



Miami

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TO: Mayor & Council

VIA: Esmond Scott, Village Manager

FROM: Claudia C. Hasbun, AICP, Planning, Zoning & Resiliency Director

CC: Tanya Wilson, AICP, Assistant Village Manager

DATE: September 13, 2022

RE: Amendment to agreement with Calvin, Giordano and Associates, INC (CGA) for the 2025 Comprehensive Plan Project and the Evaluation and Appraisal Review (EAR) and Comprehensive Plan amendments.

A RESOLUTION OF THE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA; APPROVING AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN CALVIN, GIORDANO & ASSOCIATES, INC., AND THE VILLAGE TO MODIFY THE SCOPE OF SERVICES TO INCLUDE (1) ADDITIONAL ANALYSES TO AMEND THE FUTURE LAND USE ELEMENT AND MAP OF THE COMPREHENSIVE PLAN, AND (2) THE STATE-REQUIRED COMPREHENSIVE PLAN EVALUATION AND APPRAISAL REVIEW (“EAR”) FOR A TOTAL COST OF \$68,780.00; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Background:

Calvin Giordano and Associates (CGA) was engaged by Miami Shores Village to provide exploratory research on the Village Comprehensive Plan due to certain inconsistencies found during a rezoning request for a property located at Biscayne Blvd and 105 St. Therefore, during the January 18, 2022 Council meeting, CGA presented its initial findings and proposed a methodology to correct such inconsistencies. As a result, on February 15, 2022 Council authorized the Village Manager to enter into a professional service agreement with CGA to in order to address the aforementioned discrepancies. As such, an agreement was executed in the amount of \$24,500.00 to properly identify and collect necessary data to support proposed amendments, to provide public engagement throughout the project, and coordinate efforts with the Department of Economic Opportunities (DEO), among other tasks shown in Exhibit “A”. Therefore, the CGA commenced its work to amend the Future Land Use Element and Map of the Village Comprehensive Plan.

During CGA in-depth analysis of the Future Land Use Element, it was found that inconsistencies were not limited to just the initial areas originally identified. Additional errors were uncovered during their probe of the Comprehensive Plan. For example, the Comprehensive Plan text was even modified without the proper data and analysis to limit densities of the existing residential areas from six (6) dwelling units per

acre to 2.5 dwelling units per acre, creating a set of irregularities and non-conformities within the existing residential built environment. In addition, areas identified as "Mixed-use" did not have any guiding and limiting criteria for densities and intensities. Furthermore, other factors affecting the initial scope of February 2022, such as personnel changes within the Planning, Zoning & Resiliency Department and the statutory requirement pursuant F.S. 163.3191 (1) which requires that all counties and municipalities maintain a Comprehensive Plan by monitoring and evaluating community characteristics related to development, provisions of services, environmental protection, and other governmental activities every seven years. The requirement states: "At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in State requirements in this part since the last update of the comprehensive plan, and notify the State land planning agency as to its determination." The State imposed deadline was July 1, 2022, consequently, the Village is not only required to bring its Comprehensive Plan into consistency but also has to produce its seven year required evaluation. This evaluation shall produce the first reading of its Comprehensive Plan amendments by July 1, 2023.

At this point, the Village will have to navigate two parallel Comprehensive Plan amendment processes, which by nature, are intrinsically intertwined. For example, in order to provide level of services analysis for the Future Land Use Element, we will need to update the level of service standards found under other elements of the Comprehensive Plan such as the Transportation Element. As you can see, we are faced with a series of timeline limitations, statutory requirements, and a series of process complexities. In sum, the request to amend the existing agreement with CGA is in the best interest of the Village.

Scope:

1. Task to provide additional outreach, workshop and technical assistance to complete the proposed Future Land Use Element and Future Land Use Map amendments and return to Village Council for an additional first reading is in an amount not to exceed \$18,790.
2. Task to include the EAR-based amendment process of the Village Comprehensive Plan is an amount not to exceed \$ 49,990.00. The below table indicates the price range of EAR-based amendments (without major issues of inconsistencies). This process will be running concurrently with the Future Land Use Element and Future Land Use Map amendments.

Recommendation:

The proposed amendment is recommended for Approval based on Village Resolution No. 1124-07 regarding purchasing policy 6) "The Council may waive or vary any of the procedures hereinabove set forth upon written recommendation of the Village Manager when such actions is determined to be in the best interests of the Village." The continuation of services from CGA to complete the amendment process of the Village Comprehensive Plan will maintain the process within the statutory timeline and will reduce the cost for the EAR-based amendments since CGA has almost completed the Future Land Use Element and Future Land Use Map, the amendment will be for a total cost not to exceed \$68,780.00. Proposal is presented as Exhibit "B".

Fiscal Impact:

FY22 - 001.15.0450.00.515_31-000 - Professional Services Professional Services - \$18,790.00

FY23 - 001.15.0450.00.515_31-000 - Professional Services Professional Services - \$49,990.00