

# MSV 2025 Comprehensive Plan Update

Public Informational Workshop

September 25, 2022



# Overview – why are we here?

- Purpose of the meeting
- Panelists
- Questions at the end of the presentation



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Planning, Zoning  
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Experience: 17 years



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Experience: 28 years



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Experience: 37 years



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Manager  
Experience: 21 years

## THE MSV TEAM – COMPREHENSIVE PLAN UPDATE

# TERMINOLOGY

- **Comprehensive Plan** - Long-range policy document that guides physical development of a community, consisting of (1) goals, objectives and policies (GOPs); (2) complementary maps that embody the intent of the GOPs; and (3) data-driven analyses that validate the GOPs. Required by Florida Statutes.
- **Florida Department of Economic Opportunity (FL DEO)** – State agency which reviews local comprehensive plans for compliance with Florida Statutes.
- **Evaluation and Appraisal Review (EAR)** – Statutory process which requires local governments to evaluate and, if necessary, amend their comprehensive plans every 7 years to stay in compliance with Florida Statutes and to reflect local conditions. Plans amended by a local government based on an EAR are sent to FL DEO and other state and regional agencies for review.
- **Amendments** – Modifications made to a comprehensive plan by the local government. In addition to EAR-based amendments (i.e., changes resulting from a periodic EAR process), local governments can also amend the comprehensive plan between EAR cycles in response to specific needs.
- **Intensity** – The permitted extent of development of a lot through a variety of objective metrics. One of the most common measures of intensity is Floor Area Ratio.
- **Floor Area Ratio (FAR)** – A ratio, expressed as a quotient, of the maximum permissible floor area on all floors of a building relative to the total area of the site on which the building is located.
- **Density** – The maximum permissible number of homes that may be developed on a specific amount of land area, usually expressed in terms of dwelling units per acre.



# Density

Density does not have to be overwhelming in scale – it can be achieved through lower-scaled buildings. Building and streetscape design are key.

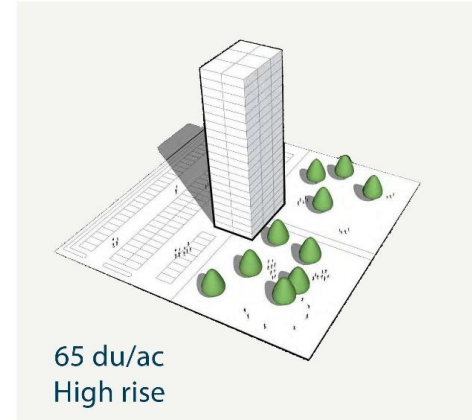


**Avila South**  
5 Stories / Density = 49 du/ac



**Plaza of the Americas:**  
9-10 Stories / Density = 46 du/ac

## Density $\neq$ building height



65 du/ac  
High rise



65 du/ac  
Low rise

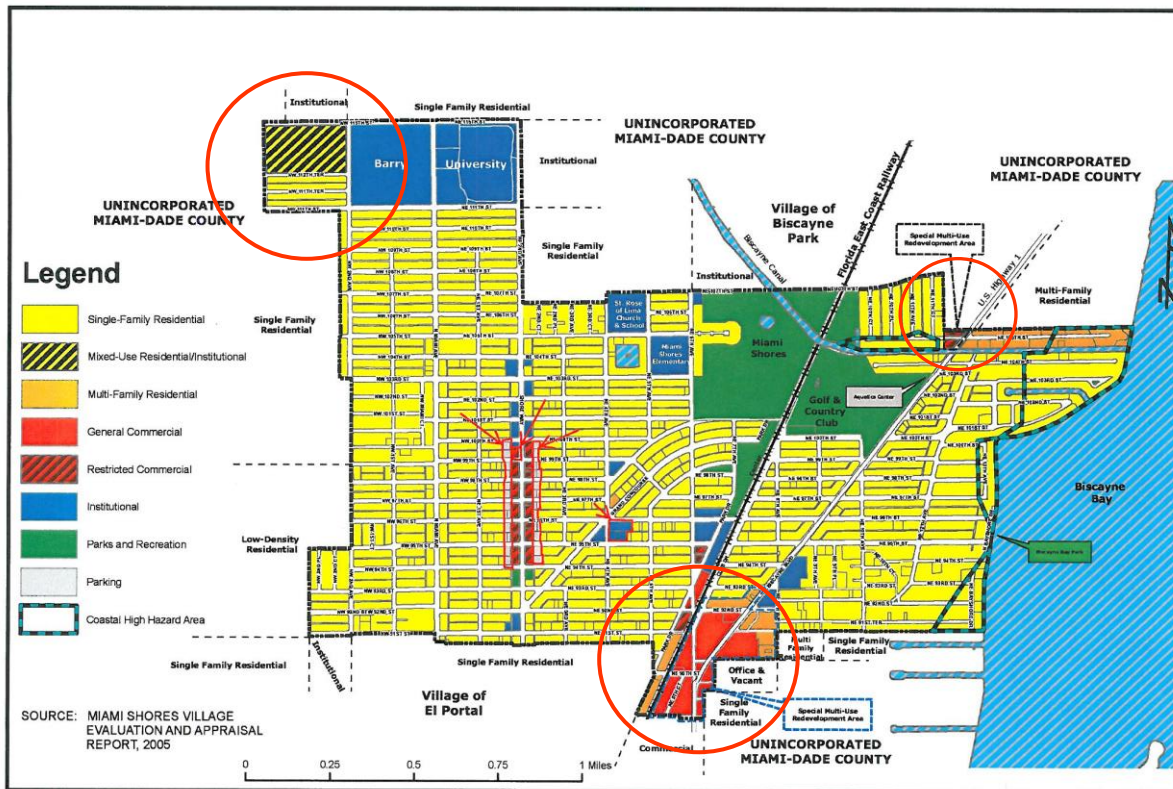
Image Credits: Plusurbia

Density does not have to be overwhelming in scale – it can be achieved through lower-scaled buildings. Building and streetscape design are key.

This term describes the number of residential units allowed relative to the land area of a lot (usually calculated on a gross or net acre basis).

# THE ISSUE, IN A NUTSHELL

2010



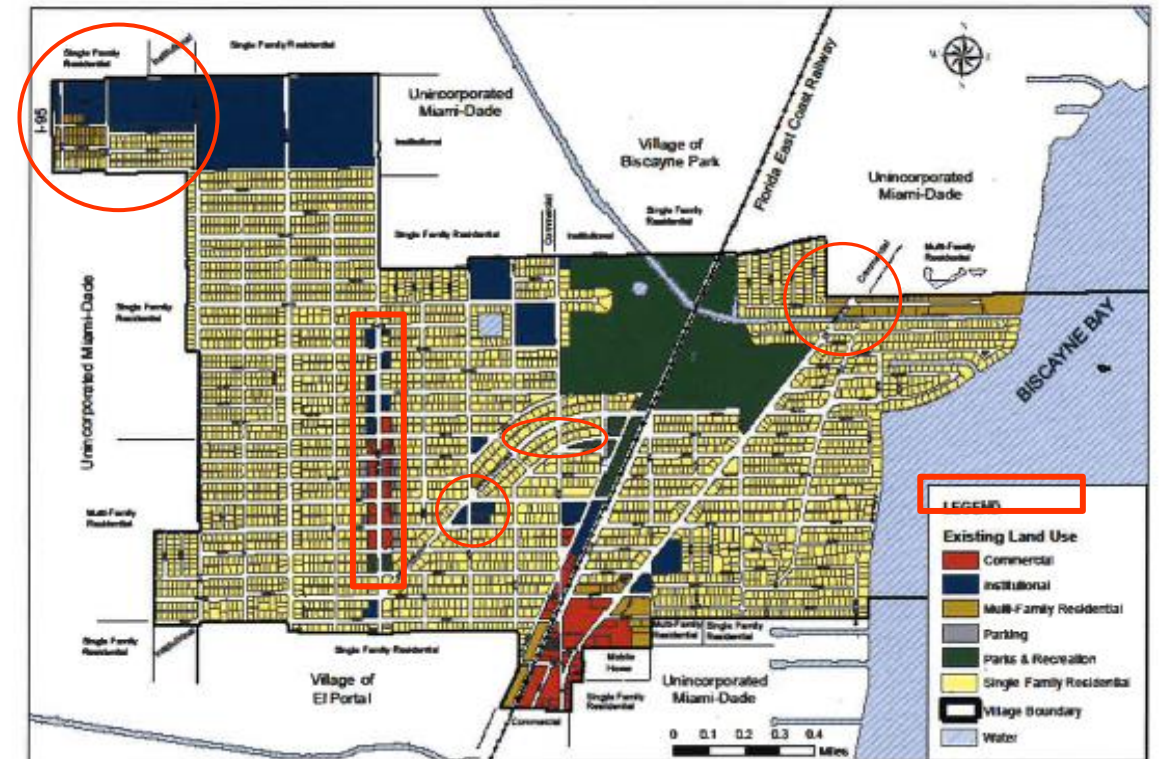
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MIAMI SHORES VILLAGE  
COMPREHENSIVE PLAN

FUTURE LAND USE MAP

FLUM Changes 7/6/10

2018



MIAMI SHORES VILLAGE  
2025 COMPREHENSIVE PLAN  
MAP SERIES

FUTURE LAND USE

FIGURE

1.10

Source: Miami Shores Village Planning  
Department, 2018



# Goals of Comprehensive Plan Update

- Resolve identified anomalies and inconsistencies in the FLUE and FLUM (map and text)
- Clean up outdated references, poor grammar and typos, unclear wording.
- Eliminate/update obsolete planning practices
- Incorporate MSV's current vision and both long-term and implementation of the strategic plan goals
- Set the stage for forthcoming EAR-based amendment process

# How this is accomplished

## Technical Foundation

Data  
Facts  
Professional competence  
First-hand experience  
Knowledge of best practices

## Transparent Process

Openness about issues, solutions, impacts  
Receptiveness  
Plain language  
Engagement  
Meticulous documentation

## Public Input

Multiple methods and opportunities to participate within a short timeframe:  
One-on-one and group conversations  
Online (passive)  
In-person (active)

# Most Recent Happenings

- Planning and Zoning Board – unanimously votes to recommend adoption, with suggested changes ⇒ PZB changes added
- Florida DEO – performs courtesy review and offers narrow changes  
⇒ DEO recommendations added
- Village Council – meets to consider ordinance (1<sup>st</sup> reading)  
⇒ ordinance did not pass by a 2 to 2 vote
- Village Council brought the ordinance to reconsidered on **OCTOBER 18, 2022**







# What is concurrency?

- Ability to provide public facilities for new projects
- Concurrency ensures that new development does not outstrip local government's ability to handle it.
- In Florida, concurrency includes level of service (LOS) standards for sanitary sewer, solid waste, drainage, and potable water but municipalities may opt to include parks, schools and transportation.

# What happens if the local government does not have enough public facilities to serve a project?

- If a project is deemed not concurrent:
  - the applicant may be denied,
  - withdraw the project,
  - scale back the project,
  - agree to implement improvements, or
  - mitigate to make the project concurrent.
- Development approvals must exist in accordance with locally adopted LOS standards by the time the impacts of land development on those facilities occur.



# Preliminary concurrency evaluation for the Comprehensive Plan FLUE and FLUM Amendment

- Assesses potential impacts of hypothetical future development
- Limited to the three geographic areas where proposed Mixed-Use land use designations change density and intensity from existing development
- Other land use designations (e.g., Single Family Residential, etc.) have been corrected to restate densities
- Why preliminary?
  - LOS standards are outdated or are inconsistent with current practice
- These items will be corrected during the EAR process

# Areas of Concurrency Review

- **Transportation:** Major roadways (arterials) provided and maintained by Miami Dade County; minor collectors and local roads provided by Miami Shores.
- **Sanitary Sewer:** Provided and maintained (where it exists) by the Miami-Dade County Water and Sewer Department; lies outside the authority of Miami Shores Village.
- **Potable Water:** Provided and maintained by Miami-Dade County and by North Miami; lies outside the authority of Miami Shores Village.
- **Solid Waste:** Provided by the Miami-Dade County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal.
- **Stormwater:** Provided and maintained by individual developments.
- **Parks:** Provided and maintained by Miami Shores.
- **Schools:** Determine sufficient school capacity.



# Mixed-Use Sub-designation Typologies: Summaries and Images

Caveat:

Renderings not Miami-Shores specific

Visualizations depict development from around South Florida, the rest of Florida and across the nation

Visualizations are provided for scale, not design

# 1. Downtown Mixed Use

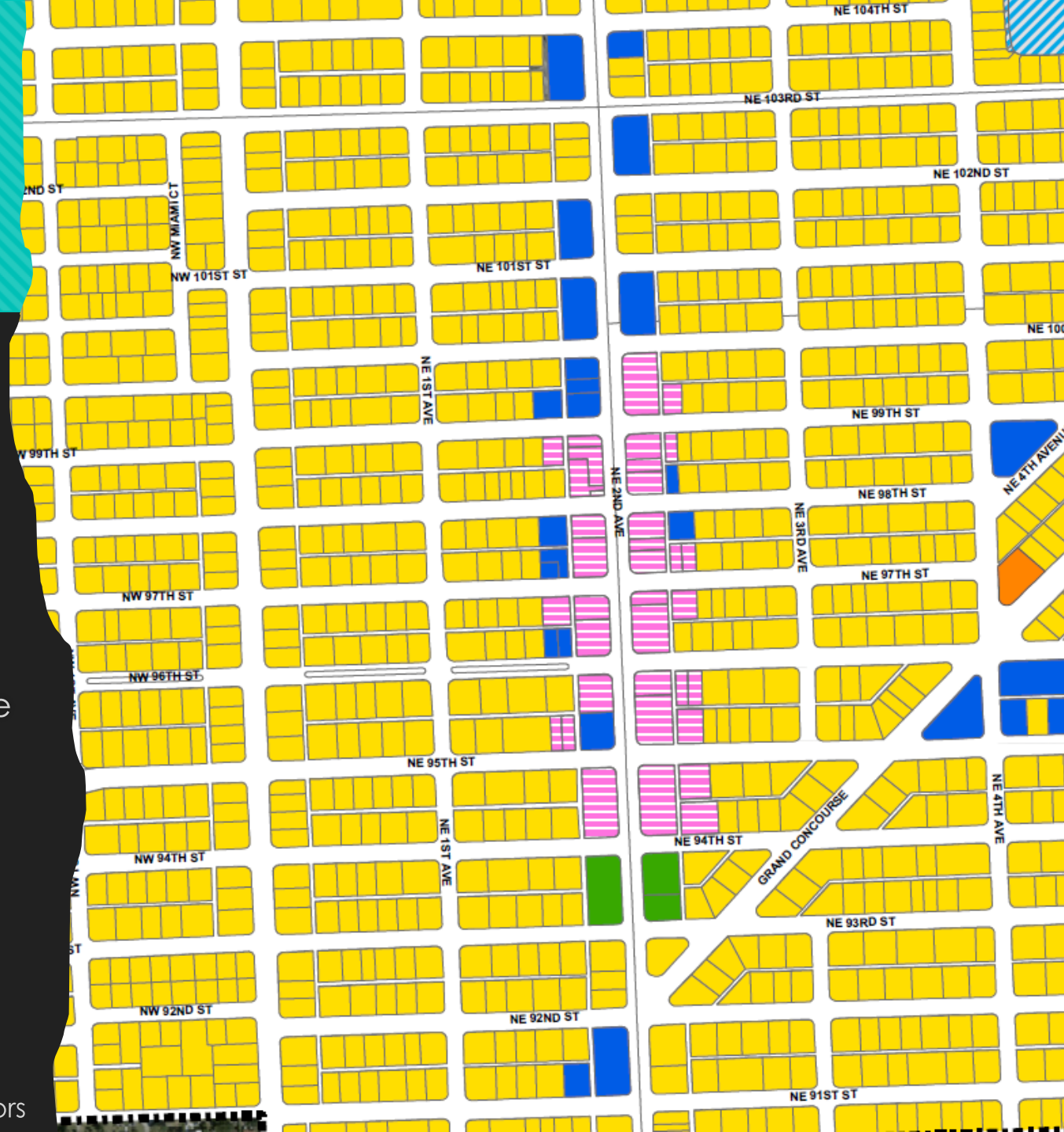
## Current:

- Commercial (approx. 9.4 ac) – FAR 0.66
- Parking (approx. 5.0 ac)

## Proposed:

- Mixed Use Miami Shores Downtown District (MUMSDD)
  - Acreage: approx. 12.64 ac (0.95% of total Village land)
  - Density: 25 base / 35 max (w/bonus)
  - FAR: 1.5 base / 2.5 max (w/bonus)
- Government and Institutions
  - Acreage: approx. 3.1 ac
  - Density: N/A
  - FAR: 2.0

NOTE: 2022 acreages may vary due to correction of 2018 mapping errors







Current character of Downtown





- Nonconforming mixed-use development
- 10 residential dwelling units
- 9 commercial units
- Lot size: 13,000 SF

- Current density: 35 units/acre
- Current building area : 18,000
- Current intensity: 1.4 FAR (all inclusive)
- Building height: 2 stories





## Visualized Scale:

**Urbin Coconut Grove**  
**3162 Commodore Plaza**  
**Proposed mixed-use**  
**development**

**Lot Size: 17,000 sf (approx.)**

- Height: 4 and 5 stories
- 54 residential dwelling units
- Live-work
- Ground-floor retail





Additional examples of visualized scale



# Preliminary Concurrency:

## Mixed Use Miami Shores Downtown District

### Based on +359 Dwelling Units, +474,489 sq. ft.

**Transportation:** +1,865 New Trips

**Sanitary Sewer:** Countywide standard for sewer treatment capacity met. Sanitary sewers are provided and maintained by the Miami Dade County Water and Sewer Department.

**Potable Water:** +87,578 gallons per day

**Solid Waste:** Provided by the Miami-Dade County Solid Waste Management System. Solid Waste Disposal Concurrency Determination indicates Countywide standard is met.

**Stormwater:** Must be met at time of building permit application

**Parks:** Village standard met. +1.34 acres

**Schools:** Provided by Miami-Dade Public Schools.



## 2. Neighborhood Mixed Use

Current: Educational and health care facilities, surface parking , vacant (approx. 30.4 ac) - FAR 0.06

Proposed: Mixed Use Neighborhood (MUN)

- Acreage: approx. 24.3 ac (approx. 2.2% of total Village land)
- Density: 30 base, 35 max (w/bonus)
- FAR: 1.5 base, 2.5 max (w/ bonus)





**Current character (parking)**





Additional examples of visualized scale



# Preliminary Concurrency:

## Mixed Use Neighborhood District

### Based on +850 Dwelling Units, +496,433 sq. ft

**Transportation:** +2,975 New Trips

**Sanitary Sewer:** Countywide standard for sewer treatment capacity met. Sanitary sewers are provided and maintained by the Miami Dade County Water and Sewer Department.

**Potable Water:** + 138,754 gallons per day

**Solid Waste:** Provided by the Miami-Dade County Solid Waste Management System. Solid Waste Disposal Concurrency Determination indicates Countywide standard is met.

**Stormwater:** Must be met at time of building permit application.

**Parks:** Village standard met. +2.125 acres

**Schools:** Provided by Miami-Dade Public Schools.





# Current character

## Biscayne Blvd

### 87<sup>th</sup> & 91<sup>nd</sup> ST









# **Preliminary Concurrency: Mixed Use Corridor District Based on +1,579 Dwelling Units, +1,308,942 sq. ft**

Transportation: + 5,665 New Trips

Sanitary Sewer: Countywide standard for sewer treatment capacity met. Sanitary sewers are provided and maintained by the Miami Dade County Water and Sewer Department.

Potable Water: + 385,328 gallons per day

Solid Waste: Provided by the Miami-Dade County Solid Waste Management System. Solid Waste Disposal Concurrency Determination indicates Countywide standard is met.

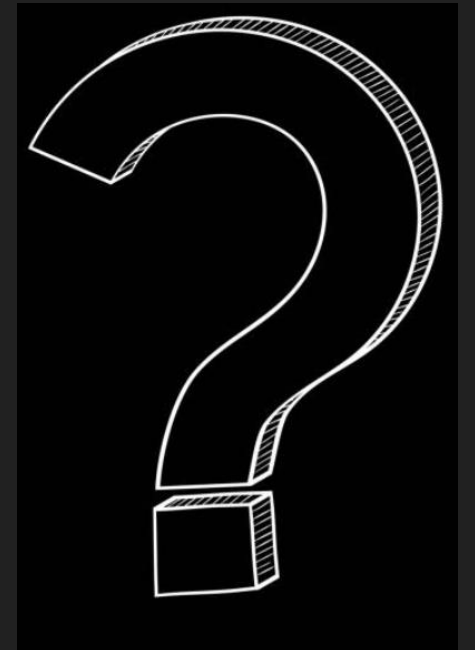
Stormwater: Must be met at time of building permit application.

Parks: Village standard met. + 5.90 acres

Schools: Provided by Miami-Dade Public Schools.

# Frequent Asked Questions

- Is this proposal changing the Single Family Neighborhoods land use?
- Will a building be next to my single family home?
- Will this amendment allow for a gas station at NE 105 St?
- Will this amendment reopen local closed streets?
- Will this increase heights in the downtown area?
- Will the land use or zoning on the golf course change?
- When will all those units be developed?
- Will this depreciate “my property” values?





# Benefits of the Amendments

- Correct past regulatory errors
- The Village will have a consistent and integrated Comprehensive Plan
- Seek to activate dormant sites and support sustainability efforts
- Fiscal and tax benefits – raise and diversify tax revenue - lower millage (lower tax bill)
- Potential for more housing options
- Expand multi-mobility options

- 1<sup>st</sup> reading of Ordinance with changes as described:
  - October 18, 2022
  - If passed, will be sent to DEO and external agencies
- EAR-based amendment review started – CGA consultant
  - Review and amendments of other elements of the Comprehensive Plan

## Next Steps



# THANK YOU!

## Q & A



Contact us at:  
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# MSV 2025 Comprehensive Plan Update

