborhood. Public waterfront greenways and access can also be required. Additionally, the development and ongoing maintenance of the public open spaces and greenways shall be the responsibility of the developer in exchange for the height and density entitlements as of right.

Public Services	Potential City Impact Fees for development of new police substations and/or increased police staff
Police (Required)	\$280,156

# Study Area 3: Waterfront District North

## Potential Public Benefits Based on Proposed Entitlements

<b>Fiscal Impact Analysis</b>	<b>Assessed Property Value</b>	<b>Annual City Tax Revenue</b>
Current Assessed Property Value	\$12.8 million	\$77,606
Future Assessed Property Value (After C.O.) (1)	\$103 million	\$680,000
Potential Assessed Property Value (For Sale) (2)	\$260 million	\$1.7 million

**Notes:**

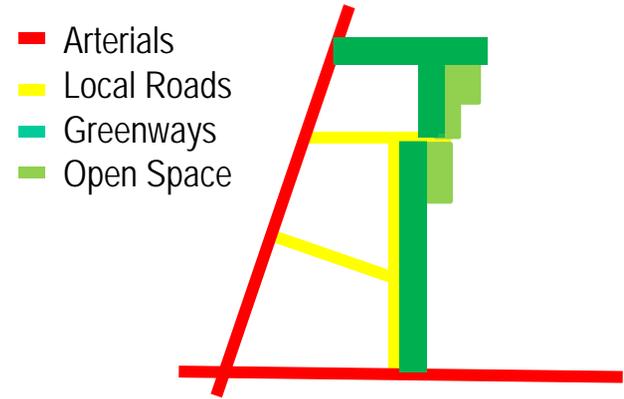
1. Future property values estimated based on land and construction costs only.
2. Potential property values estimated based on assuming condo sales at an average of \$400,000 per unit.

# Study Area 4: Waterfront District South (Blue Palms)

## Proposed Development Scenario



- Key:**
- 1. Future Development (Blue Palms)
  - 2. Existing sub-station
  - 3. Existing preserve
  - 4. Proposed Mixed Use
  - 5. Proposed waterfront plaza and greenway
  - 6. Proposed green



**Observations:**

- Land use density is too low in comparison to cost of construction on waterfront sites
- Maximum allowable height is intended for non-residential
- Site is more appropriate for residential

**Recommendations:**

- Require public access to waterfront
- Require public open spaces and greenways for access and connectivity to open spaces and waterfront
- Require vehicular connectivity between developments
- Require new streets and frontages on all streets
- Increase maximum allowable height to 30 floors (compatible with Blue Palms)
- Increase density to 100 units/acre

# Study Area 4: Waterfront District South (Blue Palms)

## Proposed Development Scenario



# Study Area 4: Waterfront District South

## Land Use and Zoning

FUTURE LAND USE / EXISTING ZONING			PROPOSED FUTURE LAND USE & ZONING		
Category	Height (ft)	Density du/ac	Category	Height (ft)	Density du/ac
North: MU 18-75 / PUD	210 (18 floors) / 18 or 24 floors)	75 / NA	Mixed Use- Waterfront District South	Max. 30 floors	N/A (Basket of Rights with a maximum number of units)
South: BU / B2	150 (15 floors) / 150 (15 floors)	NA / 23	Mixed Use- Waterfront District South	Max. 30 floors	N/A (Basket of Rights with a maximum number of units)

### Proposed Zoning Regulations:

- Establish Regulating Plans to ensure:
  - Required Network of Streets
  - Required Public Open Space and Greenways
- Establish Development Standards to ensure:
  - Appropriate Building Mass (i.e. Maximum building length, tower footprint size)
  - Required Street Frontages
  - Required Waterfront Access and Frontages

# Study Area 4: Waterfront District South

## Current and Proposed Entitlements

### Current Entitlements:

- 12.3 million sf of non-residential
- 900 units

### Proposed Entitlements :

- 1 million sf of non-residential
- 1,400 units

*“Residential entitlements within the Waterfront District should be increased to encourage development creativity.”*

*Type of Development: Mixed-Use, Office, Commercial and/or Residential*

# Study Area 4: Waterfront District South

## Potential Public Benefits Based on Proposed Entitlements

### Infrastructure and Schools

- Impact fees (i.e. roadways, water, sewer, solid waste and schools) will be paid for by the developer for improvements needed as a result of new development.
- Zoning regulations will require the construction of new streets to encourage walkability.
- Zoning regulations will require the improvements to existing streets abutting the proposed development including the undergrounding of utilities, where feasible, pedestrian scaled lighting, continuous landscaping and sidewalks.
- Zoning regulations will require active uses along all street frontages.
- Zoning regulations will require improvements to and public access to waterfront.
- Zoning should allow maximum site utilization including increased height and density to encourage redevelopment.

# Study Area 4: Waterfront District South

## Potential Public Benefits Based on Proposed Entitlements

Public Services	Required park area based on proposed entitlements	Potential City Impact Fees for development of new parks	Required Land Dedication for public open space in lieu-of fee
Parks (Required)	5.74 acres	\$966,000	1.5 acres (plus 1000 lineal feet of waterfront access)

Note: East of Biscayne Blvd. there are very few parks. There are no public lands in this area. New zoning regulations can require land dedication for public open space to ensure it is provided within the neighborhood. Public waterfront greenways and access can also be required. Additionally, the development and ongoing maintenance of the public open spaces and greenways shall be the responsibility of the developer in exchange for the height and density entitlements as of right.

Public Services	Potential City Impact Fees for development of new police substations and/or increased police staff
Police (Required)	\$331,828

# Study Area 4: Waterfront District South

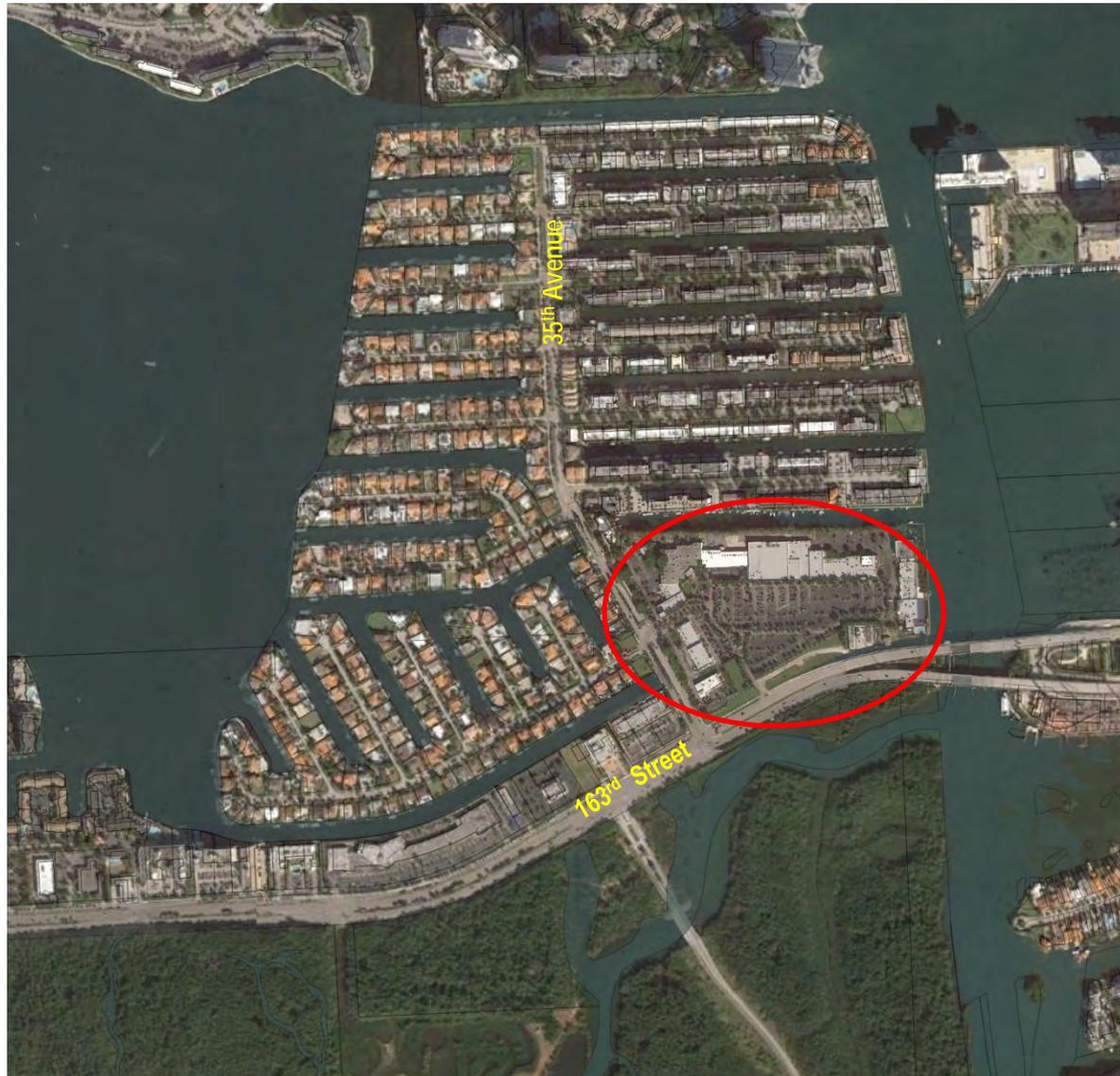
## Potential Public Benefits Based on Proposed Entitlements

<b>Fiscal Impact Analysis</b>	<b>Assessed Property Value</b>	<b>Annual City Tax Revenue</b>
Current Assessed Property Value	\$19 million	\$116,425
Future Assessed Property Value (After C.O.) (1)	\$187 million	\$1.2 million
Potential Assessed Property Value (For Sale) (2)	\$467 million	\$2.8 million

**Notes:**

1. Future property values estimated based on land and construction costs only.
2. Potential property values estimated based on assuming condo sales at an average of \$400,000 per unit.

# Study Area 7: Waterfront District East Intracoastal Mall (Eastern Shores)



# Study Area 7: Intracoastal Mall (Eastern Shores)

Existing Conditions: Height Transition



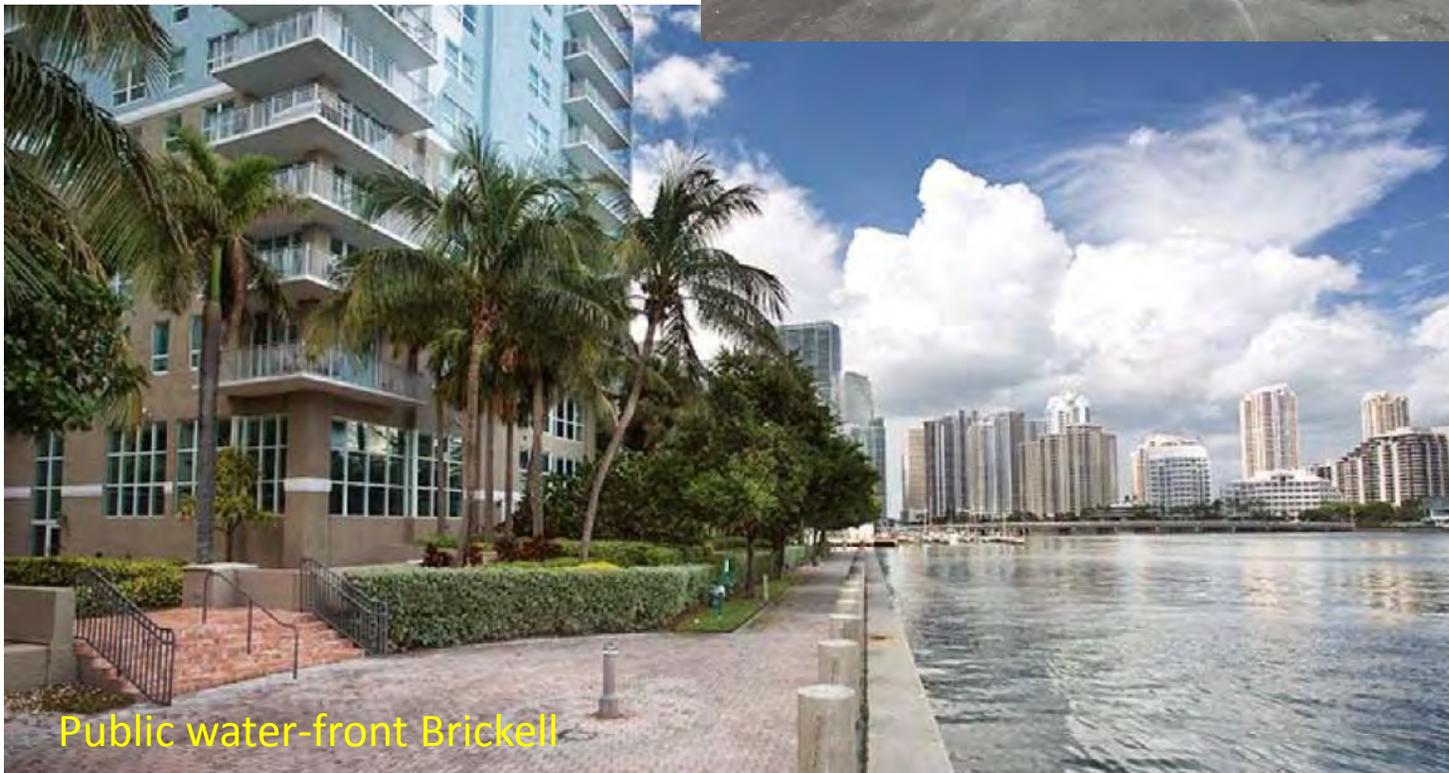
# Study Area 7: Intracoastal Mall (Eastern Shores)

Existing Conditions: Waterfront



## Study Area 7: Intracoastal Mall (Eastern Shores)

Existing Conditions: Waterfront



# Study Area 7: Intracoastal Mall (Eastern Shores)

## Existing Conditions: Street Frontages



## Study Area 7: Intracoastal Mall (Eastern Shores)

Existing Conditions: Street Frontages



## Study Area 7: Intracoastal Mall (Eastern Shores) Proposed Development Scenario under Current Regulations

### Current Regulations:

- Only 80 feet minimum setback required on all sides when building to max 15 stories
- Minimum required pervious area is 20% of lot area (area outside of setbacks is less than 20%)
- No requirements for public open space
- No requirements for public waterfront access
- No requirements for streets
- No regulations for building length and massing



# Study Area 7: Intracoastal Mall (Eastern Shores) Proposed Development Scenario under Current Regulations



## Study Area 7: Intracoastal Mall (Eastern Shores) Proposed Development Scenario

### Recommendations:

- Require development pattern to be a system of streets and blocks
- Establish proper height transitions and buffers to protect adjacent single family
- Require public open spaces
- Require accessibility to waterfront edges
- Require streetscape improvements on all sides of development
- Require frontage on all waterfront edges and all streets
- Increase maximum permitted density to 100 units/acre



### Community Concerns:

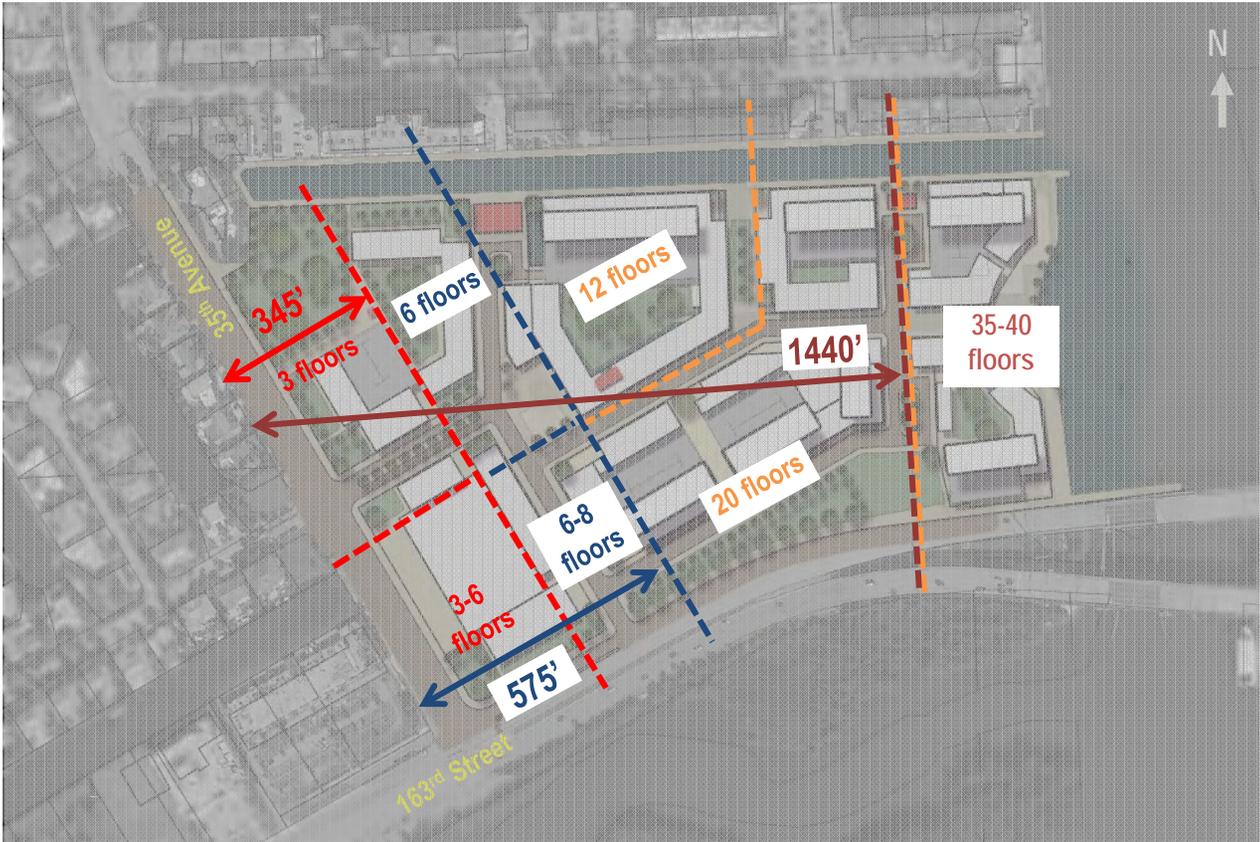
- Traffic Impact
- Improve public services (i.e. rescue and police stations)
- Improve existing infrastructure (storm water, sewer and utilities)

### Key:

1. Public park
2. Mixed Use/Residential
3. Grocery/Mixed Use
4. Waterfront Marina
5. Plaza

# Study Area 7: Intracoastal Mall (Eastern Shores)

## Proposed Height Transitions



# Study Area 7: Intracoastal Mall (Eastern Shores)

## Proposed Development Scenario



# Study Area 7: Intracoastal Mall (Eastern Shores) Height Comparisons

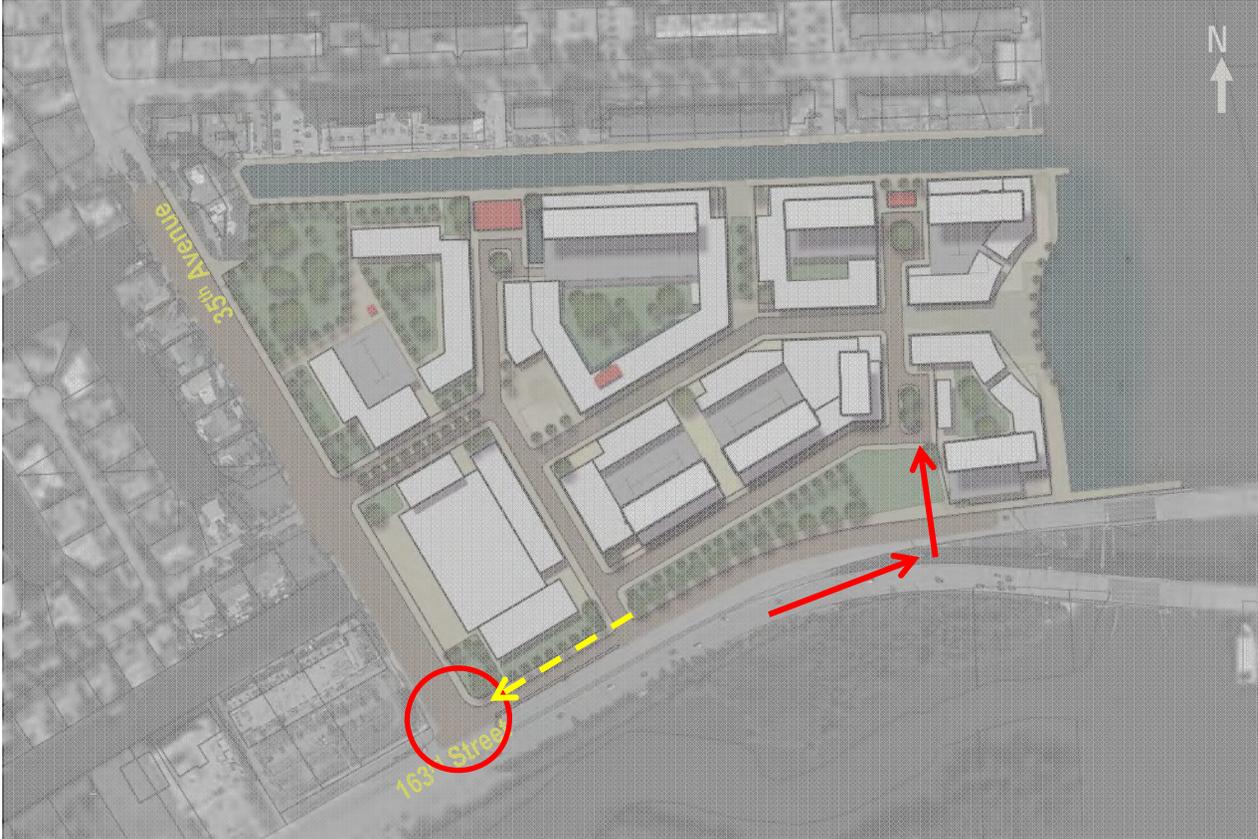


# Study Area 7: Intracoastal Mall (Eastern Shores) Traffic Circulation Analysis

**INSTITUTE OF  
TRANSPORTATION  
ENGINEERS  
COMMON TRIP GENERATION  
RATES  
(PM Peak Hour)**

- Multi-Family:  
0.62 trips per unit
- General Office:  
1.49 trips per 1000 sf
- Medical-Dental Office:  
3.57 trips per 1000 sf
- Shopping Center:  
3.71 trips per 1000 sf

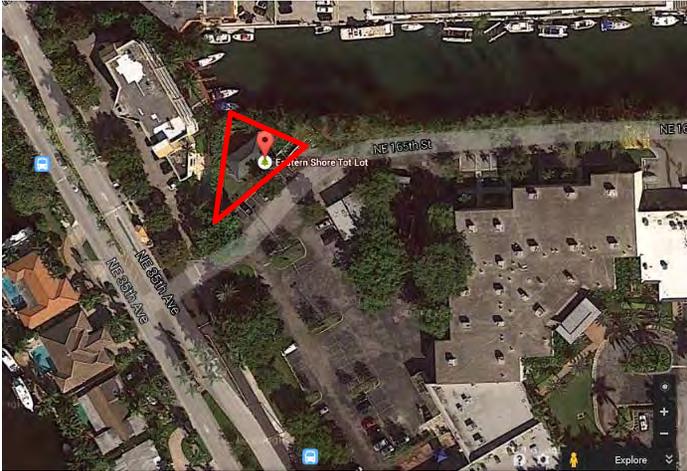
**Note:**  
High intense non-residential uses (i.e. medical offices) generate more vehicular traffic throughout the day than mixed-use developments with a combination of residential and non-residential uses.



**Recommendations:**

- New Entry Road off 163<sup>rd</sup> Street (under bridge) →
- New Parallel Road on south side of shopping plaza (along 163<sup>rd</sup> street) - - →
- Additional Traffic Signal ○

## Study Area 7: Intracoastal Mall (Eastern Shores) Proposed Public Open Space



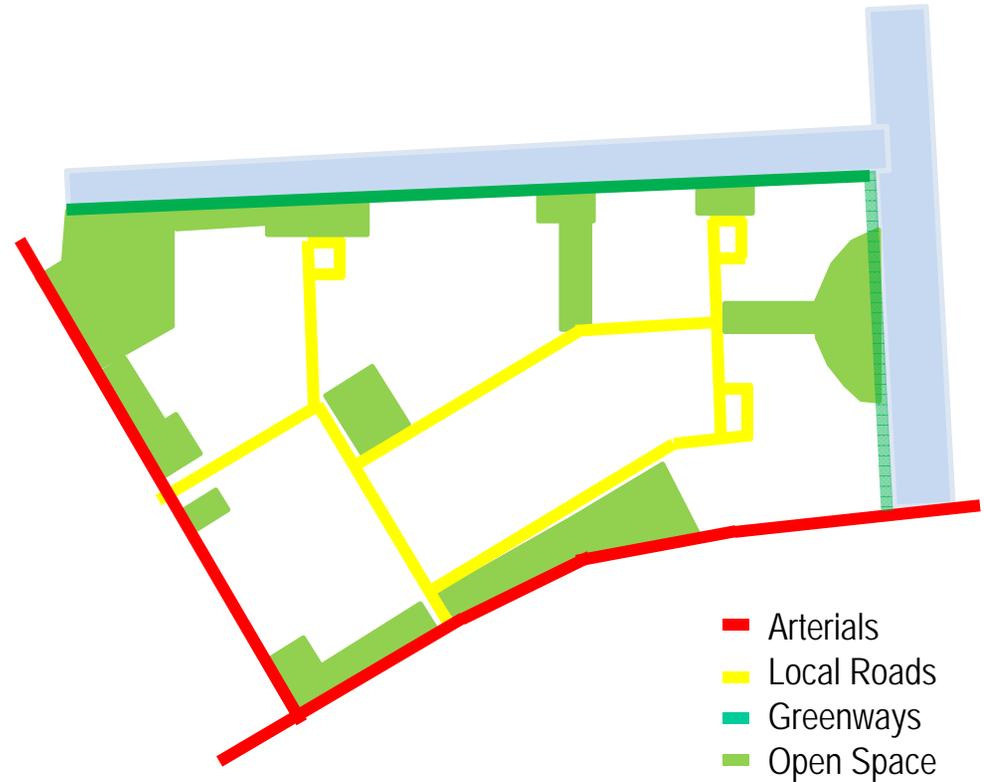
Existing Tot Lot Area:  
5800 sf

Proposed Neighborhood Park Area:  
65,000 sf

Proposed Waterfront Public Open Space Area:  
137,965 sf

Other Proposed Public Open Space Area (Plazas  
etc.):  
73,965 sf

**Total Proposed Public Open Space Area:  
276,930 sf or 6.3 acres**



- Arterials
- Local Roads
- Greenways
- Open Space



# Study Area 7: Intracoastal Mall (Eastern Shores) Proposed Public Services



**Existing Fire Rescue Site Area:**  
1800 sf

**Proposed Public Services:**

- Redevelop and expand fire rescue facility
- Develop a police sub-station

EDITORIAL

## Bringing Police Stations Back Downtown

**Middletown Model: New police facilities in Hartford, New Britain bode well**

November 01, 2012

Middletown's downtown feels so safe that few students, evening diners or moviegoers give safety much of a thought. One reason for this feeling of security is the presence of the police station on Main Street. The station is tucked into a handsome, historic-looking building with a popular restaurant, the First and Last Tavern.

[f Recommend](#) 0
 [t Tweet](#) 0
 [s Submit](#) 0
 [g+1](#)



# Study Area 7: Intracoastal Mall (Eastern Shores)

## Land Use and Zoning

FUTURE LAND USE / EXISTING ZONING			PROPOSED FUTURE LAND USE & ZONING		
Category	Height (ft)	Density du/ac	Category	Height (ft)	Density du/ac
BU / B2	150 (15 flr)	NA / 23	Mixed Use-Waterfront East	Varies Between 3 floors to 40 floors	N/A (Basket of Rights with a maximum number of units)

### Proposed Zoning Regulations:

- Establish Regulating Plans to ensure:
  - Required Height Transition
  - Required Network of Streets
  - Required Public Open Spaces and Greenways
- Establish Development Standards to ensure:
  - Appropriate Building Mass (i.e. Maximum building length, tower footprint size)
  - Required Street Frontages
  - Required Waterfront Access and Frontages

# Study Area 7: Intracoastal Mall (Eastern Shores)

## Current and Proposed Entitlements

### Current Entitlements:

- 16.3 million sf of non-residential
- 717 units

### Proposed Entitlements:

- 2.5 million sf of non-residential
- 2000 units

*“Residential entitlements within the Waterfront District should be increased to encourage development creativity.”*

*Type of Development: Mixed-Use, Office, Commercial and/or Residential*

# Study Area 7: Intracoastal Mall (Eastern Shores)

## Potential Public Benefits Based on Proposed Entitlements

### Infrastructure and Schools

- Impact fees (i.e. roadways, water, sewer, solid waste and schools) will be paid for by the developer for improvements needed as a result of new development.
- Zoning regulations will require the construction of new streets to encourage walkability.
- Zoning regulations will require the improvements to existing streets abutting the proposed development including the undergrounding of utilities, where feasible, pedestrian scaled lighting, continuous landscaping and sidewalks.
- Zoning regulations will require active uses along all street frontages.
- Zoning regulations will require improvements to and public access to waterfront.
- Zoning should allow maximum site utilization including increased height and density to encourage redevelopment.

Note: Consider establishing a “Public Infrastructure Assessment” (a per unit fee for the mall site) to be set aside for the Eastern Shores Neighborhood Public Infrastructure Fund in exchange for increased height and density. The fund is proposed to be set aside from any other city funds and shall be used by the city for improvement to and maintenance of the existing infrastructure within Eastern Shores residential areas (in addition to required infrastructure improvements as a result of proposed development).

# Study Area 7: Intracoastal Mall (Eastern Shores)

## Potential Public Benefits Based on Proposed Entitlements

Public Services	Required park area based on proposed entitlements	Potential City Impact Fees for development of new parks	Required Land Dedication for public open space in lieu-of fee
Parks (Required)	8.2 acres	\$1.38 million	6.3 acres (plus 2,300 lineal feet of waterfront access)

Note: East of Biscayne Blvd. there are very few parks. There are no public lands in the mall site. New zoning regulations can require land dedication for public open space to ensure it is provided within the neighborhood. Public waterfront greenways and access can also be required. Additionally, the development and ongoing maintenance of the public open spaces and greenways shall be the responsibility of the developer in exchange for the height and density entitlements as of right.

Public Services	Potential City Impact Fees for development of new police substations and/or increased police staff
Police (Required)	\$700,390

# Study Area 7: Intracoastal Mall (Eastern Shores)

## Potential Public Benefits Based on Proposed Entitlements

Fiscal Impact Analysis	Assessed Property Value	Annual City Tax Revenue
Current Assessed Property Value	\$56 million	\$339,528
Future Assessed Property Value (After C.O.) (1)	\$262 million	\$1.7 million
Potential Assessed Property Value (For Sale) (2)	\$651 million	\$4.3 million

Notes:

1. Future property values estimated based on land and construction costs only.
2. Potential property values estimated based on assuming condo sales at an average of \$400,000 per unit.

# Study Areas 3, 4 and 7

## Market Potential compared to Current and Proposed Entitlements

Retail Market Potential (2014-2019)	Office Market Potential (2014-2019)	TOTAL Non-Residential Market Potential (2014-2019)	Current Residential Demand (2014-2019)	Minimum Residential Market Potential (2014-2019)
1,146,000 sf	367,026 sf	1,513,026 sf	1,461 sf	3,034 units

### Current Entitlements:

- 32.7 million sf of non-residential
- 1953 units

### Proposed Entitlements:

- 4.5 million sf of non-residential
- 4200 units

“The Waterfront districts show significant demand for investment in residential and commercial projects, with significant feasibility due to strong demographics, commercial supply and good traffic counts.. The minimum market potential in these areas will drive additional investment interest and significant tax base enhancement.”

*Type of Development: Mixed-Use, Office, Commercial and/or Residential*

# DISCUSSION



## PART 3

### Study Area 8:

- Mixed Use Corridor (Arch Creek)

## Study Area 8: Mixed-Use Corridor (Arch Creek) Proposed Development Scenario

### Recommendations:

- Establish a mixed-use district
- Encourage redevelopment of parking lots in Target site thru Public-Private Partnerships and allocation of density
- Establish a connection to Target site and create a neighborhood center (green)
- Assemble parcels for block developments
- Allow street vacations for better block pattern
- Require street connectivity
- Require streetscape improvements
- Require street frontages
- Require public open spaces and greenways
- Allow mixed use on Target site and from Biscayne Blvd. to NE 20<sup>th</sup> Pl.
- Maintain multi-family residential east of NE 20<sup>th</sup> Pl.
- Utilize the basket of rights system for density
- Maintain height of 15 stories along Biscayne Blvd.
- Increase height in RM-23 zoning district to 8 stories (Behind commercial up to NE 20<sup>th</sup> Pl.)
- Maintain height of 3 stories east of NE 20<sup>th</sup> Pl.

### Community Concerns:

- Improvements to Highland Village area (sewer, stormwater drainage etc.)
- Increased Security and Police
- Contamination Issues
- Adjust lot development standards for flexibility



### Key:

1. Existing Target
2. Mixed Use/Residential
3. Residential
4. Parks/Greens

## Study Area 8: Mixed-Use Corridor (Highland Village)

### Proposed Adjustments to Development Standards

#### Recommendations:

- Allow for 2 story dwelling units on single lots
- Allow for 3 story dwelling units on double lots
- Allow for parking under unit



#### Katrina Cottages:

- Developed in 2005 as a post-disaster relief effort in Gulf Region (i.e. Louisiana and Mississippi)
- Bungalow-style cottages (create a sense of place)
- Range in size from 544 sf to 936 sf and some can be expanded to 1,200 sf
- Hardie plank siding, wood framing, and metal roofing
- Cheaper, more durable, and more attractive alternatives to trailers
- Resist rot and termites
- Withstand winds of up to 140 miles an hour and meet standards of most hurricane codes as well as the International Building Code ↑

# Study Area 8: Arch Creek

## Land Use and Zoning

FUTURE LAND USE / EXISTING ZONING			PROPOSED FUTURE LAND USE & ZONING		
Category	Height (ft)	Density du/ac	Category	Height (ft)	Density du/ac
BU / B2	150 (15 flr) / 150 (15 flr)	NA / 23	Mixed Use-Corridor	Varies Between 15 floors along Biscayne Blvd. to 8 floors in middle to 3 floors on edge	N/A (Basket of Rights with a maximum number of units)
RES HIGH / RM-23	NA / 35 (3 floors)	32 / 23			

**Proposed Zoning Regulations:**

- Establish Regulating Plans to ensure:
  - Required Height Transition
  - Required Network of Streets
  - Required Public Open Spaces and Greenways
- Establish Development Standards to ensure:
  - Appropriate Building Mass (i.e. Maximum building length, tower footprint size)
  - Required Street Frontages

# Study Area 8: Mixed-Use Corridor (Arch Creek)

## Potential Public Benefits Based on Proposed Entitlements

### Infrastructure and Schools

- Impact fees (i.e. roadways, water, sewer, solid waste and schools) will be paid for by the developer for improvements needed as a result of new development.
- Zoning regulations will require the construction of new streets to encourage walkability.
- Zoning regulations will require the improvements to existing streets abutting the proposed development including the undergrounding of utilities, where feasible, pedestrian scaled lighting, continuous landscaping and sidewalks.
- Zoning regulations will require active uses along all street frontages.
- Zoning should allow maximum site utilization including increased height and vacation of right-of-ways (where appropriate) to encourage parcel assemblage and redevelopment.

# Study Area 8: Mixed-Use Corridor (Arch Creek)

## Potential Public Benefits Based on Proposed Entitlements

Public Services	Required park area based on proposed entitlements	Potential Impact Fees for development of new parks	Required Land Dedication for public open space in lieu-of fee
Parks (Required)	No Change (Current entitlements require 3.9 acres)	\$669,300	1.6 acres

Note: East of Biscayne Blvd. there are very few parks. Arch Creek has no publicly owned land. New zoning regulations can require land dedication for public open space to ensure it is provided within the neighborhood. Public waterfront greenways and access can also be required. Additionally, the development and ongoing maintenance of the public open spaces and greenways shall be the responsibility of the developer in exchange for the height and density entitlements as of right.

Public Services	Potential Impact Fees for development of new police substations and/or increased police staff
Police (Required)	\$400,426

# Study Area 8: Mixed-Use Corridor (Arch Creek)

## Potential Public Benefits Based on Proposed Entitlements

<b>Fiscal Impact Analysis</b>	<b>Assessed Property Value</b>	<b>Annual City Tax Revenue</b>
Current Assessed Property Value	\$28 million	\$169,200
Future Assessed Property Value (After C.O.) (1)	\$100 million	\$600,000

**Notes:**

1. Future property values estimated based on land and construction costs only. (Area has the potential to be a mix of rental and condo sales.)

# Study Area 8: Mixed-Use Corridor (Arch Creek)

## Market Potential compared to Current and Projected Entitlements

Retail Market Potential (2014-2019)	Office Market Potential (2014-2019)	TOTAL Non-Residential Market Potential (2014-2019)	Current Residential Demand (2014-2019)	Minimum Residential Market Potential (2014-2019)
1,509,000 sf	615,162 sf	2,124,162 sf	1,239 sf	1,305 units

### Current Entitlements:

- 12.1 million sf of non-residential
- 970 units

### Proposed Entitlements:

- 1.5 million sf of non-residential
- 970 units

“The mixed use corridor has an ample quantity of residential entitlements. The character of this area, combined with Biscayne Boulevard frontage will continue to provide attractive investments. The market potential is strong, and will continue to support supply and demand levels for real estate.”

*Type of Development: Mixed-Use, Office, Commercial and/or Residential*

# DISCUSSION

# Next Steps

# Timeline

## PUBLIC MEETINGS:

- September 15, 2014 – Future Downtown/CRA
- September 22, 2014 – Intracoastal Mall/Eastern Shores
- October 6, 2014 – Highland Village
- October 21, 2014 – Commission Workshop

## APPROVAL PROCESS (TENTATIVE):

- P&Z: Present Comprehensive Plan and Zoning Amendments, January 5, 2015
- CITY COUNCIL FIRST READING: Comprehensive Plan and Zoning Amendments, January 20, 2015
- STATE REVIEW: Comprehensive Plan Amendment, January 21<sup>st</sup> – March 01<sup>st</sup>
- CITY COUNCIL SECOND READING: Comprehensive Plan and Zoning Amendments, March 17, 2015

THANK YOU