



Miami Shores Village Comprehensive Plan 2025 FUTURE LAND USE ELEMENT UPDATE – DRAFT JOINT WORKSHOP 06.28.2022



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OUTLINE

1. Introduction/Overview
2. Data Gathering & Analysis (Select Findings)
3. Public Input
4. Recommendations:
 - Comprehensive Plan Text
 - Future Land Use Map
5. Additional Recommendations
6. Supplementary Amendments (Required)
7. Next Steps

INTRODUCTION

OVERVIEW

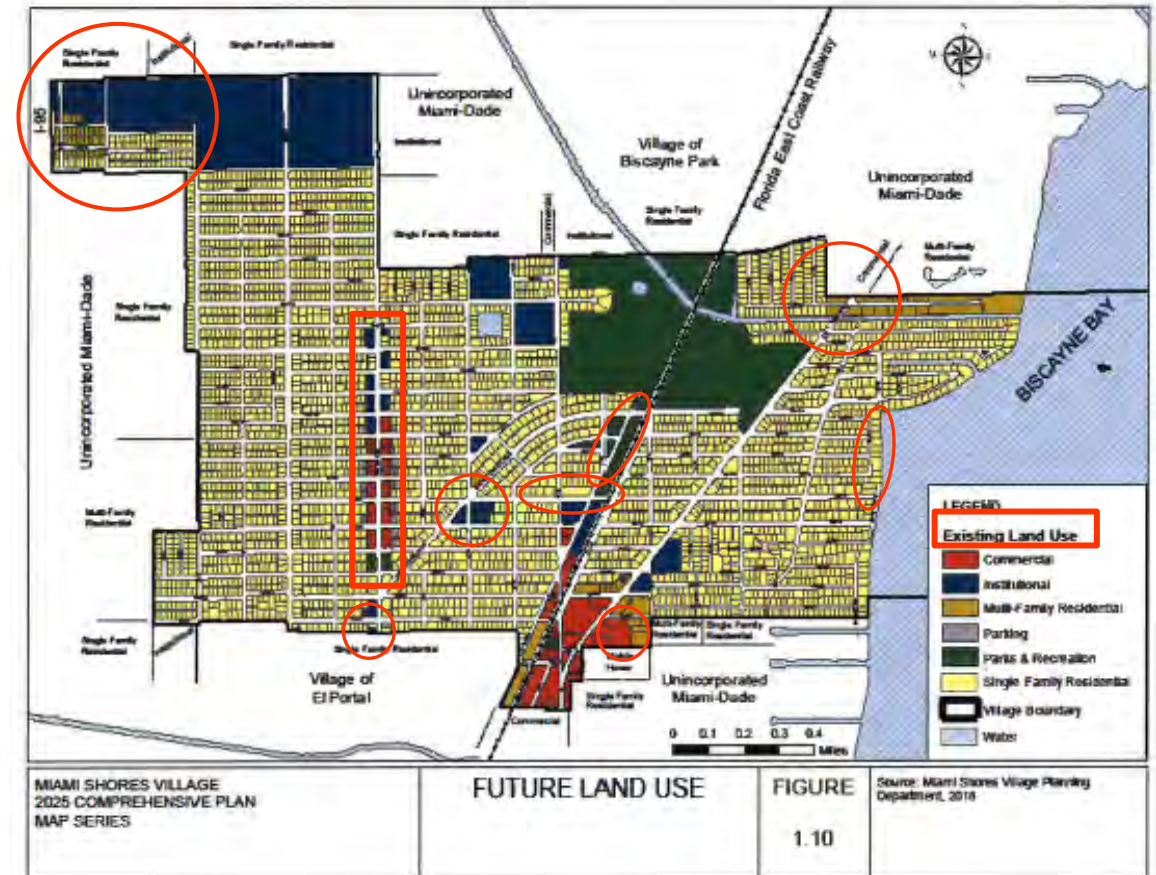




KEY FLUM PROBLEMS

- Inconsistencies between map and text (and between map and map legend) – i.e., certain designations on the map do not exist in text, or vice versa; legend does not match the map (mislabel)
- Certain areas were re-classified to different land uses in 2018, without apparent rationale or input
- Some parcels are simply misclassified (scrivener's errors)
- Map file quality is generally low – parcel polygons are badly drawn
- Coastal High Hazard Area is omitted

2018





PRIMARY COMP PLAN TEXT PROBLEMS

- Previous land use categories were deleted without apparent rationale or input (e.g., Mixed-Use Residential/Institutional, Parking, Office)
- Residential densities in the Single Family Residential and Multifamily categories were decreased without apparent rationale or input, resulting in:
 - Nonconforming densities that do not represent realistic (existing) densities or lot sizes in Miami Shores Village
 - Conflicts with Zoning Code (min lot size 7,500 sf = 5.8 du/ac)
- Unexplained changes between 2018's 1st and 2nd reading, not directly resulting from external review agency comments

Miami Shores Village—Goals, Objectives & Policies

~~area requirement for a septic system in the village is the minimum area requirement as established for septic systems by Miami-Dade County.~~

~~Mixed Use Residential/Institutional:~~

~~Single-family detached and attached units and multi-family units in a mixed residential development at a density up to 6.0 units per acre and/or institutional uses at a floor-area ratio not greater than 1.0 except where Department of Environmental Resources regulations including septic tank standards require a lower density. Institutional uses authorized by this future land use map category shall include those authorized by the Institutional land use category.~~

~~Multi-family Residential:~~

~~Multi-family units up to 31 units per acre or single family detached and attached units at a density up to 6.0 units per acre except where Department of Environmental Resources regulations including septic tank standards require a lower density. Floor area ratios may be incorporated in development code regulations.~~

~~Restricted Commercial:~~

~~Office, food including restaurants, wine and craft beer bars and light retail uses that are compatible with nearby housing, residential uses that are compatible with nearby commercial. The floor-area ratio shall not exceed 1.0.~~

~~General Commercial:~~

~~A broader range of office, food, studio arts, personal care and retail uses than the Restricted Commercial category but no heavy highway or distribution kinds of uses. The maximum floor to area ratio is 1.0. The floor-area ratio shall not exceed 1.0.~~

~~Parking:~~

~~Parking in support of adjacent business. Additionally, single family residential uses shall be permitted adjacent to existing single family residential uses.~~

~~Office:~~

~~Uses allowed in this category include both professional, clerical offices, and residential uses. The maximum scale and intensity of development shall be based on, and compatible with, the proximity and scale of adjacent and nearby residential uses. Points of ingress and egress, including service drives, for office uses must be located away from adjacent and nearby residential uses. The sites must also be designed to transition to adjacent existing residential parcels with substantial and effective visual and acoustic buffering.~~



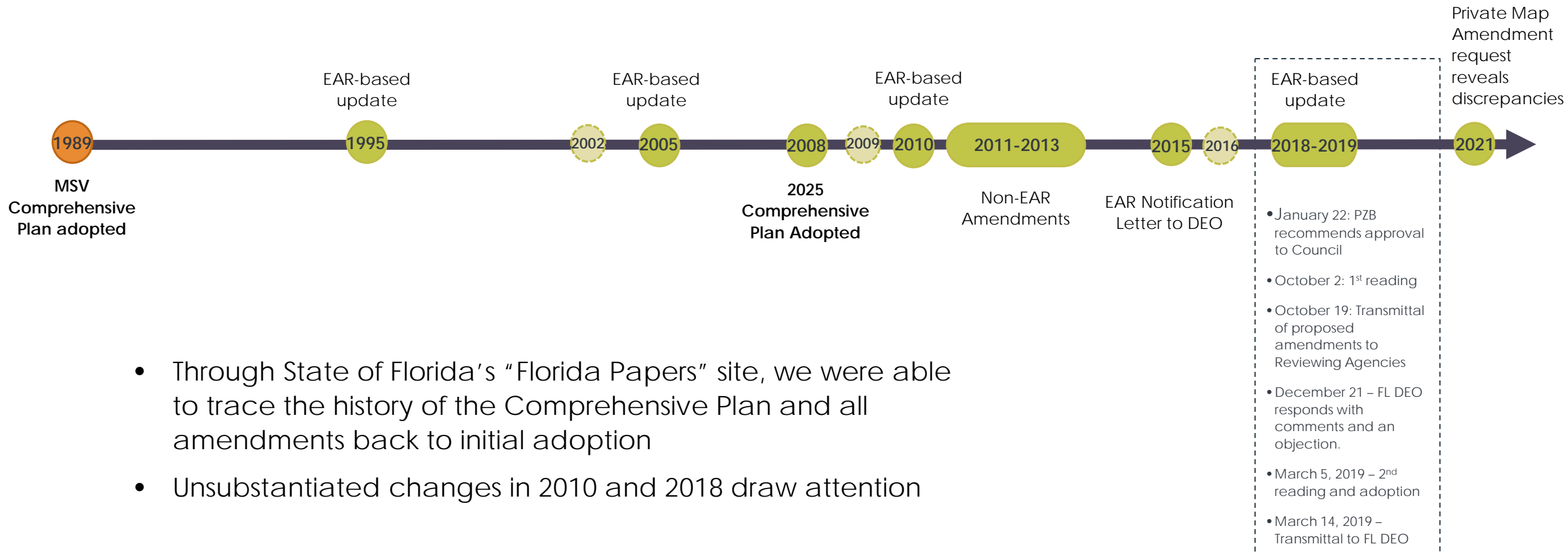
HOW WE GOT HERE



Statutory deadlines (every 7 years)



Actual completion (adoption/transmittal)





RECAP OF CGA'S CHARGE

- To identify, document, evaluate and resolve discrepancies between the text of the Future Land Use Element and the Future Land Use Map (FLUM) of the Miami Shore Village 2025 Comprehensive Plan.
- To coordinate with the State Land Planning Agency (FL DEO) and prepare for transmittal to all review agencies proposed text and FLUM amendments in an expeditious manner.
- To lead a meticulous technical process and a transparent public engagement process as part of the amendment process.
- To set the groundwork for the upcoming, more comprehensive Evaluation and Appraisal Review (EAR) update.



PROCESS AND TIMELINE (UPDATED)



DATA GATHERING

ANALYSIS

INTRODUCTION

The Comprehensive plan serves as the guiding policy document which governs land use development, concurrency, and LOS standards for the Village's public facilities and services. The Document includes an extensive data, inventory, and analysis of the Village's facilities (Roads, parks, drainage, etc.) together with goals, objectives, and policies to provide or improve upon such facilities to reach, maintain, and/or exceed LOS standards through 2025.

CHAPTER 1. FUTURE LAND USE ELEMENT

FUTURE LAND USE ELEMENT GOAL

Ensure that the character and location of future land uses provides high economic and quality of life benefits while preserving natural resources, residential character and appropriate levels of public services.

Objective 1: Coordination of land uses with topography and soils.

Maintain existing development and achieve new development and redevelopment which is consistent with the goal above and which otherwise coordinates future land uses with topography and soil conditions and the availability of facilities and services. Monitoring and Evaluation: The Village shall monitor the following policies:

Policy 1.1:

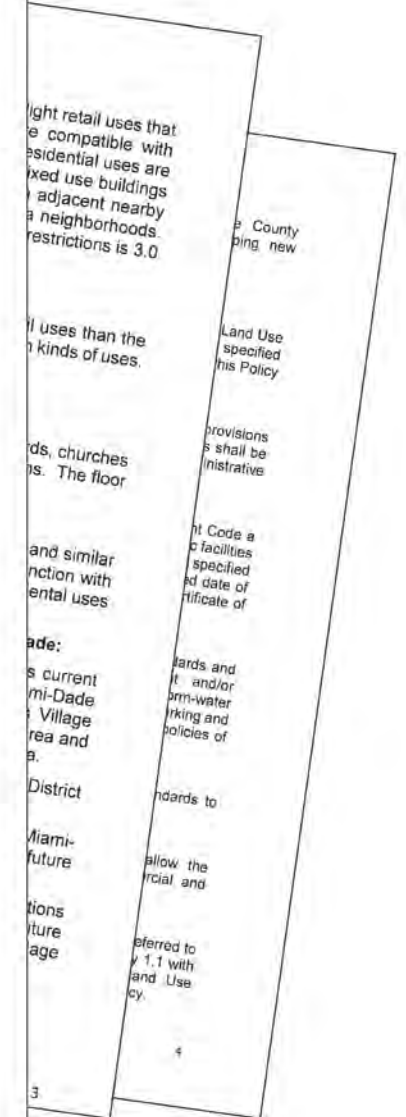
The Village shall maintain, improve and enforce land development code provisions which are consistent with the Future Land Use Map, including the land uses and the densities and intensities specified thereon and described below:

Single Family Residential:

The residential densities allowed in this category shall not exceed 2.5 dwelling units per gross acre. This density category is characterized solely by detached single family homes on relatively large lots.

Multi-family Residential:

Multi-family units or single family detached and attached units at a density up to 6.0 units per acre except where Department of Environmental Resources regulations including septic tank standards require a lower density. Floor area ratios may be incorporated in development code regulations.





DATA GATHERING (SELECT*)

- **DEMOGRAPHICS DATA** – Population (US Census 2020 for current; Shimberg Institute for projected); Socioeconomic data (American Community Survey 5-Year Estimates 2015-2020); Housing data (Shimberg Institute).
- **PARCEL DATA** – MSV Geographic Information System (GIS) files; Miami-Dade County ArcGIS portal; Miami-Dade County Property Appraiser Records.
- **COMPREHENSIVE PLAN HISTORY/EVOLUTION** – Florida Department of Economic Opportunity (Florida Papers for Records of original plan adoption and approved amendments); MSV public records (agendas, minutes, meeting videos; adopted ordinances) to verify amendment data.
- **ZONING DATA** – Village Geographic Information System (GIS) files; Miami-Dade County Property Appraiser Records.
- **INFRASTRUCTURE DATA** – Miami-Dade County ArcGIS portal (Open Data Hub); WASD
- **MISCELLANEOUS DATA** – Recent and ongoing plans and studies: 2016 Downtown Study, 2016 Downtown Design Manual; 2022 Age-Friendly Action Plan; 2018 Environmental Vulnerability Study, Strategic Action Plan

Our gratitude to members of the public and Council members for pointing us to a variety of information and data sources that we may not have otherwise become aware of

*CGA reviewed numerous other documents and data sources. Not all were pertinent to the current task, but may be used by MSV in the preparation of the Comprehensive Plan EAR



DATA ANALYSIS KEY FINDINGS: DEMOGRAPHICS

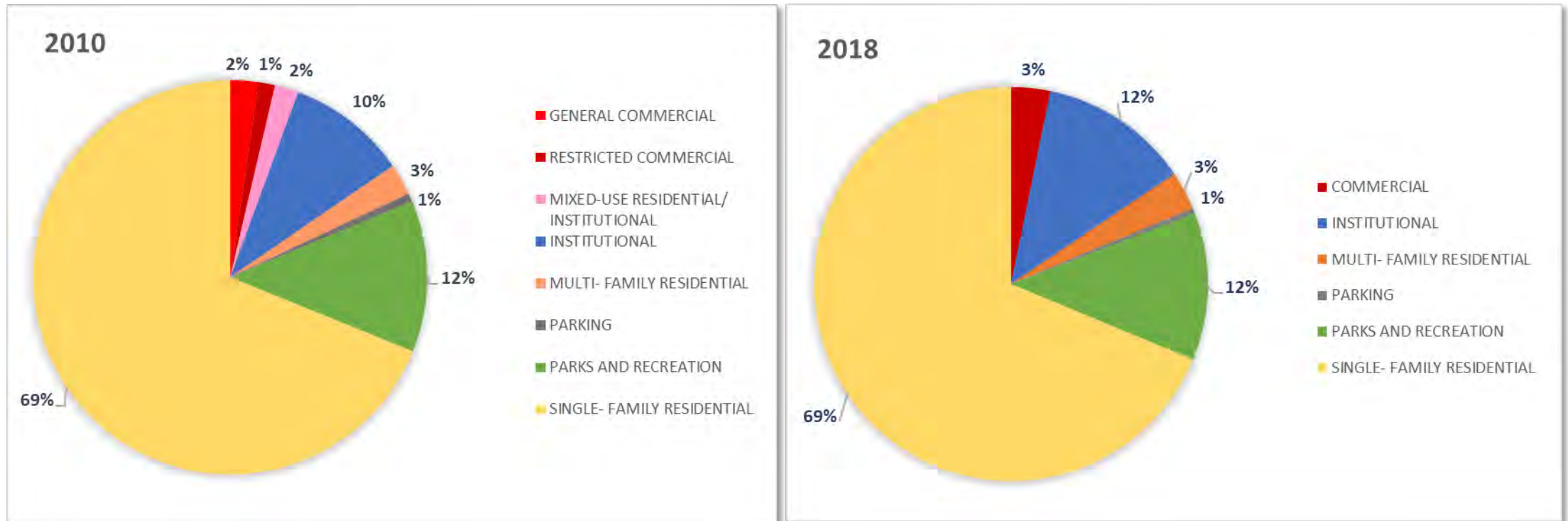
As a small municipality celebrating the 90th anniversary of its incorporation this year, Miami Shores Village is a mature, largely built-out community. Between 1990 and 2010, Miami Shores sustained minimal population growth (0.2% annually), but the last decade, according to the 2020 U.S. Census, the Village has experienced a modest resurgence (1.0% annual growth) and some demographic changes. Some of this growth could be attributed to larger household sizes. On average, the local population is becoming slightly younger, more affluent and more diverse. Below are a few of key demographic and socioeconomic characteristics from the U.S. Census Bureau (Decennial Census 2010 and 2020, American Community Survey (ACS) 2016-2020 5-Year Estimates, and the Florida Housing Data Clearinghouse (FHDC)).

	Population Size¹ and Composition²	2020 11,567 36.7% White 17.9% Black 38.6% Hispanic/Latin 6.8% Other or Mixed 28.9% Foreign-born	2010 10,493 42.1% White 23.8% Black 30.6% Hispanic/Latin 5.2% Other or Mixed 28.9% Foreign-born	Change 2010-2020 10.24% (1,074)
	Median Age in Years²	39.8	39.9	-0.1 years
	Average Household Size²	2.99 pph	2.65 pph	12.8% (0.34 pph)
	Median Income²	\$125,202	\$101,047	23.9% (\$24,155)
	Residential Units^{1, 2, 3}	3,882	3,935	-0.02% (71 units)

¹ Decennial Census; ² American Community Survey; ³ FHDC
NOTE: Changes in the application of race and ethnicity definitions between 2010 and 2020 account for differences in percentages



DATA ANALYSIS KEY FINDINGS: 2010-2018 LAND USE DISTRIBUTION *

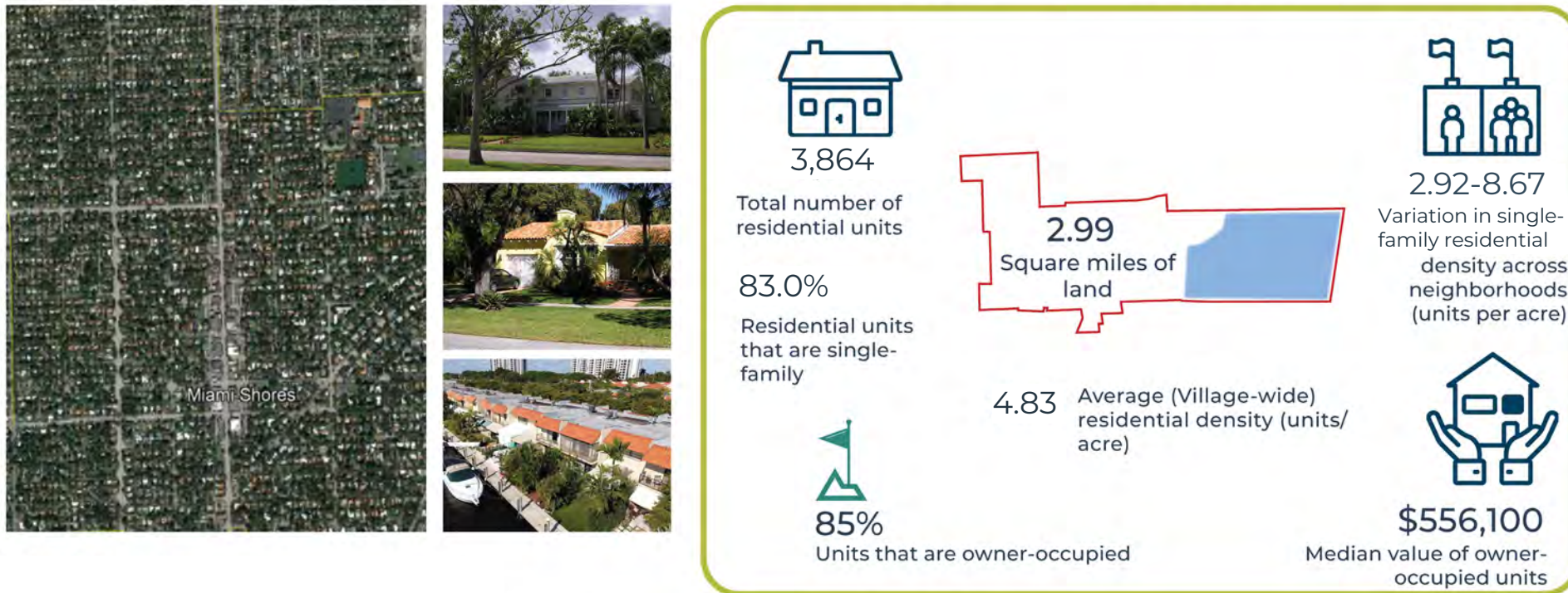


*Acreage Reconciliation Analysis



DATA ANALYSIS KEY FINDINGS: RESIDENTIAL LAND USE

Miami Shores Village has been predominantly a single-family residential community. Multifamily development represents only a small share of the overall housing stock. Other types of housing are nearly entirely absent, and land uses other than residential are limited in scope. While there are variations of density among the single-family neighborhoods throughout the Village, the overall character is generally consistent. As demographics change, the homogeneity of the housing stock could hinder residents who wish to remain in the community as they age; it could also prevent younger households from being able to access housing, especially as costs continue to rise in Miami Shores, as well as throughout the region. The few opportunities for future redevelopment that exist should be carefully planned in the Comprehensive Plan. Below is a summary of key facts about residential development in Miami Shores (based on the American Community Survey (ACS) 2016-2020 5-Year Estimates and the Florida Housing Data Clearinghouse).

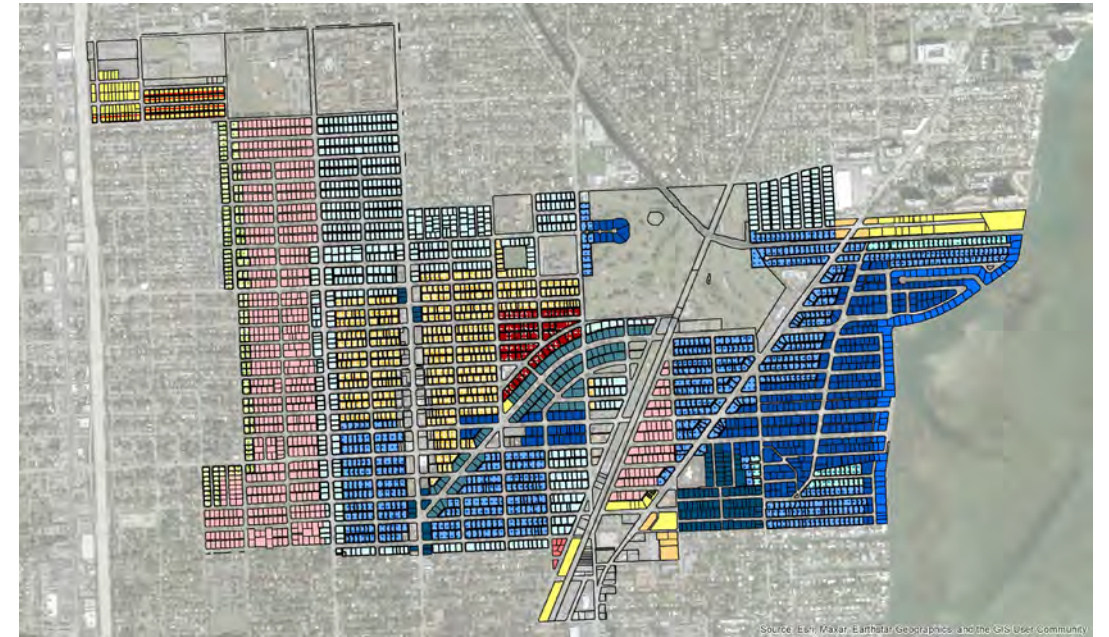




DATA ANALYSIS KEY FINDINGS:

RESIDENTIAL DENSITY

Density Analysis by (mapped) Zoning Districts	Parcel Count	Units	Acreage	Density
A-1	76	531	30.6	17.35
A-2	9	125	6.36	19.65
Subtotal Multi-Family Parcels	85	656	36.96	17.75
R-12.5	75	75	12.8	5.88
R-14.5	119	119	24.2	4.93
R-15	643	643	136.3	4.72
R-15.5	7	7	1.3	5.49
R-16.5	111	111	26.6	4.14
R-17.5	667	667	151.0	4.42
R-18.5	373	372	84.6	4.40
R-20	603	603	150.8	4.00
R-21	57	57	15.7	3.63
R-22.5	48	48	12.0	4.01
R-23	85	85	26.7	3.19
R-25	354	352	97.7	3.60
R-35	70	70	24.0	2.92
Subtotal One-Family Parcels	3212	3209	763.52	
Total	3297	3865	800.48	





DATA ANALYSIS KEY FINDINGS:

LARGE SINGLE-FAMILY LOT DENSITY (>17,424 SQ FT)

- Only 118 Single-Family Residential (SFR) lots $\geq 17,424$ sq. ft. in area
- Average density for these lots, based on size, is 2.01 units per acre
- THE 2018 COMP PLAN WAS CHANGED TO CATER TO LARGE LOTS BUT SUCH LOTS REPRESENT ONLY 3.6% OF ALL THE SFR LOTS IN MSV
- THEREFORE, MORE THAN 96% OF ALL SFR LOTS WERE RENDERED NONCONFORMING PER FUTURE LAND USE (I.E., LOTS WITH DENSITY GREATER THAN 2.5 UNITS/ACRE OR THAT DO NOT MINIMUM ZONED LOT SIZE)





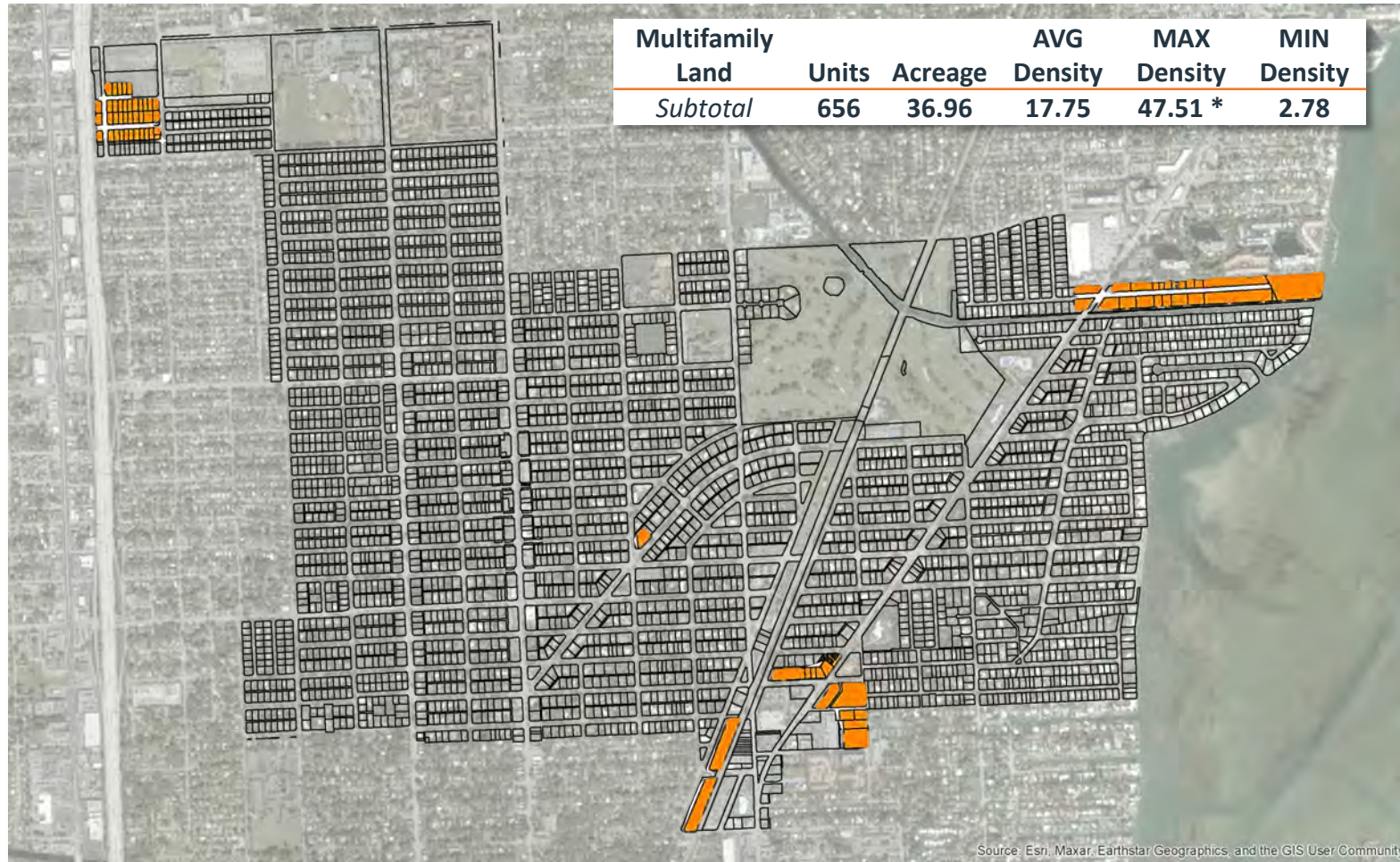
DATA ANALYSIS KEY FINDINGS: SMALL SINGLE-FAMILY LOT DENSITY (<7,500 SQ FT)

- 320 Single-Family Residential (SFR) lots <7,500 sq. ft. in area
- Represent nearly 10% of all SFR lots
- Average density of 6.5 units per acre / Max density of 8.67 units per acre
- Conflict with both 2018 Comp Plan (max density 2.5 units per acre) and the Zoning Code (min. lot size = 7,500 sf. ft.)
- THE COMP PLAN AND ZONING CODE HAVE DISREGARDED THE EXISTENCE OF THESE SMALLER LOTS AND ALLOWED THEM TO BECOME AND REMAIN NONCONFORMING IN LOT SIZE





DATA ANALYSIS KEY FINDINGS: MULTI-FAMILY DENSITY





2022 STRATEGIC MGMT PLAN

Vision and Values and the Land Use Connection

"Fostering a safe, welcoming, economically viable, innovative, and environmentally sustainable community, built on trust and a resident-centric approach, while spotlighting its celebrated charm."

2022 Strategic Management Plan Vision

Values

- *Inclusiveness & Cohesiveness*
- *Living, Working, Playing Safely*
- *Charming & Friendly*
- *Responsive Service*
- *Mindful, Responsible, Innovative*
- *Resilient & Sustainable*
- *Multimodal Options*
- *Affordability*



The Future Land Use element should identify and incentivize infill and redevelopment opportunities that help MSV achieve this vision. Part of this involves assigning appropriate uses, densities and intensities, and prioritize supportive capital projects and programs.

PUBLIC --- INPUT



ENGAGEMENT OPPORTUNITIES (SO FAR)

- Initial Council Presentation (Introduction)
- Information- and opinion-gathering meetings
- Public Open House (April 18, 2022)
- Project comment Portal
- Joint meeting with the Historic Preservation Board and the Sustainability and Resilience Committee (April 26, 2022 - open to the public)
- Follow up meeting with the Sustainability and Resilience Committee (May 12, 2022 – open to the public)

In all, more than **200** community residents, business owners, institutions, etc. have offered input to date



PUBLIC OPEN HOUSE

- Open-house style event to afford flexibility
- Fully interactive with both information and input solicitation boards
- Included three presentation and Q&A cycles
- Approx. 80 attendees
- Reasonably balanced geographic representation





OPEN HOUSE PUBLIC INPUT: TAKEAWAYS

Most participants:

- Want more local shopping, dining and service/recreation and entertainment options
- Consider the area along NE 2nd Ave as the Village core (civic, business, etc.)...
- ...yet they recognize downtown MSV lacks several elements of a successful downtown (but walkability isn't one of them)
- Are interested in/concerned about the following:
 - Central sewer/septic conversion
 - Environmental protection (waterways, air pollution)
 - Green space
 - Mixed-use development (clearly limited to certain areas – e.g., west of Barry; downtown).
 - Housing options: types (e.g., townhomes); and target markets (e.g., affordable/workforce, senior housing)
- Could accept limited additional intensity for mixed-use development but only certain areas of the Village, e.g., downtown, west of Barry – between 3-5 stories and with great care to offset impacts



OPEN HOUSE PUBLIC INPUT (RAW*)

Station #1: How would you describe yourself?

Resident: 41

Landowner: 13

Local business owner or employer: 5

Locally employed: 4

Local institution or nonprofit: 2

Developer: 0

Other: 5

Miami Shores Village
COMPREHENSIVE PLAN 2025 PROJECT UPDATE

Station 1

TELL US ABOUT YOURSELF

How would you describe yourself?
Place a dot sticker below where applicable

Resident	41 dots
Landowner	13 dots
Local business owner or employer	5 dots
Locally employed	4 dots
Local institution or nonprofit	2 dots
Developer	0 dots
Other	5 dots

Place a dot sticker on the map indicating approximately where you live or work

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OPEN HOUSE PUBLIC INPUT (RAW*)

Station #5

What Activities should our land uses support?

Housing Options: 9

Workplace Options: 1

Recreation & Entertainment Options: 23

Shopping Dining and Service Options: 16

Mixed Use Development Options: 9

Other Comments:

Business that support residential neighborhood.
No Commercial on waterway
No Gas station near waterway + 4
Miami 21 Mixed use restricted commercial
Housing only around waterways residential +1
Keep Miami Shores primarily residential area
Environmental protection +1
Reduced congestion
No projects that increase traffic, polluting, crime!
More open space, shade, greenway, bikes, rollerblades etc., and golf course? Along bay?



OPEN HOUSE PUBLIC INPUT (RAW*)

Station #5

What do you identify as Miami Shore's "core"?

NE 2nd Avenue only: 28

NE 2nd Avenue and adjacent blocks: 1

Biscayne Boulevard commercial areas: 3

Different areas: 1

Which of these elements of a successful downtown exist today in the area that you identified as the core of Miami Shores?

Mixed use/land use integration: 10

Walkability: 24

Connectivity: 4

Central gathering spaces: 13

Strong civic identity: 8

Quality urban design: 7

Quality architecture: 5

Memorable and enduring: 2

Station 5

**Miami Shores Village
COMPREHENSIVE PLAN 2025 PROJECT UPDATE**

What do you identify as Miami Shore's "core", i.e., the heart and soul of the Village? Place a sticker dot in the column of your selection

NE 2nd Ave only	NE 2nd Ave and adjacent blocks	Biscayne Boulevard commercial areas	Different area
28 dots	1 dot	3 dots (1 red, 2 blue)	1 dot

Elements of a Successful Downtown

Elements of a Successful Downtown	In the area that you identified as "the core", which of the elements listed exist in Miami Shores today? (Place a sticker dot in the appropriate rows)
Mixed use / land use integration	10 dots
Walkability	24 dots
Connectivity	4 dots
Central gathering spaces	13 dots
Strong civic identity	8 dots
Quality urban design	7 dots
Quality architecture	5 dots
Memorable and enduring	2 dots

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OPEN HOUSE PUBLIC INPUT (RAW*)

Station #4: What assets, challenges and opportunities exist here?

- Keep golf course – better support for M.S. Elementary School – Traffic calming – more restaurants/bars on NE 2 avenue – realistic septic sewer +1
- More traffic calming on the main thoroughfares + 1
- Protect golf course – protect waterways – seawall – traffic calming – maintain downtown.
- Aging in place residential options.
- Sea level – septic – king tide flood – sea wall.
- Keep commercial –downtown & development – septic to sewer necessary – strict code enforcement – maintain MSCC
- Affordable housing! – maintain multifamily zoning 105 & Biscayne.
- Limited “mixed use” – Make MS residential.
- Don’t develop golf course – protect canal and bay – no commercial on canal.
- Traffic calming + 1
- Maintain the existing character of downtown and golf course – our assets.
- Traffic calming – speed laws enforcement – MSPD patrolling.
- Greenspaces for residents use – new tot lot – bring better entertainment to 2nd Avenue – No Doctors’ offices.
- Keep MSV Residential – it’s what makes it great!
- Preserve and maintain what makes MSV great – Less focus on increasing density – commercial or mixed use. MSV is a residential oasis.
- Focus on protecting quality of life – keep scale live – including new houses – more green space.
- West of Barry should be mixed use residential.





OPEN HOUSE PUBLIC INPUT (RAW*)

Station #4: Strategic Land Use Priorities

Revitalizing Downtown - 8

Converting Septic to Sewer - 8

Developing Parks & Green Space - 6

Building Community Center - 6

Renovating Country Club - 0

Bridging Gap of East & West - 1

Upgrading and Funding Sea Wall - 2

Exploring Mixed Use Zoning - 3

Accessibility for Seniors - 0

Creating New Government Campus - 0

Improving Public Wi-Fi/Website - 0

Notes from residents:

- Pocket parks for East, West, South & North MSV – 103 Street towards bay example.
- Define revitalizing downtown. What about the residents who live behind these buildings?

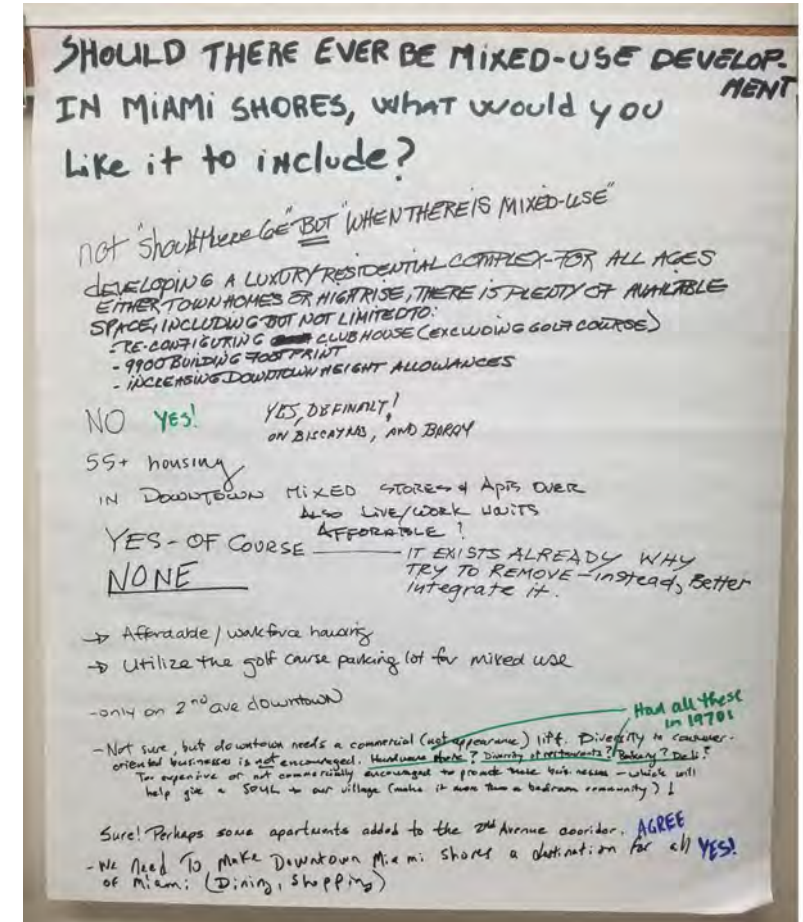




OPEN HOUSE PUBLIC INPUT (RAW)

Should there ever be mixed-use development in Miami Shores, what would you like it to include?

- Not "should there be" but "when there is mixed-use"
- Developing a luxury residential complex for all ages either town homes or high rise, there is plenty of available space, including but not limited to: -re-configuring club house (excluding golf course) - 9900 Building footprint - increasing downtown height allowances.
- No
- Yes!
- Yes, definitely!
- On Biscayne, and Barry.
- 55+ housing
- In downtown mixed stores and apartments over - also live/work units.
- Affordable!
- Yes - of course!
- It exists already why try to remove - instead, better integrate it.
- Affordable/workforce housing
- Utilize the golf course parking lot for mixed used.
- Only on 2nd avenue downtown.
- Not sure, but downtown needs a commercial (not appearance) lift. Diversity in consumer oriented businesses is not encouraged. Hardware store? Diversity of restaurants? Bakery? Deli? Too expensive or not commercially encouraged to promote these businesses - which will help give a soul to our village (make it more than a bedroom community)?
- Sure! Perhaps some apartments added to the 2nd avenue corridor. Agree.
- We need to make downtown Miami Shores a destination for all of Miami: (Dining, shopping)
- Yes.

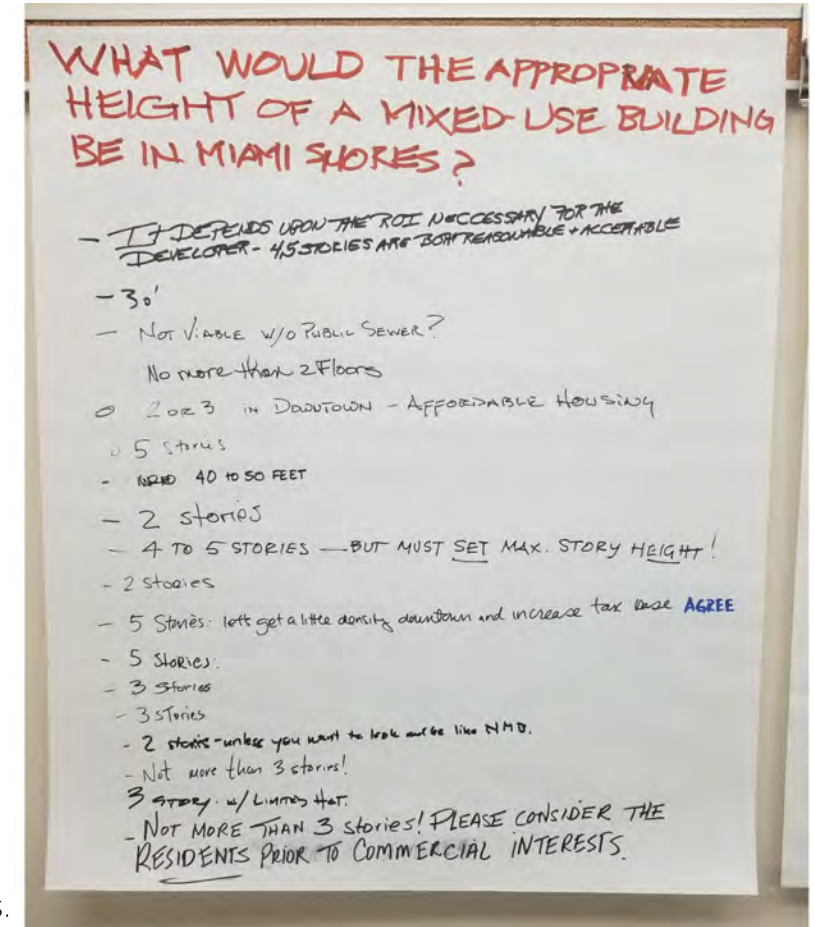




OPEN HOUSE PUBLIC INPUT (RAW)

What would the appropriate height of a mixed-used building be in Miami Shores?

- It depends upon the ROI necessary for the developer - 4, 5 stories are both reasonable & acceptable.
- 30'
- Not viable w/o public sewer?
- No more than 2 floors
- 2 or 3 in downtown - affordable housing
- 5 stories
- 40 to 50 feet
- 2 stories
- 4 to 5 stories - but must set max story height!
- 2 stories
- 5 stories: let's get a little density downtown and increase tax base - Agree
- 5 stories
- 3 stories
- 3 stories
- 2 stories - unless you want to look and be like NMB
- Not more than 3 stories
- 3 story w/ limited height
- Not more than 3 stories! Please consider the residents prior to commercial interests.





PROJECT PORTAL *




PROJECT DESCRIPTION

The Comprehensive Plan or Comp Plan is a long-range policy document required to be maintained per Florida Statutes of all Florida local government. It is essentially a blueprint to guide the future development of Miami Shores Village in order to maintain a thriving, sustainable community. You can find the [2025 Comprehensive Plan here](#).

Recently, Miami Shores Village identified a series of internal inconsistencies in the [2025 Comprehensive Plan](#) resulting from the 2018 Evaluation Appraisal Review (EAR) update, you can find the [2018 EAR here](#). Specifically certain discrepancies were found between the text of the Future Land Use Element and the Future Land Use Map of the Plan that are not adequately supported by background data and technical analysis. It is critical that these discrepancies are corrected quickly to protect all Village property owners from having a potentially inaccurate land use designation on their property, which in turn may lead to incorrect property assessments and conflicting land use and zoning, among other risks.

To facilitate this process, the Village has issued a [moratorium](#) on all new development (excluding

PROJECT TIMELINE



PROJECT DOCUMENTS LINKS

Question	Answer	Date
What is the time frame for all suggestions? Please explain and clarify the statements made by others at the public meeting, that stated as fact that over 50% of the residences are out of compliance with FEMA and existing insurance coverage for single family residences. The those regulations would only impact homes damaged by more that 50% if a Catastrophic Category 5 hurricane made landfall in the Village. The Miami-Dade Feasibility Study (2015), the Miami Shores Village Environmental Vulnerability Study(2018), the FEMA and Flood Zone Insurance Rate Maps (FIRM) data, does not support any of those inaccurate statements.	Suggestions for recommendations will be open until June 1, 2022. Regarding the impacts due to non-conforming lot size, density, and others extend beyond flood and rebuilding after a catastrophic event, impacts to insurance, financing, and tax assess value are other considerations involving the comprehensive plan inconsistencies. Further analysis will be included as part of the recommendations so please so please stay connected for updated within our webpage since we will be sharing recommendations here. Your comments will be included on our report and during the amendment process.	04-26-2022
The golf course park and property were donated to the Village of Miami Shores many years ago and the reason was to provide park and greenspace for the residents of the Village. No FLUM Map or Comprehensive Plan changes should be allowed that would impact the existing character of our Village in favor of development over the Quality of life we have in the Village.	Thank you for your feedback, also please stay connected for updated within our webpage since we will be sharing recommendations here. Your comments will be included on our report and during the amendment process.	04-26-2022
Residence are already being affected by flooding, air, noise, and groundwater pollution from the existing development approved by Miami-Dade County between NE 108st and the Village border on Biscayne BLVD. No remedies have been implemented to address these issues. The village code does not allow for those impacts to existing residences. Please provide us with your feedback and recommendations at the next meeting. T	Thank you for your feedback, also please stay connected for updated within our webpage since we will be sharing recommendations here. Your comments will be included on our report and during the amendment process.	04-26-2022

* DATA ANALYTICS TO DATE:

Total page views: 1,174 | Unique pageviews: 804 | No. of comments received: 50+



PROJECT PORTAL COMMENTS SUMMARY

Commenters generally:

- Are focused on private property at Biscayne Blvd and 105th St. – suggest keeping it classified as Multifamily
- Express concerns about:
 - Scale of new homes
 - Central sewer/septic conversion
 - Traffic congestion
 - Green space
 - Environment (natural resource protection, pollution, water quality, flooding, etc.)
- Are interested in process (timeframes, opportunities for input, etc.)

RECOMMENDATIONS

- COMP PLAN TEXT
- FLUM





ISSUES TO ADDRESS IN COMP PLAN TEXT

- Determine appropriate Future Land Use classifications based on findings from analysis as well as public input
- Acknowledge both established uses as well as aspirations for a resilient, age-friendly community with a vibrant downtown area
- Draft policy descriptions with for each proposed classification
- Restore realistic density ranges to Single Family Residential and Multifamily land uses based on findings from analysis, while recognizing public input
- Determine appropriate densities and intensities for new classifications based on findings from analysis and public input
- Consider FLUM area delineations for each classification

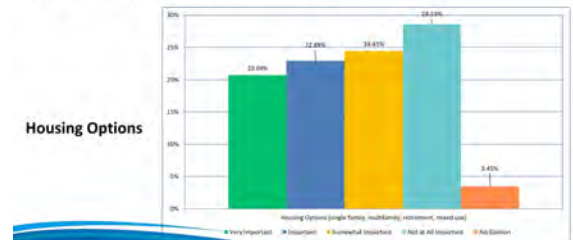


OTHER ISSUES

- Not very forward-looking language (only preserving what exists today without consideration of evolving needs for long-term community sustainability)
- Weak integration of land use policy with infrastructure policy
- Lack of incentives to achieve goals and objectives
- No metrics to gauge progress
- Does not incorporate recent studies and plans (e.g., Downtown Study, Age-Friendly Action Plan, Vulnerability Assessment)

1. Revitalizing Downtown
2. Converting Septic to Sewer
3. Developing Parks & Green Space
4. Building Community Center
5. Renovating Country Club
6. Bridging Gap of East & West
7. Upgrading & Funding Sea Wall
8. Exploring Mixed Use Zoning
9. Accessibility for Seniors
10. Creating New Government Campus
11. Improving Public Wi-Fi/Website

Our Quality-of-Life Priorities





WHAT WE'RE RECOMMENDING

- Adjust the Single-Family Residential category maximum density to recognize not only the 96.4% of SFR lots that do not meet the current maximum of 2.5 units per acre, but, significantly, the nearly 10% of SFR lots that never have (and that cannot meet the Village's minimum lot size)
 - Density range from 2.5 to 10 units per acre.
 - Policy added indicating that a single-family lot means and refers to a lot shown on a plat upon which no more than one (1) dwelling unit may be constructed in accordance with applicable zoning regulations.
- Reclaim pre-2018 density for Multi-Family Residential, *but* at 30 (not 31) units per acre.
- Reclaim "Restricted Commercial" land use classification to replace 2018 "Commercial" *but* adjust/curate to ensure appropriate intensity and compatibility of uses.



WHAT WE'RE RECOMMENDING (CONT'D)

- Reintroduce Mixed Use land use classification, under three characterizations (distinguished by density/intensity and permitted uses)
 - Mixed Use: development that includes non-residential and residential uses on the same development site, building or structure (e.g., residential, office, retail, public, and entertainment).
 - Main Street Mixed Use – Max density of 20 units per acre with Max FAR of 1.5. Where it would apply: NE 2nd Avenue/Downtown to strengthen the reactivation of Downtown MS.
 - Neighborhood Mixed Use – Max density of 30 units per acre with base FAR of 1.5; bonus FAR up to 2.0 for providing community benefits (to be determined via Zoning Code). Where it would apply: Barry U-owned land ripe for redevelopment as a mixed-use neighborhood.
 - Corridor Mixed Use – Base density of 30 units per acre with base FAR of 2.0; bonus density for sites at least 1.5 gross acres up to 50 units per acre; bonus FAR up to 3.0 for providing community benefits (to be determined via Zoning Code). Where it would apply: Commercial land around Biscayne Blvd between 87th and 91st Sts., leveraging proximity to the SMART Plan's proposed 79th St Commuter Rail station.
 - Curate list of uses for each to ensure no incompatible uses occur.
- Eliminate "Special Multi-Use Redevelopment Areas" Overlay (replaced by above districts)



WHAT WE'RE RECOMMENDING (CONT'D)

- Retain Multi-Family Residential classification for 10500 Biscayne Blvd., as per 2018 FLUM for the following reasons:
 - Multifamily customarily provides an appropriate transition buffer between single family and more intense uses.
 - Multifamily exists on the east side of Biscayne Blvd (east side of the 105th St./Biscayne Blvd. intersection).
 - The property was historically designated Multifamily as far back as 1987 and has been zoned Multifamily (A-2) likely for as long. Therefore the 2018 redesignation *resolved* an inconsistency created in the 2010 Future Land Use Map.

SIDE NOTE: While not part of the scope, Consultant and Staff have analyzed and tested various development scenarios potentially available to 10500 Biscayne Blvd. Property Owner, including:

1. Keep Multifamily designation - pursue a Multifamily development at the proposed maximum density of 30 units per acre without the need to obtain a FLUM or Zoning Map amendment
2. Continue pending amendment process with a revised application, requesting either Neighborhood Mixed Use or Restricted Commercial designation. As proposed, these designations include a variety of nonresidential uses, but incompatible uses would be restricted.



WHAT WE'RE RECOMMENDING (CONT'D)

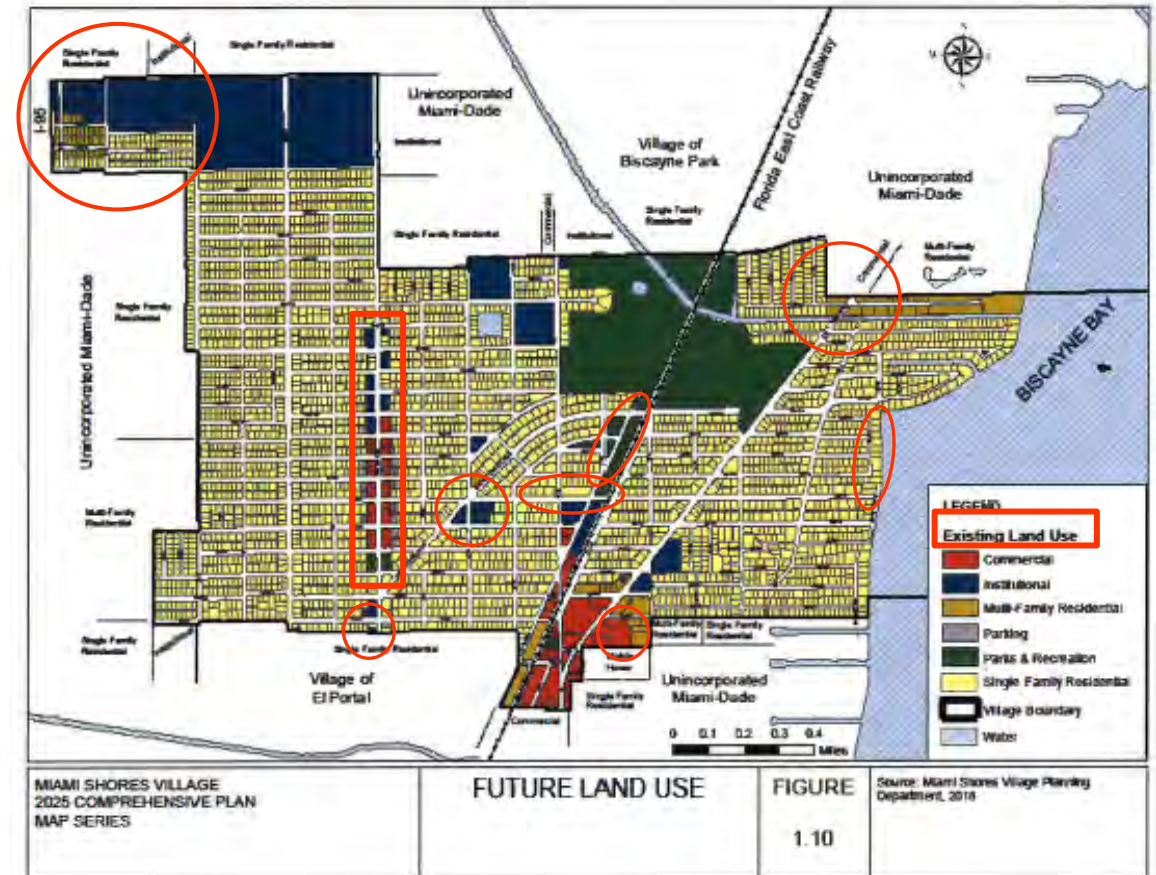
- Consider general parameters for compatibility (basis for Zoning Code criteria).
- Rename Institutional as "Government and Institutions" to better reflect scope of classification.
- Introduce "Water and Conservation" as a classification to help MSV increase its National Flood Insurance Program Community Rating System (CRS) points.



ISSUES TO ADDRESS IN FLUM

- Correct all “scrivener’s errors” (misclassified parcels)
- Restore Coastal High Hazard Line
- Resolve inconsistencies map and map legend
- Resolve inconsistencies between map and text (as proposed) – this involves reclassifying land according to proposed FLU structure
- Improve GIS file quality

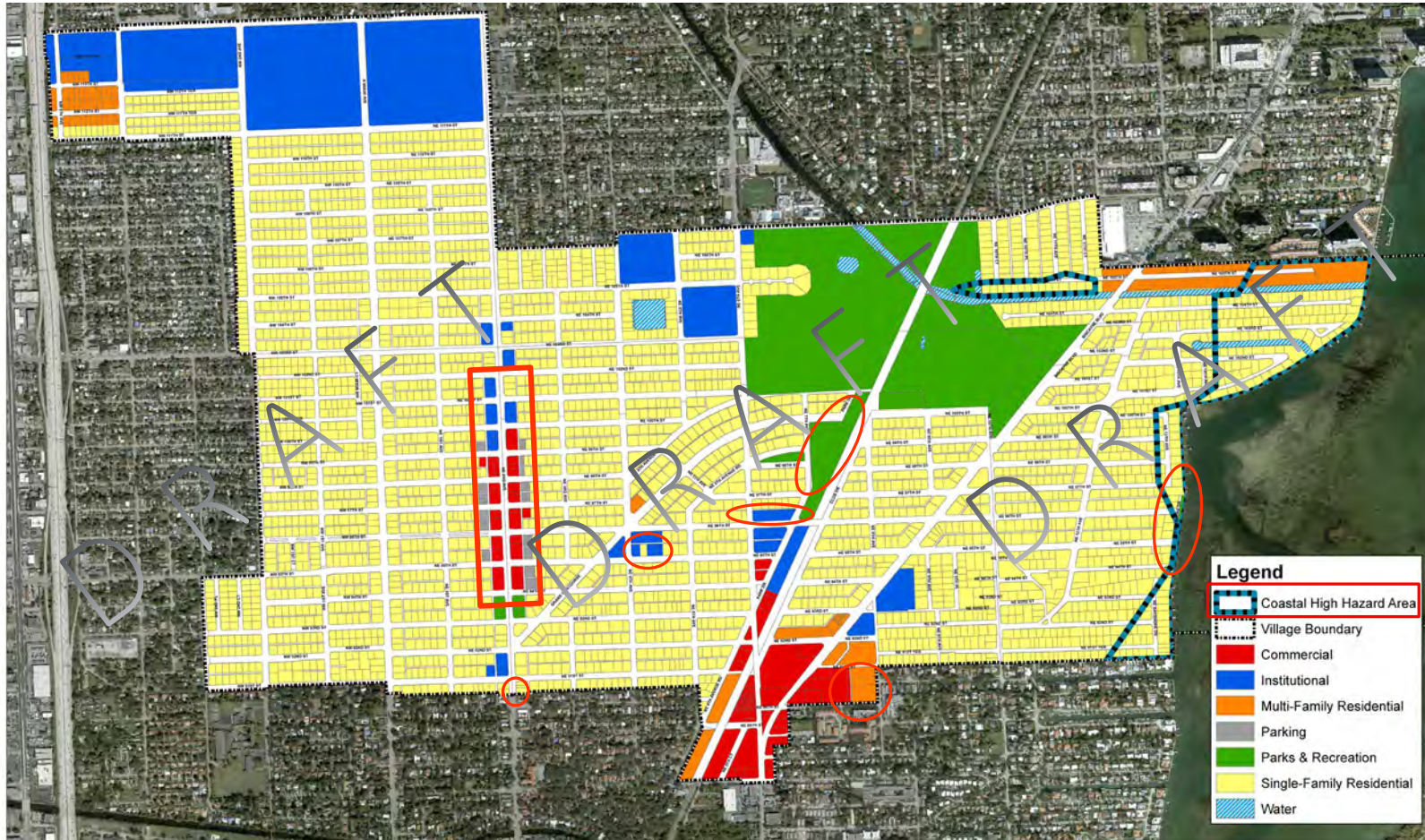
2018





WHAT WE'RE RECOMMENDING

STEP 1: CORRECT 2018 "SCRIVENER'S ERRORS" (DRAFT)



- Reassign erroneously classified parcels
- Add Bayfront Park
- Add Coastal High Hazard Area
- Improve quality of FLU layer (GIS – polygons)

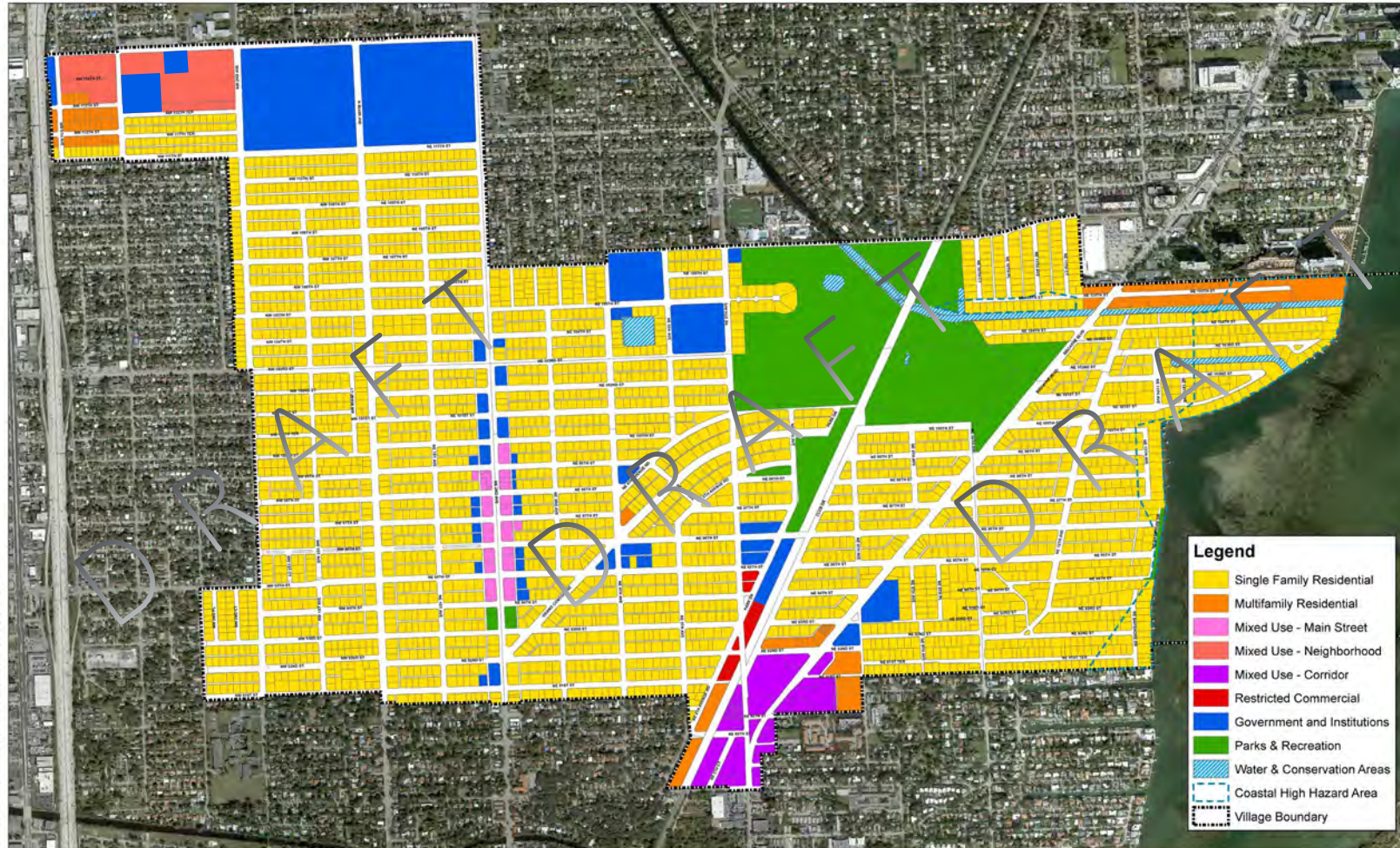
FUTURE LAND USE MAP
2022 UPDATE - STEP 1:
CORRECTION OF 2018 SCRIVENER'S ERRORS

1 inch = 500 feet

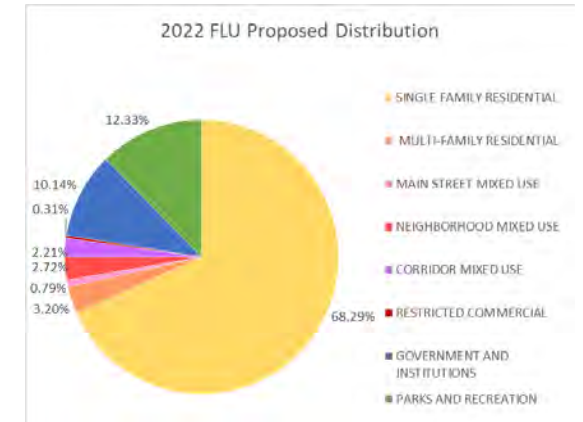


WHAT WE'RE RECOMMENDING

STEP 2: POTENTIAL LAND USE CHANGES (DRAFT)



- Reassign parcels to proposed classifications consistent with amended FLUE text
- Keep Biscayne Blvd/105th St in multifamily use as shown in 2018 FLUM
- Add Coastal High Hazard Area
- Revise legend consistent with classifications depicted on map



FUTURE LAND USE MAP
2022 UPDATE - STEP 2:
RECOMMENDED AMENDMENTS





CAPACITY ANALYSIS (DRAFT)

COLOR	PROPOSED CLASSIFICATION	Parcels	Calculated Acreage EST	%	Prop Max Density	Long-Term MaxUnits EST	Proposed FAR	COMMENTS
	SINGLE FAMILY RESIDENTIAL	3201	763.4	68.29%	10 max	3204	N/A	Density ranges between 2.5 units per acrea and a maximum of 10.0 units per acre. Number of units remain the same (platted lots). (Revisit minimum lot sizes in zoning code)
	MULTI-FAMILY RESIDENTIAL	84	35.8	3.20%	30 max	1074	N/A	Includes keeping 10500 Biscayne Blvd as Multi-family. (Owner may keep designation for as-of-right use or request amendment to NMU or RC)
	MAIN STREET MIXED USE	25	8.8	0.79%	20 max	176	1.5 max	NE 2nd Avenue/Downtown Miami Shores to support Age-Friendly Community and downtown revitalization/activation goals
	NEIGHBORHOOD MIXED USE	7	30.4	2.72%	30 max	912	1.5 base, 2.0 max (bonus)	Barry U property (Lennar project). Bonus FAR to max in exchange for community benefits or community contribution fees
	CORRIDOR MIXED USE	38	24.7	2.21%	30 base, 50 max (bonus)	1520	2.0 base, 3.0 max (bonus)	Commercial land around Biscayne Blvd between 87th and 91st Sts. (bulk of former General Commercial + Hacienda Motel property). Bonus FAR in exchange for community benefits or community contribution fees
	RESTRICTED COMMERCIAL	10	3.5	0.31%	N/A	N/A	1.0	Commercial land next to (west of) train track (94th St. area)
	GOVERNMENT AND INSTITUTIONS	52	113.4	10.14%	N/A	N/A	2.00	Name modified; encompasses all private and public institutional uses plus Village-owned property, incl. public parking
	PARKS AND RECREATION	15	137.8	12.33%	N/A	N/A	1.00	Area recalculated incorporating unvacated ROW
	WATER AND CONSERVATION AREAS	0	0	0%	N/A	N/A	N/A	Name modified from "Water." Refers to bodies of water within Village boundaries for stormwater management and open space preservation
N/A	PARKING	0	0	0	N/A	N/A	N/A	Formerly indicated public parking lots owned by the Village. These were reassigned to GOVERNMENT AND INSTITUTIONS. Private surface parking reviewed on a case by case basis, assigned to MSMU if appropriate
	TOTAL	3432	1117.8	100.00%		6886		

* Calculated acreage (i.e., from GIS) provides a general estimate only. It is not the legally recognized acreage.

DISTRICT ADJACENCY	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	MIXED USE-MAIN STREET	MIXED USE-NEIGHBORHOOD	MIXED USE-CORRIDOR	RESTRICTED COMMERCIAL	GOVT AND INSTITUTIONS	PARKS AND RECREATION	WATER & CONSERVATION AREAS
SINGLE FAMILY RESIDENTIAL	■	■	■	■		■	■	■	■
MULTI-FAMILY RESIDENTIAL	■	■	■	■	■	■	■	■	■
MIXED USE-MAIN STREET	■	■	■				■	■	■
MIXED USE-NEIGHBORHOOD	■	■		■			■	■	■
MIXED USE-CORRIDOR		■			■	■	■	■	■
RESTRICTED COMMERCIAL	■	■			■	■	■	■	■
GOVERNMENT AND INSTITUTIONS	■	■	■	■	■	■	■	■	■
PARKS AND RECREATION	■	■	■	■	■	■	■	■	■
WATER & CONSERVATION AREAS	■	■	■	■	■	■	■	■	■

"Compatible land use" means any use of lands, buildings, and structures which is harmonious to the uses and activities being conducted on the adjoining lands and properties and which does not adversely affect or unreasonably impact the use or enjoyment of the adjoined land.

■ Land use designations compatible for adjacency

COMPATIBILITY ANALYSIS (ADJACENCY)

ZONING CORRESPONDENCE (DRAFT)

COMMENTS		CORRESPONDENCE	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	MIXED USE-MAIN STREET	MIXED USE-NEIGHBORHOOD	MIXED USE-CORRIDOR	RESTRICTED COMMERCIAL	GOVT AND INSTITUTIONS	PARKS AND RECREATION	WATER & CONSERVATION AREAS
Too many districts, and too much cubage. CGA recommends consolidating residential districts and revisit the amount of cubage. Layer house size to lot sizes (right now is a one size fits all)	CURRENT ZONING DISTRICTS	One-family residential districts									
		R-35	■								
		R-30	■								
		R-28	■								
		R-26	■								
		R-25	■								
		R-23	■								
		R-22.5	■								
		R-21	■								
		R-20	■								
		R-18.5	■			■					
		R-17.5	■			■					
		R-16.5	■			■					
		R-15.5	■			■					
		R-15	■			■					
		R-14.5	■			■					
		R-13	■			■					
		R-12.5	■			■					
		Multi-family residential districts									
		A-1		■	■	■	■				
		A-2		■	■	■	■				
		Non-residential districts									
		PRO - Planned res-office			■	■	■	■	■	■	
		B-1 - Local business			■	■	■	■	■		
		B-2 - Transient business					■	■			
		C - Limited commercial					■	■			
		CF - Community Facilities	■	■	■	■	■	■	■	■	■
		S-1 - Special Use (Univ)					■		■		
		P - Park	■	■	■	■	■	■	■	■	
CGA recommends eliminating as zoning district			■	■	■	■	■	■			
		PK – Parking Lot									
■ Future Land Use and Zoning District Correspond to Each Other											

ADDITIONAL
RECOMMENDATIONS

SUPPLEMENTARY
AMENDMENTS

NEXT STEPS





ADDITIONAL RECOMMENDATIONS

- Proceed expeditiously with the statutorily required Evaluation and Appraisal Review (EAR) to (a) extend the Comprehensive Plan's planning horizon; (b) update the remaining elements; (c) ensure internal consistencies with the Future Land Use Element, as amended.
- Undertake a review, evaluation and revision of the Zoning Code to (a) ensure consistency between the Zoning Code and the amended Comprehensive Plan; (b) correct errors and discrepancies between the text of the Code and the Zoning Map; (c) improve clarity and ease of use; and (d) ensure the use of best modern zoning practices to achieve the Village's goals.
- Review and update the Village's GIS
- Undertake the preparation of a viable sanitary sewer master plan.
- Continue to aggressively pursue grants, partnerships and innovative strategies to help plan, fund and implement capital improvements (sanitary sewer, stormwater, parks, other resilience hardening) necessary to support long-term community sustainability.

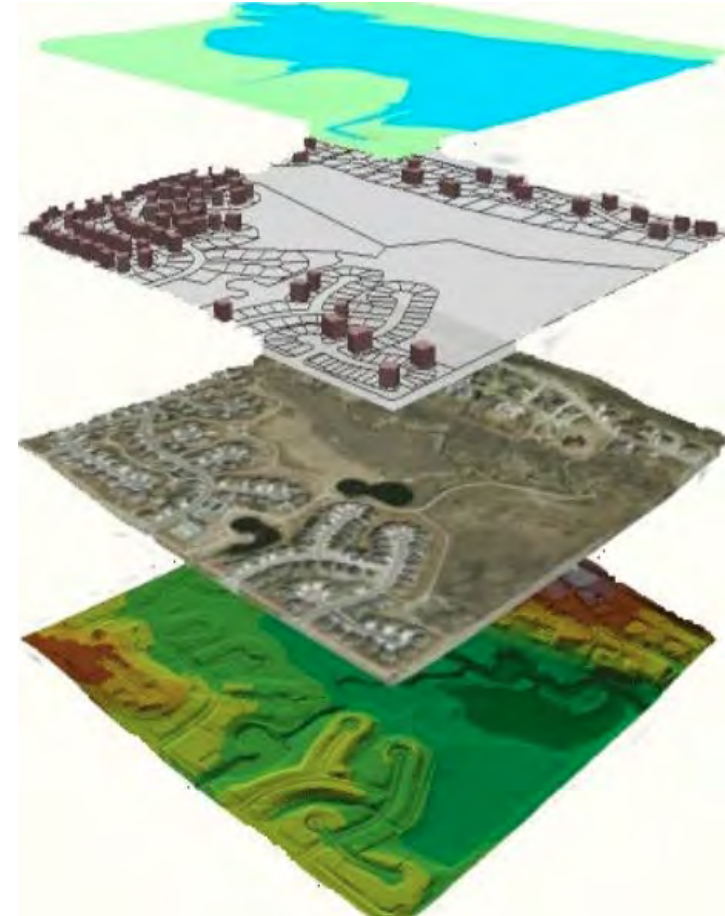


SUPPLEMENTARY AMENDMENTS *

Two statutorily required components must be met (adopted) prior to the potential land use amendments:

- New Property Rights Element.
- Peril of Flood as part of the Coastal Management Element, including development and redevelopment principles, strategies and engineering solutions that reduce the flood risk.

*NOTE: these required amendments are not part of CGA's scope. They will be prepared by Village staff. The Property Rights Element must be read and adopted *before* the FLUM amendments (this can, however, be done at the same Council meeting and transmitted to DEO as a package)



NEXT STEPS

- CGA delivers draft amendment package by June 19, 2022
- Staff prepares Property Rights and Peril of Flood Amendments
- Council reviews in Workshop on June 28, 2022

Required Public Meetings and Hearings	FROM	UP TO
Council Workshop Planning & Zoning Board Council, 1st reading Council, 2nd reading/adoption	June 28, 2022 July 6, 2022 July 19, 2022 Sept 6, 2022 (if *)	June 28, 2022 July 6, 2022 July 19, 2022 Sept 20, 2022 (if**)
Amendment Transmittal to Review Agencies	FROM	UP TO
Proposed Amendment transmittal (within 10 working days after 1st reading) DEO Letter of Notification (within 5 working days after amendment receipt) Agency Reviews/Comments Due to Village (within 30 days after amendment receipt) Adopted Amendment transmittal (within 10 working days after 2nd reading) DEO Notice of Intent Letter (within 5 working days after amendment receipt)	July 20, 2022* July 20, 2022 (if *) July 20, 2022 (if *) Sep 20, 2022 (if *) Sep 27, 2022 (if *)	Aug 2, 2022** Aug 9, 2022 (if **) Sep 6, 2022 (if **) Oct 4, 2022 (if **) Oct 11, 2022 (if **)



THANK YOU

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QUESTIONS?