



Miami Shores

Claudia C. Hasbun, AICP
Planning, Zoning and Resiliency
Director

10050 N.E. SECOND AVENUE
MIAMI SHORES, FLORIDA 33138-2382
TELEPHONE: (305) 795-2207
FAX: (305) 756-8972

January 20, 2022

Barbara Powell, Plan Processing Administrator
Bureau of Comprehensive Planning
Department of Economic Opportunity
barbara.powell@deo.myflorida.com
107 East Madison Street
Caldwell Bldg., MSC 160
Tallahassee, Florida 32399

RE: *Re-Transmittal* of State Coordinated Review of Proposed Miami Shores Village Comprehensive Plan Amendment (Future Land Use Element and Future Land Use Map)

Dear Ms. Powell:

Miami Shores Village (“the Village”) is pleased to *re-transmit* the proposed ordinance to amend Future Land Use Element (“FLUE”) text and Future Land Use Map (“FLUM”) of the Miami Shores Village 2025 Comprehensive Plan (“the Comprehensive Plan”) pursuant to Sec. 163.3184(4), F.S., State Coordinated Review Process. The amendment was considered during a public hearing of the Local Planning Agency/Planning and Zoning Board on July 13, 2022 and approved for transmittal to the Florida Department of Economic Opportunity (“DEO”) by the Village Council on first reading at a regular meeting held on December 14, 2022. The transmittal package was returned and not processed due to the Property Rights Element not being adopted by that date. It has since been adopted and transmitted to all required agencies. (Adoption date January 17, 2023)

We have included with this re-submittal letter the Return Letter dated December 27, 2022, and the original transmittal package dated December 23, 2022.

Prior to this transmittal, we have been coordinating with staff in your office, and will continue to do so through the formal review period to address any potential concerns.

Please contact me, as the Village’s Planning, Zoning & Resiliency Director, if you have any questions or need additional information:

Claudia C. Hasbun, AICP, Director
Planning, Zoning & Resiliency Department
Miami Shores Village
10050 NE 2nd Avenue
Miami Shores, FL 33138

Office: 305.762.4864
Mobile: 305.205.3270
hasbunc@msvfl.gov

Thank you for your assistance in this matter.

Sincerely,



Claudia C. Hasbun, AICP

cc: James Stansbury, DEO
Morgan Runion, Department of Education
Plan Review, Department of Environmental Protection
Alissa S. Lotane, Department of State
Shereen Yee Fong, Department of Transportation District Six
Isabel Cosio Carballo, South Florida Regional Planning Council
Terry Manning, South Florida Water Management District
Jerry H. Bell, Miami-Dade Regulatory and Economic Resources
Christia E. Alou, Village of El Portal
Mario Diaz, Village of Biscayne Park
Lakisha Hull, City of Miami
Mayor and Council of Miami Shores Village (cc from Manager)
Esmond Scott, Village Manager
Ysabely Rodriguez, Village Clerk
Weiss Serota Helfman Cole + Bierman, Village Attorney
Silvia Vargas, FAICP, Calvin, Giordano & Asso.
Alex A. David, AICP, Calvin, Giordano & Asso.

Attachments:

Agency Transmittal List
Return Letter dated December 27, 2022
Original Transmittal Package dated December 23, 2022

Miami Shores Village
Agency Transmittal List

State and Regional Agencies

Department of Economic Opportunity
Bureau of Comprehensive Planning
Barbara Powell, Plan Processing Administrator
107 East Madison Street
Caldwell Bldg., MSC 160
Tallahassee, Florida 32399
Email: barbara.powell@deo.myflorida.com

Department of Economic Opportunity, Bureau of Comprehensive Planning
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120
Attention: James Stansbury, Chief
Email: James.Stansbury@deo.myflorida.com and <https://floridajobs.secure.force.com/cp/>

Department of Education
Office of Education Facilities
325 West Gaines Street, Suite 1014
Tallahassee, FL 32399-0400
Attention: Morgan Runion
Email: CompPlans@fldoe.org

Department of Environmental Protection
Office of Intergovernmental Programs
2600 Blair Stone Road, Mail Station 47
Tallahassee, Florida 32399-2400
Attention: Plan Review
Email: Plan.Review@dep.state.fl.us

Department of State
Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, Florida 32399-0250
Attention: Alissa S. Lotane, State Historic Preservation Officer
Email: CompliancePermits@DOS.MyFlorida.com

Department of Transportation, District Six
Intermodal Systems Development
1000 NW 111 Avenue, Room 611-A
Miami, Florida 33172
Attention: Shereen Yee Fong, Transportation Planner IV
Email: Shereen.Yeefong@dot.state.fl.us

South Florida Regional Planning Council
One Oakwood Boulevard, Suite 221
Hollywood, Florida 33020
Attention: Isabel Cosio Carballo, Executive Director
Email: isabelc@sfrpc.com

South Florida Water Management District
3301 Gun Club Road, MSC 4223
West Palm Beach, Florida 33406
Attention: Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination
Email: SFLOCALGOVPLAN@sfwmd.gov

Local Agencies

Miami-Dade County
Department of Regulatory and Economic Resources, Planning Division
111 NW First Street, 12th Floor
Miami, Florida 33128
Attention: Jerry H. Bell, AICP, Assistant Director for Planning
Email: jerry.bell@miamidade.gov

Village of El Portal
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svargas@CGASolutions.com

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2103 Coral Way, Suite 810
Miami, FL 33145
adavid@CGASolutions.com

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

December 27, 2022

Ms. Claudia C. Hasbun, AICP, Director
Planning, Zoning & Resiliency Department
Miami Shores Village
10050 NE 2nd Avenue
Miami Shores, Florida 33138

RE: Miami Shores Village 22-02RET

Dear Ms. Hasbun:

The Department has received Miami Shores Village's proposed large scale amendment. The amendment package is being returned to the Village because the proposed amendment was determined complete by the local planning authority after July 1, 2021, and the Department has not received the City's adopted property rights element amendment. Section 163.3177(6)(i), F.S., precludes local governments from amending their comprehensive plan until the property rights element has been adopted.

The Village has transmitted the proposed property rights element amendment under the expedited state review process under Section 163.3184, Florida Statutes. The Village may resubmit the proposed amendment to the Department after the property rights element has been adopted by the Village.

If you have any questions, please contact Ms. Barbara Powell, Deputy Bureau Chief, at (850) 717-8504.

Sincerely,

Barbara Powell, Deputy Bureau Chief
Bureau of Planning and Growth

BP/ts

cc: External Agencies

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | www.Twitter.com/FLDEO | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



Miami Shores

Claudia C. Hasbun, AICP
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Director

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December 23, 2022

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Bureau of Comprehensive Planning
Department of Economic Opportunity
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RE: State Coordinated Review of Proposed Miami Shores Village Comprehensive Plan Amendment (Future Land Use Element and Future Land Use Map)

Dear Ms. Powell:

Miami Shores Village (“the Village”) is pleased to transmit a proposed ordinance to amend Future Land Use Element (“FLUE”) text and Future Land Use Map (“FLUM”) of the Miami Shores Village 2025 Comprehensive Plan (“the Comprehensive Plan”) pursuant to Sec. 163.3184(4), F.S., State Coordinated Review Process. The amendment was considered during a public hearing of the Local Planning Agency/Planning and Zoning Board on July 13, 2022 and approved for transmittal to the Florida Department of Economic Opportunity (“DEO”) by the Village Council on first reading at a regular meeting held on December 14, 2022.

Miami Shores Village is not located in an area of critical state concern (Big Cypress, Green Swamp, Key West and the Florida Keys, Apalachicola Bay); Orange, Lake or Seminole County, or; the Wekiva River Protection Area. The amendment was not adopted under a joint planning agreement.

A summary of the background and purpose of this amendment is provided below:

- In late 2021, Miami Shores Village staff noticed certain discrepancies between the text of the Future Land Use Element (“the FLUE”) and the Future Land Use Map (“the FLUM”) of the Comprehensive Plan, which apparently emerged during a statutory Evaluation and Appraisal Review (EAR) of the Comprehensive Plan conducted in 2018-2019.

- Upon identifying the first discrepancies, the Village immediately notified the Florida Department of Economic Opportunity and outlined a strategy to resolve the issues.
- To facilitate the process, the Village enacted a temporary moratorium on all new development (excluding single-family homes) and retained the services of a consultant that specializes in comprehensive plans, land use planning and regulatory issues to complete a detailed examination of the FLUE and the FLUM along with supporting, relevant documentation; to determine and assess the extent of the issues; and to recommend changes necessary to ensure internal and external cohesion between the policy and mapped components of the FLUM; and to prepare the FLUE and FLUM for the at-the-time imminent (now ongoing) EAR-based amendment process.
- The consultant’s extensive examination of the FLUE and the FLUM revealed additional irregularities beyond the initial discrepancies noted between the text and the map. The most substantial was that maximum densities in the Single Family and Multifamily Residential future land use categories were reduced without documented analysis, rational basis, or property owner input, resulting in an inaccurate representation of the built environment; nonconforming density and/or lot size status for vast portions of the Village (which are at near build-out); and unattainable lot sizes, since the maximum lower densities conflict with the minimum lot size standard in the Zoning Code and with existing platted lot sizes.
- Other issues noted in the adopted 2025 Comprehensive Plan for which no background documentation or rationale could be found, include but are not limited to:
 - Land in the area annexed by the Village in 2008 received a Village land use and zoning designation years later and the process seems to have excluded the majority of the property owners.
 - The FLUE identified certain areas of the Village (“Main Street” (NE 2nd Ave), the area along Biscayne Blvd between 91st and 93rd St.; certain sites at Biscayne Blvd. and 105th Street, and the area west of Barry University previously occupied as the Biscayne Kennel Club) as targets for “redevelopment and renewal,” and overlaid a couple of these areas with a Special Multiuse Redevelopment Area designation, but provided no density or intensity parameters and little to no guidance for how to effectively implement these designations.
 - In addition to these and other text-related issues, erroneous designations in the FLUM were found that could put property owners (and the Village) at risk by leading to incorrect property assessments and zoning conflicts.
 - The Coastal High Hazard Area (CHHA) line disappeared from the FLUM in 2018. As the former CHHA boundary is greatly out of date, the Village intends to include a separate new CHHA map within the Coastal Management Element (as appropriate) as part of the EAR-based amendment process.

Additional information can be found on the [project website](#). The proposed amendment considered a variety of data and analyses collected and/or prepared by the consultant, as well as the vision and important findings and recommendations provided in the

Village's recently adopted [Strategic Management Plan](#) and [Age-Friendly Action Plan](#), the [2018 Environmental Vulnerability Study](#), and the 2016 [Downtown Architectural Design Manual, Parking & Streetscape Analysis](#), which are relevant to future land use and development patterns. These plans and studies, along with other applicable Village documents, will also play an important role in the preparation of amendments to the remaining elements of the Comprehensive Plan as part of the ongoing EAR-based amendment process.

We have included with this submittal copies of agendas, memoranda, presentations, and other documentation of data and analysis that provides the basis for the proposed amendment, as well as input provided by the public, as follows:

1. MSV Agency Transmittal List
2. Council Agenda – December 14, 2022 First Reading
3. Comprehensive Plan Council Memo
4. Exhibit A – Data & Analysis
5. Exhibit B – Concurrency Analysis
6. Exhibit C – Survey of Results – 113022 Workshop
- 6a. Kahoot Report 113022
7. Ordinance – First Reading (Clean Version)
- 7a. Ordinance – First Reading (Color coded)
8. Sign-In Sheets – 121422
9. Ecomments – 121422
10. Miami Herald Ad – Dec 04, 2022
11. Miami Herald Affidavit
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Prior to this transmittal, we have been coordinating with staff in your office, and will continue to do so through the formal review period to address any potential concerns.

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Attachments

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State Land Planning Agency

Caldwell Building

107 East Madison – MSC 160

Tallahassee, FL 32399-4120

Attention: James Stansbury, Chief

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Mayor Sandra Harris
Vice Mayor Daniel Marinberg
Councilmember Alice Burch
Councilmember Katia Saint Fleur
Councilmember Crystal Wagar



Esmond Scott, Village Manager
Sarah Johnston, Village Attorney
Ysabely Rodriguez, Village Clerk



SPECIAL MEETING

WEDNESDAY, DECEMBER 14, 2022
9617 PARK DRIVE, MIAMI SHORES, FL 33138
(COMMUNITY CENTER)
6:30 PM

*Members of the public shall have a reasonable opportunity to be heard on any proposition pending before the Village Council. **Each member of the public will be limited to two (2) minutes.** Groups or factions with the same interests are encouraged to designate a representative or representatives to present the views of the group to the Council.*

Seating capacity is limited to ensure safe ingress and egress. Alternatively, you may provide your comments via electronic means, using the eComments platform or Zoom communication system:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86044517490?pwd=cTlzdFJFZlpXU2M4VnZtTDB5MUQ3QT09>

Passcode: 401230

Or One tap mobile :

US: +13052241968,,86044517490#,,,,*401230# or +13017158592,,86044517490#,,,,*401230#

Or Telephone:

Webinar ID: 860 4451 7490

Passcode: 401230

International numbers available: <https://us02web.zoom.us/j/kcA7HA3SbU>

*We also encourage residents to tune into the meeting via livestream:
<https://www.miamishoresvillage.com/live-stream> or YouTube.*

*You may view the Public Comments & Rules of Order and Decorum by visiting:
<https://www.msvfl.gov/frontend/assets/img/gallery/staff/Elections/R-2021-08.pdf>*

1.CALL TO ORDER

2.MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

3.ROLL CALL

4.ORDINANCE(S) ON FIRST READING-PUBLIC HEARING

- 4.A. AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (STAFF: PLANNING & ZONING DIRECTOR).

[Memorandum](#)

[Exhibit A- Data & Analysis](#)

[Exhibit B- Concurrency Analysis](#)

[Exhibit C- Summary of Results- November 30 Workshop](#)

[Exhibit D- Draft Ordinance](#)

5.ADJOURNMENT

The board may consider and act upon such other business as may come before it. In the event this agenda must be revised, such revised copies will be available to the public at Village Hall.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any matter considered at such meeting or hearing, the individual may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Miami Shores Village complies with the provisions of the Americans with Disability Act. If you are a disabled person requiring any accommodations or assistance, including materials in accessible format, a sign language interpreter, or assistive listening devices, please notify the Village Clerk's office of such need at least 5 days in advance.

In accordance with Village Code and section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the Village Clerk's Office before addressing said board.



Miami Shores Village

Claudia C. Hasbun, AICP
Planning, Zoning and
Sustainability Director

10050 N.E. SECOND AVENUE
MIAMI SHORES, FLORIDA 33138-2382
TELEPHONE: (305) 795-2207
FAX: (305) 756-8972

TO: Mayor & Council

VIA: Esmond K. Scott, Village Manager

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

CC: Tanya Wilson, AICP Assistant Village Manager

DATE: December 14, 2022

RE: Proposed 2025 Comprehensive Plan amendments to the Future Land Use Element and the Future Land Use Map

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Background:

Chapter 163, Florida Statutes requires that each municipality establish and maintain a Comprehensive Plan that serves as a blueprint to guide the community's future development. The Village has identified and recognized the need to update the 2025 Comprehensive Plan Future Land Use Element and the Future Land Use Map due to a number of inconsistencies, errors and obsolete provisions within and between the text of the goals, objectives and policies in the Plan's Future Land Use Element ("FLUE") and Future Land Use Map ("FLUM").

The Planning Board acting as the Village Land Planning Agency, who make recommendations to the Village Council, reviewed and unanimously approved the proposed amendments during their July 13, 2022 meeting. Consequently, as part of a public hearing held on July 19, 2022, the Mayor and Council reviewed the proposed ordinance, heard public testimony and rendered a final vote of 2-2, and as such, the item failed. Subsequent edits to the ordinance reflecting public comments and Village Council edits are included in the current ordinance amending the FLUE and FLUM, these edits are reflected at the ordinance dated October 7, 2022. Village Council heard this ordinance at a public hearing dated October 18, 2022, at which meeting the ordinance was deferred to a date certain of December 14, 2022.

Pursuant to the requirements of F.S. 163.3177, Exhibit "A" provides for studies and surveys required to support the amendments. This exhibit includes the following data and analysis: population projection using reliable sources such as the Office of Economic and Demographic Research, US Census data, Florida

Housing Data Clearinghouse, Miami Dade County, and Shimberg data . It also includes the analysis of land and uses required to accommodate anticipated growth and the analysis of land use to provide for a balance and efficient range of uses. Pursuant to the requirements of F.S. 163.3180, Exhibit “B” presents the concurrency analysis and with anticipated impacts to public facilities in the event of full implementation of the amendments.

Additionally, in accordance to the requirements of F.S. 163.3181. public participation has been achieved throughout the length of the project, with a series of over eight (8) public engagement events. A listing of the series of events is available via the webpage created for this project at <https://www.msvfl.gov/comprehensive-plan-2025-project-update>. The latest public engagement exercise, a public working meeting, lead by certified facilitator Jim Karras , was held on November 30, 2022. A report has been created that summarizes the resident recommendations from feedback obtained at the November 30th meeting and is included as Exhibit “C” to this memo. Lastly, Exhibit “D” includes an alternative ordinance reflecting edits discussed during the Village Council meeting of November 15, 2022. This exhibit also includes line-by-line edits reflecting suggested edits from several Village Councilmembers to the ordinance to be voted on during the December 14, 2022 public hearing.

Recommendation:

Staff recommends that the Village Council reviews the proposed analysis, considers public testimony and evaluates the technical merits of the proposed ordinance in accordance with Florida Statutes 163.3164 and take action.

Next Steps:

If approved consistent with the requirements of F.S. 163.3184, staff will transmit the ordinance and support documents to the list of required reviewing agencies and to the Department of Economic Opportunities (DEO). Once DEO completes its review of the FLUE and FLUM amendments, it will issue an Objection, Recommendations and Comments (ORC) report detailing any outstanding issues. From there, the ordinance will be revised, if needed, and prepared for a second reading.

Fiscal Impact:

None

Exhibit A

F.S. 163.3177(1)(f)

(f) All mandatory and optional elements of the comprehensive plan and plan amendments shall be based *upon relevant and appropriate data and an analysis by the local government* that may include, but not be limited to, surveys , studies , community goals and vision , and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means *to react to it in an appropriate way and to the extent necessary* indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.

1. Surveys, studies, and data utilized in the preparation of the comprehensive plan may not be deemed a part of the comprehensive plan unless adopted as a part of it. Copies of such studies, surveys, data, and supporting documents for proposed plans and plan amendments shall be made available for public inspection, and copies of such plans shall be made available to the public upon payment of reasonable charges for reproduction. Support data or summaries are not subject to the compliance review process, but the comprehensive plan must be clearly based on appropriate data. Support data or summaries may be used to aid in the determination of compliance and consistency.
2. Data must be taken from professionally accepted sources. The application of a methodology utilized in data collection or whether a particular methodology is professionally accepted may be evaluated. However, the evaluation may not include whether one accepted methodology is better than another. Original data collection by local governments is not required. However, local governments may use original data so long as methodologies are professionally accepted.
3. The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on *at least the minimum* amount of land required to accommodate the medium projections as published by the *Office of Economic and Demographic Research for at least a 10-year planning period* unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, *at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.*

Miami Shores Village Population Data Sources

- <http://edr.state.fl.us/content/population-demographics/data/index-floridaproducts.cfm>
- <http://edr.state.fl.us/Content/population-demographics/data/PopulationEstimates2015.pdf>
- <https://www.census.gov/quickfacts/fact/table/miamishoresvillageflorida/POP060210>
- <http://flhousingdata.shimberg.ufl.edu/comprehensive-plan-data/results?nid=4351>
- <http://www.miamidadetpo.org/library/plans/2045-long-range-transportation-plan-technical-report-03-data-compilation-review-and-development-report.pdf>

Miami Shores Village Population Data - Varies

EDR 2021 Estimate	11,548
US Census 2021 Estimate	11,417 (approx. -1% difference re: 2020)
2020 US Census	11,567 (approx. 10% difference re: 2010)
2010 US Census	10,493
TPO 2045 Forecast (@ TAZ level based on SERPM 8 model)	12,000 (30% growth over 2015)
Shimberg 2040 Projection	10,989 (based on 2000 and 2010 Census)

Florida Office of Economic & Demographic Research

2022-2045 Population Projection				
	Miami-Dade County	Miami Shores Village	MSV Population share	Additional population projection based on population share
Year				
2021	2,731,939	11,548	0.423	
2022	2,761,728	11,674		
2023	2,784,546	11,770		
2024	2,804,660	11,855		
2025	2,823,809	11,936		
2026	2,843,628	12,020		
2027	2,863,830	12,106		
2028	2,884,010	12,191		
2029	2,903,733	12,274		
2030	2,922,576	12,354		806
2031	2,940,232	12,428		
2032	2,956,782	12,498		
2033	2,972,350	12,564		
2034	2,987,279	12,627		
2035	3,001,790	12,689		
2036	3,015,965	12,749		
2037	3,029,629	12,806		
2038	3,042,882	12,862		
2039	3,055,800	12,917		
2040	3,068,377	12,970		1,422
2041	3,080,635	13,022		
2042	3,092,572	13,072		
2043	3,104,198	13,122		
2044	3,115,524	13,169		
2045	3,126,570	13,216		1,668

Population and Housing Projections

- Miami-Dade County EDR 2021 estimated population = 2,731,939
- Miami-Dade County EDR 2045 projected population = 3,126,570
- Miami Shores estimated EDR 2021 population (11,548) as a share of MDC estimated EDR 2021 population = 0.4227%
- Miami Shores projected 2045 population based on 0.4227% share of MDC = 13,216
- Miami Shores estimated 2045 housing units based on 2.99 pph (ACS 2016-20205 Year Estimate) = 4,420 units
- Miami Shores Current (2021) housing units (estimated based on parcel data) = 3,864
- Delta = 566 additional housing units (*minimum* to be provided for)
- Additional units proposed and provided for in the long term (well beyond 2045) = 2,872



Miami Shores Village
Comprehensive Plan 2025
FUTURE LAND USE ELEMENT AND FLUM UPDATE
DRAFT AMENDMENTS (7.5.22)



CALVIN, GIORDANO & ASSOCIATES
2103 CORAL WAY, SUITE 810
MIAMI, FL 33145

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

AND THINKING ABOUT THE FUTURE

...opportunities exist here?



As a nearly built-out community, Miami Shores has limited opportunities to accommodate future land use needs through infill or re-development, as identified on the map. The Comprehensive Plan 2025 Project Update is focused on identifying appropriate long-term land uses for those opportunity areas. What is your vision? What would you like to see, or not see, there? Write your ideas on a Post-It(s) and share them below.

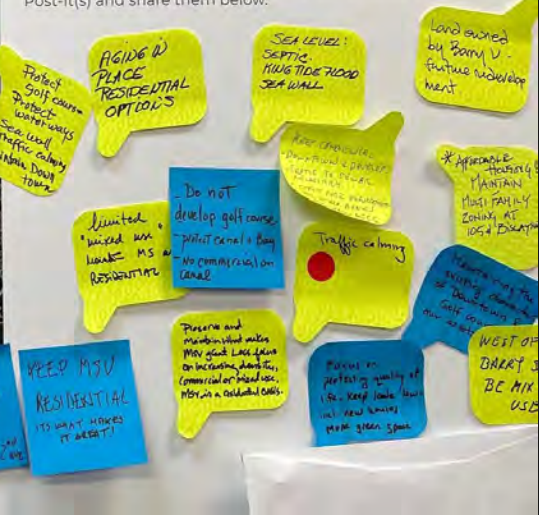


TABLE OF CONTENTS

1. Introduction/Overview
 2. Data Gathering & Analysis (Select Findings)
 3. Recommendations:
 - Comprehensive Plan Text
 - Future Land Use Map
 4. Additional Recommendations
- Appendix A: Public Input
- Appendix B: Schedule of Public Meetings

INTRODUCTION

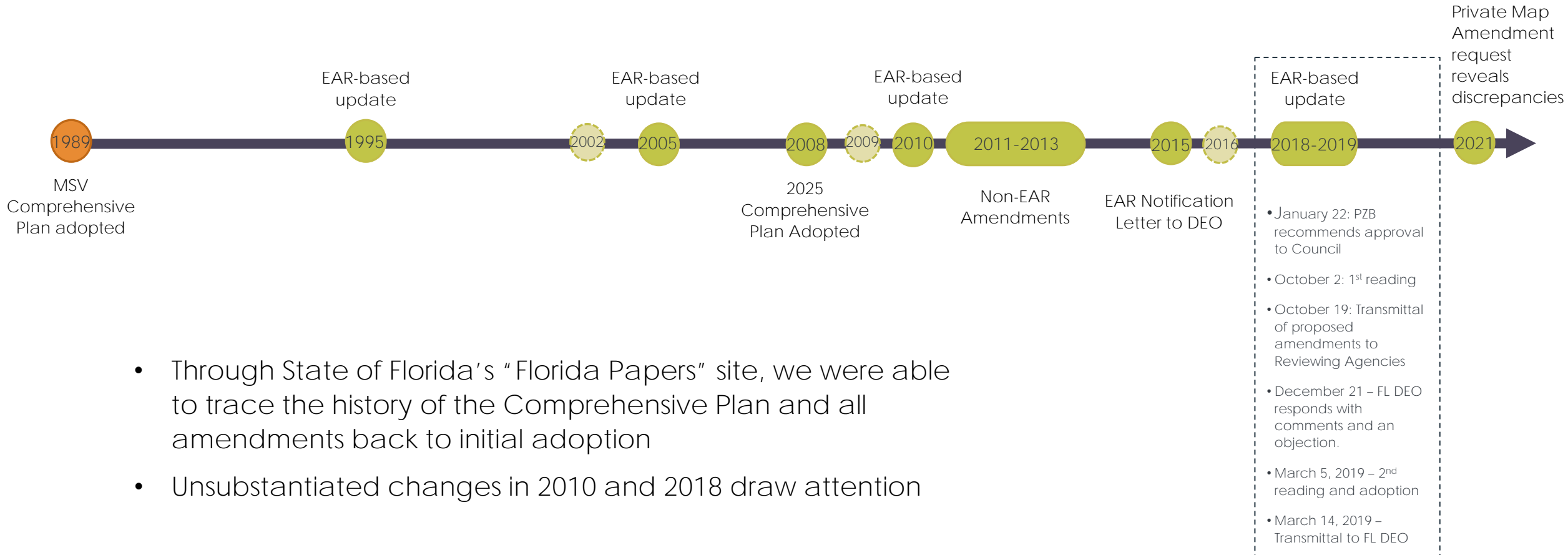
OVERVIEW





HOW WE GOT HERE

- Statutory deadlines (every 7 years)
- Actual completion (adoption/transmittal)



- Through State of Florida’s “Florida Papers” site, we were able to trace the history of the Comprehensive Plan and all amendments back to initial adoption
- Unsubstantiated changes in 2010 and 2018 draw attention



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)

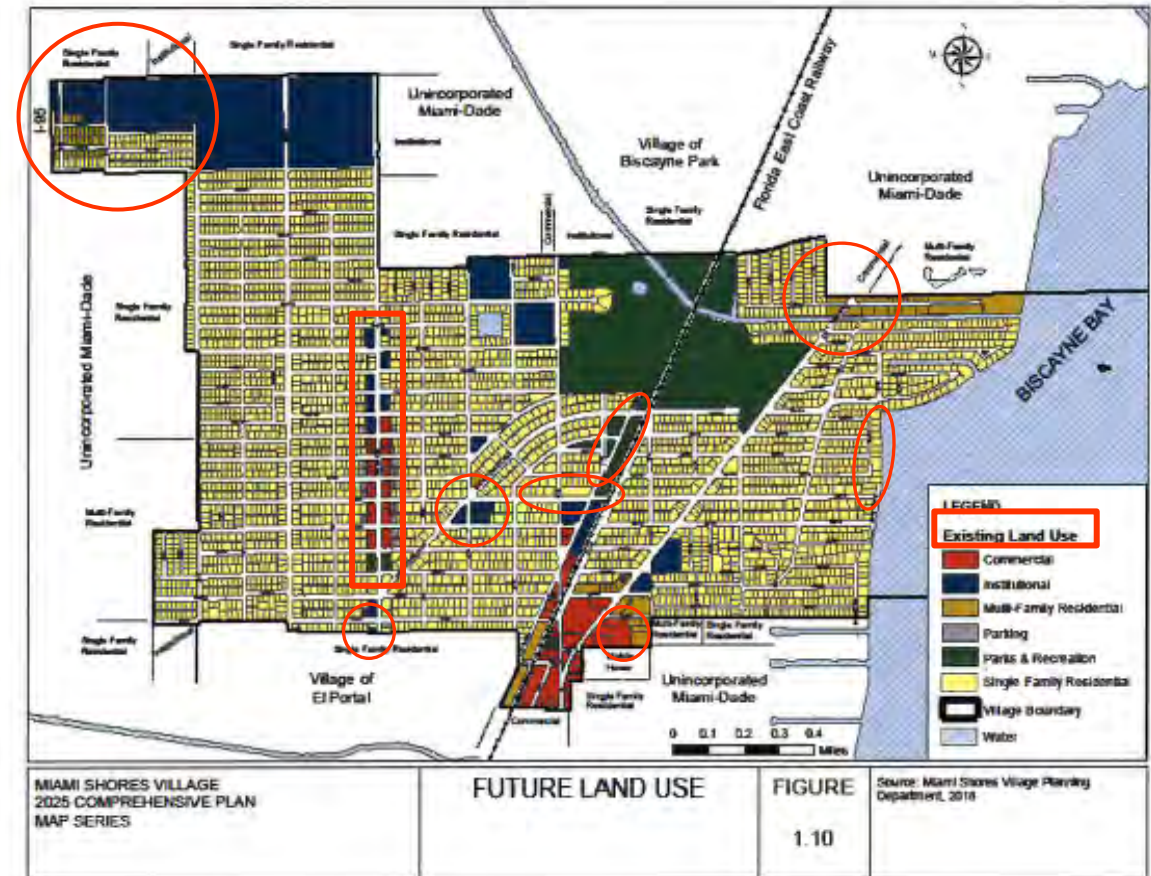




KEY FLUM PROBLEMS

- 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.~~

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:

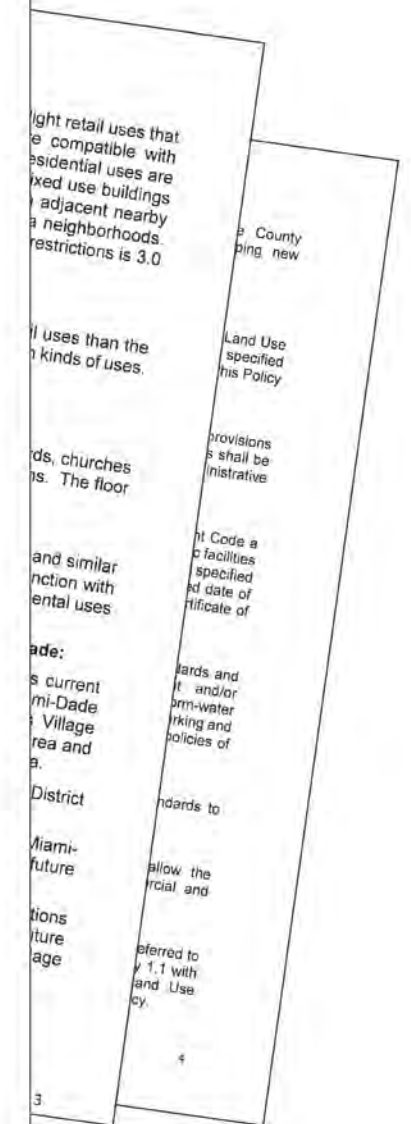
The Village shall maintain, improve and enforce land development code provisions which are consistent with the Future Land Use Map, including the land uses and the densities and intensities specified thereon and described below:

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

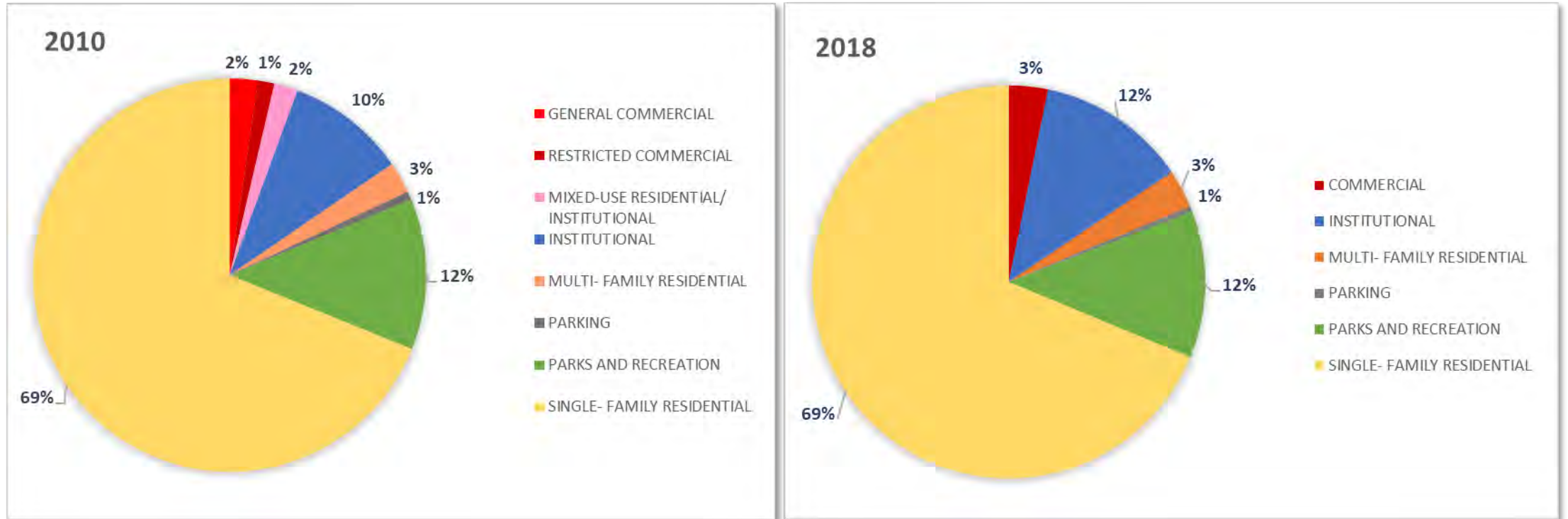
As a small municipality celebrating the 90th anniversary of its incorporation this year, Miami Shores Village is a mature, largely built-out community. Between 1990 and 2010, Miami Shores sustained minimal population growth (0.2% annually), but the last decade, according to the 2020 U.S. Census, the 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)).

	2020	2010	Change 2010-2020
 Population Size¹ and Composition²	11,567 36.7% White 17.9% Black 38.6% Hispanic/Latin 6.8% Other or Mixed 28.9% Foreign-born	10,493 42.1% White 23.8% Black 30.6% Hispanic/Latin 5.2% Other or Mixed 28.9% Foreign-born	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 *

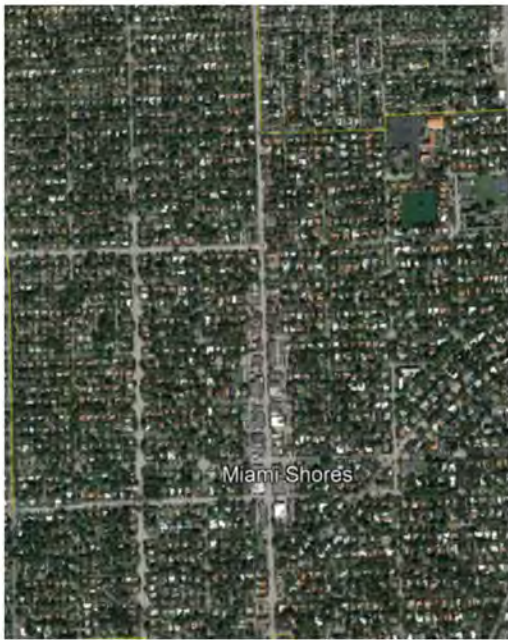


*Acreage Reconciliation Analysis



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).



3,864

Total number of residential units

83.0%

Residential units that are single-family



85%

Units that are owner-occupied



4.83 Average (Village-wide) residential density (units/acre)



2.92-8.67

Variation in single-family residential density across neighborhoods (units per acre)



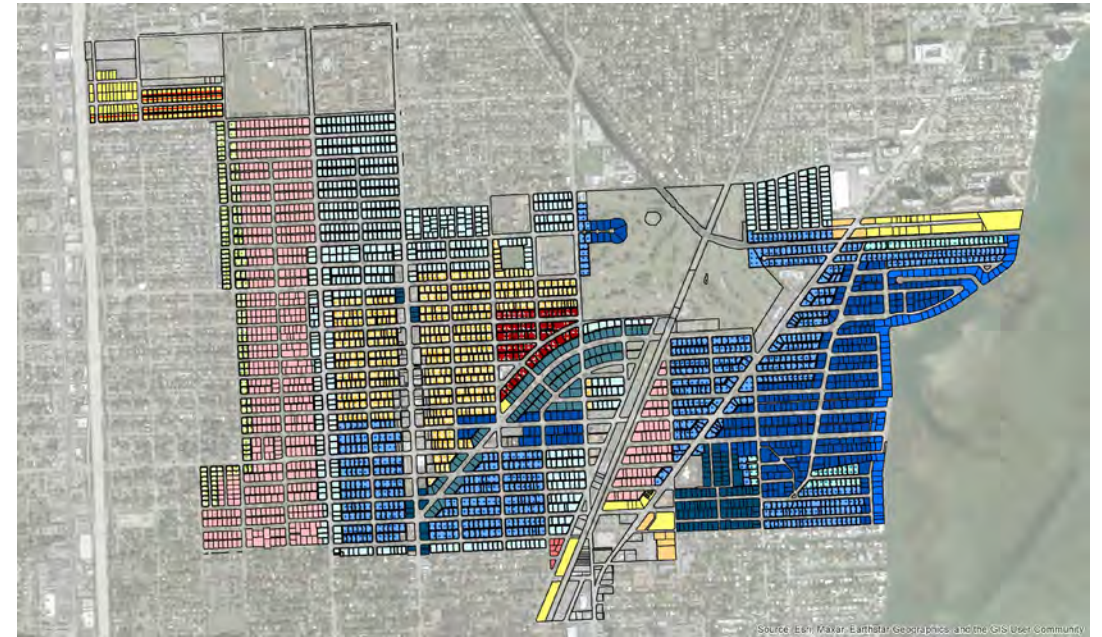
\$556,100

Median value of owner-occupied units



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)





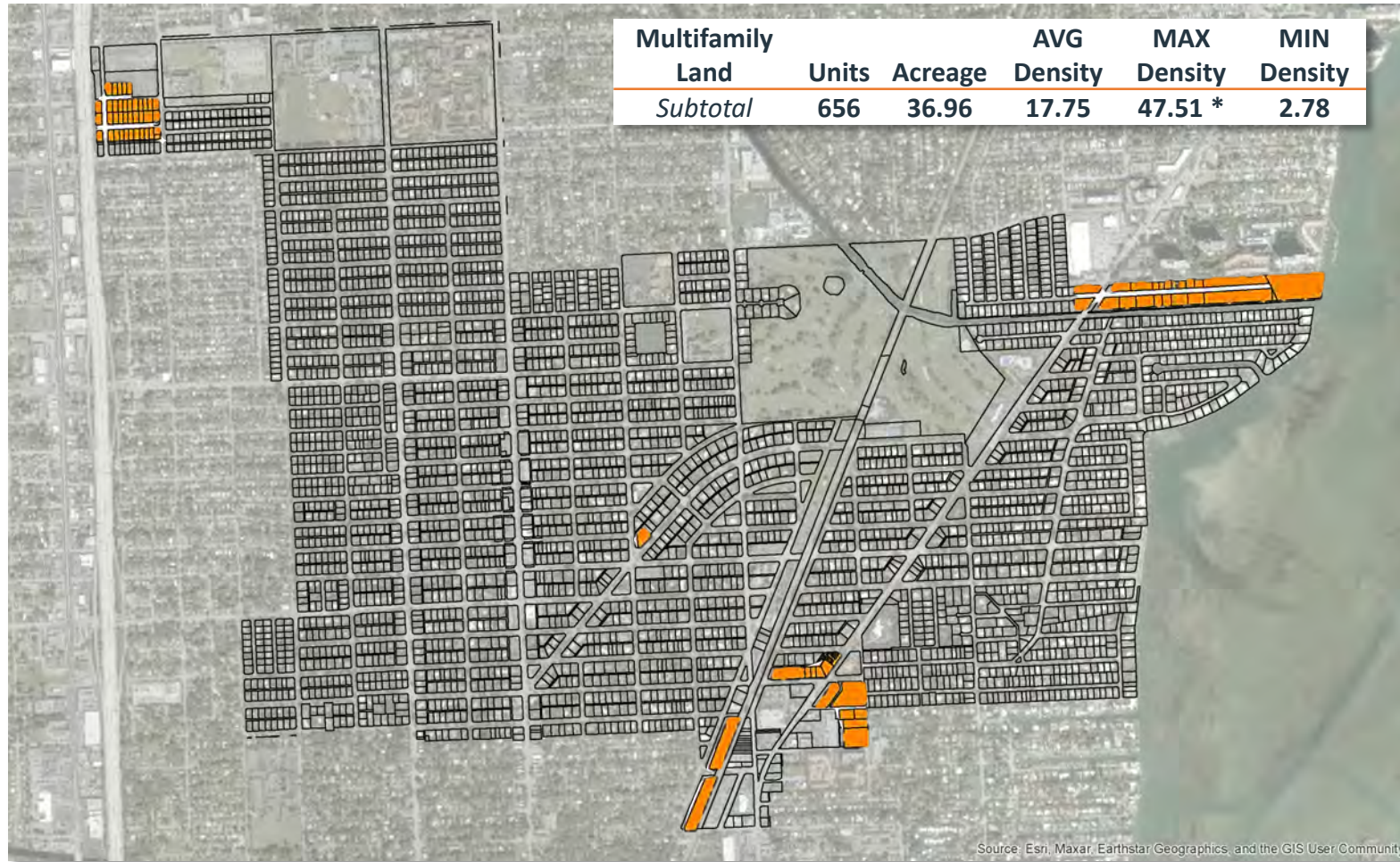
DATA ANALYSIS KEY FINDINGS: SMALL SINGLE-FAMILY LOT DENSITY (<7,500 SQ FT)

- 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.

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

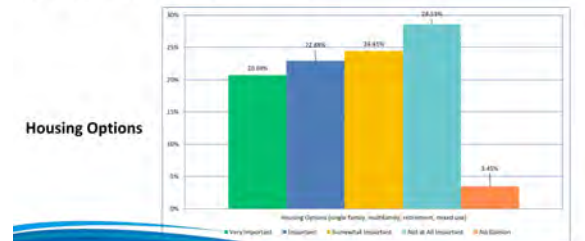


OTHER ISSUES

- 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





RECOMMENDATIONS

- 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 dwelling units per gross 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.
 - Policy added recognizing platted lots existing as of the adoption/effective date of the plan. Zoning code shall strengthen its baseline standards for lot size and configuration.
- Reclaim pre-2018 density for Multi-Family Residential, *but* at 30 (not 31) dwelling units per acre.
- Reclaim "Restricted Commercial" land use classification to accommodate a limited range of retail, office and service uses that serves the needs of the surrounding area. Excludes auto-related. Replaces 2018 "Commercial" designation on the map. Emphasis on appropriate intensity and compatibility of uses.



RECOMMENDATIONS (CONT'D)

- Reintroduce Mixed Use land use classification, under three characterizations.
 - 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). Offer incentives (bonus system) in exchange for certain community benefits or payment of community contribution fees to help achieve specific Village goals (i.e., public art, parkland or park improvements, etc.) to be determined via the Zoning Code. Introduce criteria for each designation
 - Main Street Mixed Use – Base density: 25 du/acre. Max density (bonus): 35 du/acre. Base FAR: 1.5. Max FAR (bonus): 1.5. Where it would apply: NE 2nd Avenue/Downtown to strengthen the reactivation of Downtown MS.
 - Neighborhood Mixed Use – Base density: 30 du/acre. Max density (bonus): 35 du/acre. Base FAR: 1.5. Max FAR (bonus): 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: 50 du/acre. Max density (bonus): 65 du/acre. Base FAR of 2.0. Max FAR (bonus) 3.0. Bonuses available for sites at least 1.5 gross acres. 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.
- Eliminate "Special Multi-Use Redevelopment Areas" Overlay (replaced by above districts)



RECOMMENDATIONS (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.



RECOMMENDATIONS (CONT'D)

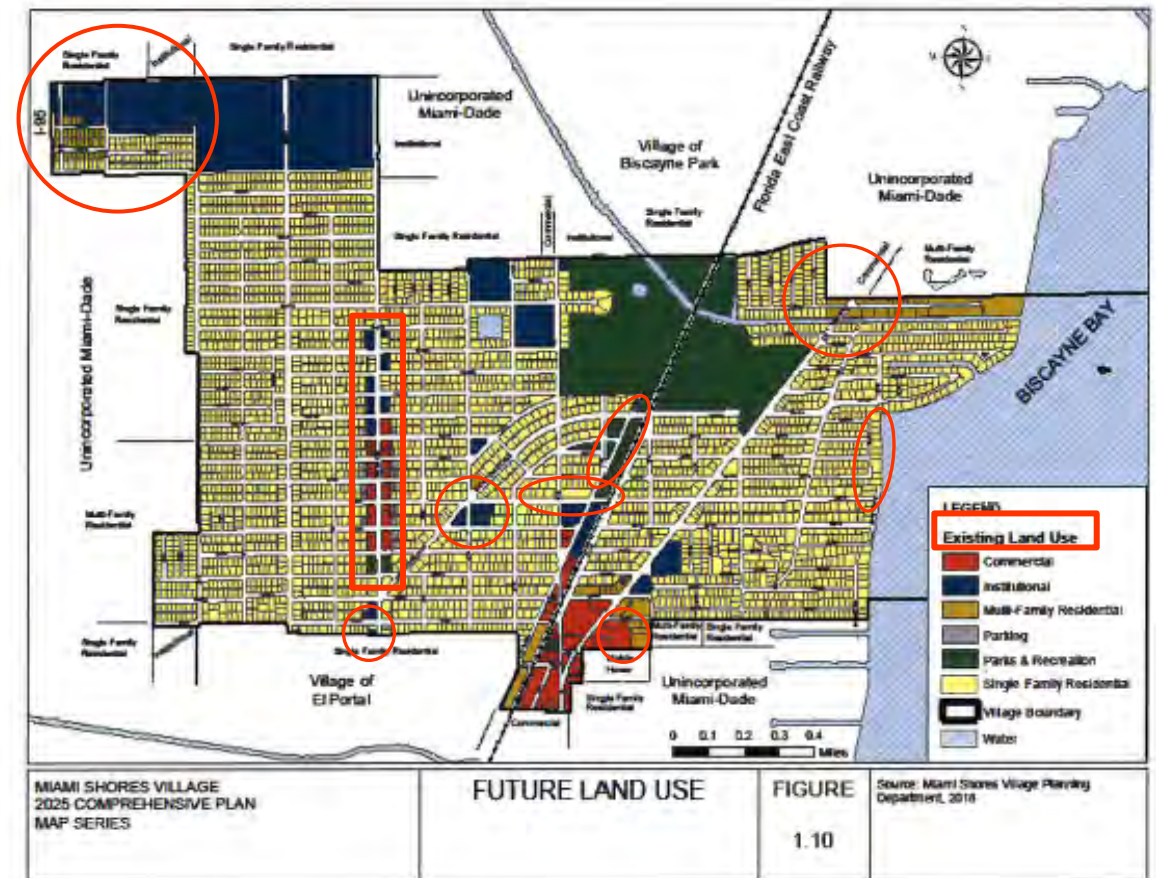
- Consider general parameters for compatibility (basis for Zoning Code criteria).
- Rename Institutional as "Government and Institutions" to better reflect scope of classification.
- Introduce "Water and Conservation" as a classification to help MSV increase its National Flood Insurance Program Community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



ISSUES TO ADDRESS IN FLUM

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

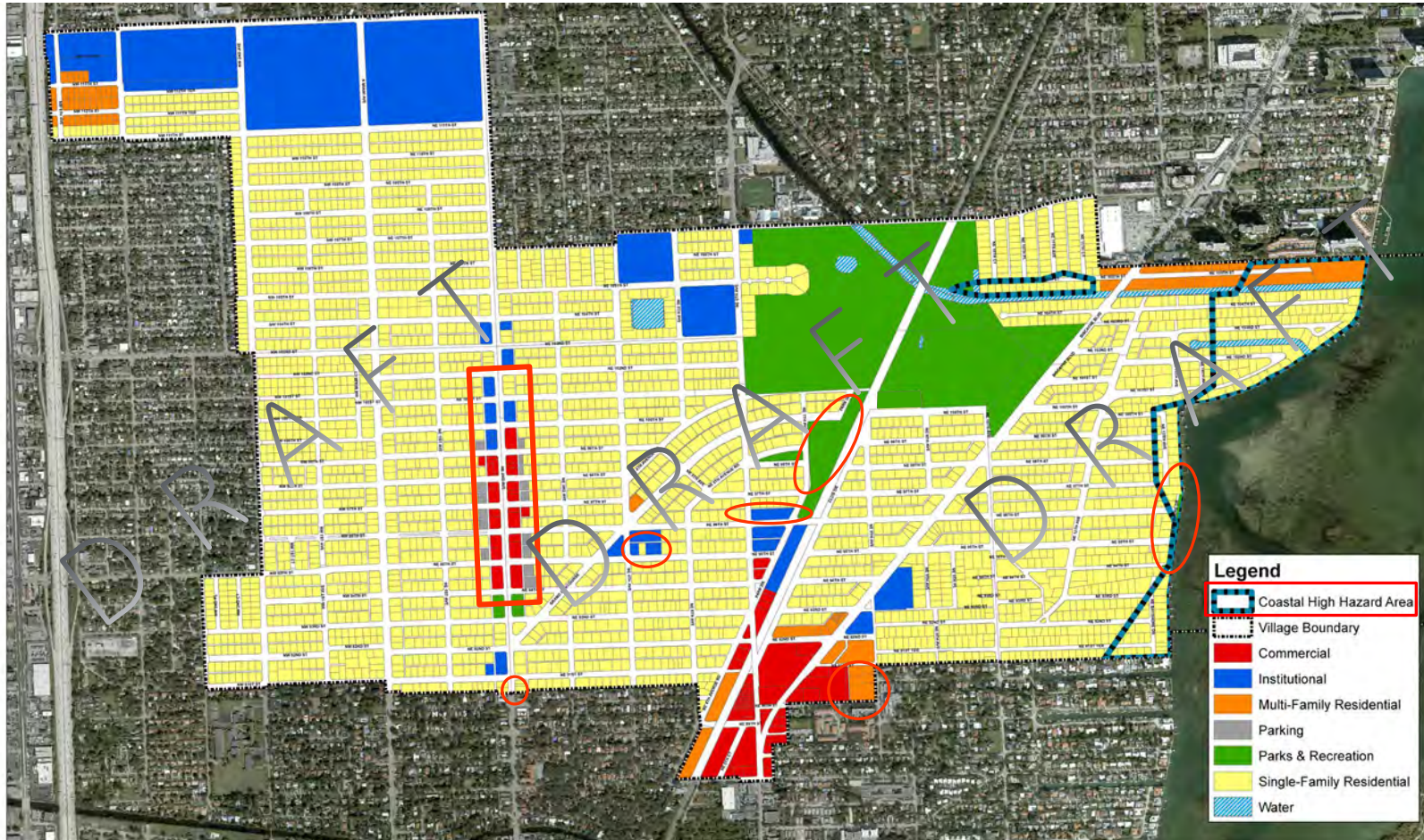
2018





RECOMMENDATIONS

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)

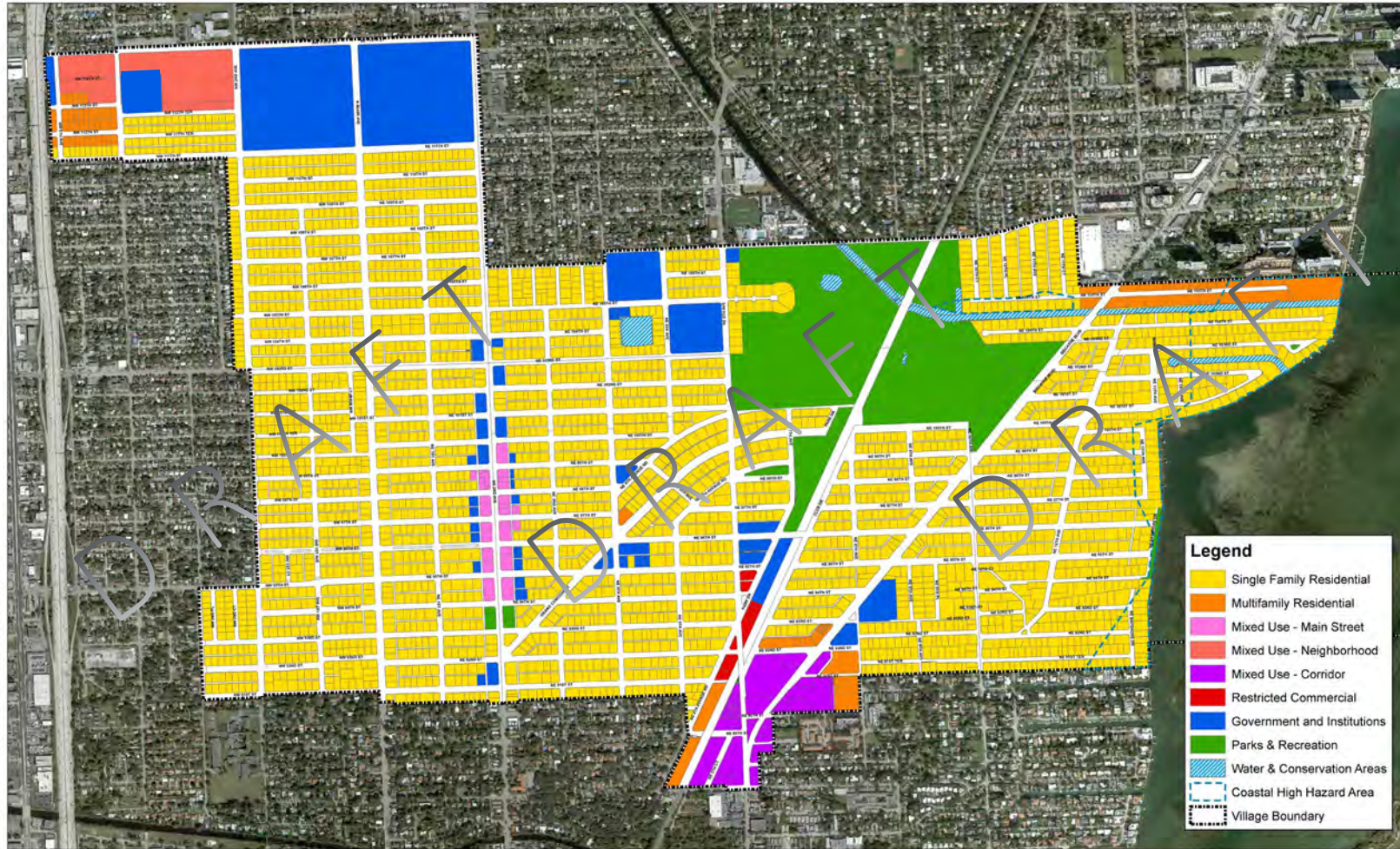
FUTURE LAND USE MAP
2022 UPDATE - STEP 1:
CORRECTION OF 2018 SCRIVENER'S ERRORS



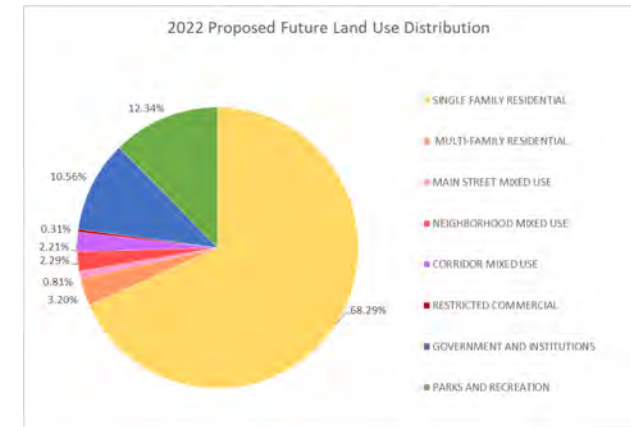


RECOMMENDATIONS

STEP 2: REASSIGN LAND USE TO PROPOSED FLU CAT.



- 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



1 inch = 500 feet



DEVELOPMENT CAPACITY ANALYSIS (DRAFT)

COLOR	PROPOSED CLASSIFICATION	Parcels	Calculated Acreage EST	%	Prop Max Density	Long-Term MaxUnits EST	Proposed FAR	GENERAL COMMENTS
	SINGLE FAMILY RESIDENTIAL	3201	763.3	68.29%	10 max	3204	N/A	Intent: Accommodate permanent dwellings in existing single-family residential neighborhoods. Permitted uses include single family detached homes and accessories. Density between 2.5 and 10.0 units per acre (latter to acknowledge existing lots less than 7,500 sf). Number of units remains the same (platted lots) and only one unit per lot. (Revisit minimum lot sizes in zoning code)
	MULTI-FAMILY RESIDENTIAL	84	35.8	3.20%	30 max	1074	N/A	Intent: Accommodate low and medium-density apartment and condominium dwellings, as well as attached residential uses such as duplexes, as well as accessories. Includes keeping historic designation of 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	9.0	0.81%	25 base, 35 max (bonus)	316	1.5 base, 2.5 max (bonus)	Intent: Accommodate a coordinated and balanced range of land uses. Support MSV's age-friendly community, resiliency and sustainability, economic viability and downtown revitalization/activation goals. Mix of small-scale retail, service, office, entertainment uses and civic spaces. Applies to: NE 2nd Avenue/Downtown Miami Shores.
	NEIGHBORHOOD MIXED USE	7	25.6	2.29%	30 base, 35 max (bonus)	895	1.5 base, 2.5 max (bonus)	Intent: Accommodate a coordinated and balanced range of land uses. Support MSV's age-friendly community, resiliency and sustainability, economic viability goals. Bonus FAR available in exchange for community benefits or community contribution fees. Applies to: Barry U property (Lennar project).
	CORRIDOR MIXED USE	38	24.7	2.21%	50 base, 65 max (bonus)	1661	2.0 base, 3.0 max (bonus)	Intent: Accommodate a coordinated and balanced range of land uses. Support resilience and sustainability, economic viability, multimodality and transit orientation leveraging proximity to anticipated 79th St. commuter rail station. Bonus density available if site is larger than 1.5 acres and development includes certain elements. Bonus FAR available in exchange for certain community benefits or community contribution fees. Applies to: Commercial land around Biscayne Blvd between 87th and 91st Sts. (bulk of former General Commercial + Hacienda Motel property).
	RESTRICTED COMMERCIAL	10	3.5	0.31%	N/A	N/A	2.0	Intent: Accommodate a limited range of retail, office and service uses serving the needs of the surrounding areas. Excludes auto-related (such as gas stations and auto repair shops). Applies to: Current Commercial land next to (west of) train track (94th St. area).
	GOVERNMENT AND INSTITUTIONS	52	118.0	10.56%	N/A	N/A	2.00	Intent: Provide land for a full range of community support facilities, including public and private educational, medical, governmental (including Village-owned public parking), religious, civic, cultural, and other uses similar in nature. Name of this category was modified from "Institutional."
	PARKS AND RECREATION	15	137.9	12.34%	N/A	N/A	1.00	Area recalculated incorporating unvacated ROW of Constitution Park
	WATER AND CONSERVATION AREAS	0	0.0	0%	N/A	N/A	N/A	Intent: Public and private lands, including bodies of water, which which serve stormwater management, flood protection and open space preservation. Name modified from "Water."
	TOTAL	3432	1117.7956	100.00%		7150		

* 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	■	■	■	■	■	■	■	■	■

COMPATIBILITY/ ADJACENCY ANALYSIS (DRAFT)

"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

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)	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

- Proceed expeditiously with the statutory Evaluation and Appraisal Review (EAR) to (a) extend the Comprehensive Plan's planning horizon; (b) update the remaining elements; (c) ensure internal consistency 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.



The End

Appendix A:

PUBLIC INPUT



ENGAGEMENT OPPORTUNITIES TO DATE

- 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)
- June 28, 2022, Joint Village Council/Planning and Zoning Board Workshop

In all, more than 230 community residents, business owners, institutions, etc. have offered input to date

JOIN US

Miami Shores Village
INC. 1932
VIVENTES IN SOLE
FLORIDA

Miami Shores

PUBLIC OPEN HOUSE
COMPREHENSIVE PLAN
PROJECT UPDATE
04/18/2022

YOU ARE INVITED!

FOR PROJECT UPDATES,
SCAN HERE!

WHAT: Public Open House

WHEN: April 18, 2022, with hourly presentations at 4:00 PM, 5:00 PM, 6:00 PM and 7:00 PM

WHERE: Community Center, 9617 Park Drive, Miami Shores, FL 33138

WHY: To help identify the Village's desired future land use pattern. Learn more about, and also provide input into, a Village-led process to revise and correct the Future Land Use Element and the Future Land Use Map of the Miami Shores Village Comprehensive Plan.

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

Labels on map: BISCAYNE PARK, Biscayne Bay, EL PORTAL, MIAMI SHORES VILLAGE

Logos at bottom: QR code, Miami Shores Village, Miami Shores, and a small logo for the planning firm.

* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



OPEN HOUSE PUBLIC INPUT (RAW*)

Station #5

What Activities should our land uses support?

Housing Options: 9

Workplace Options: 1

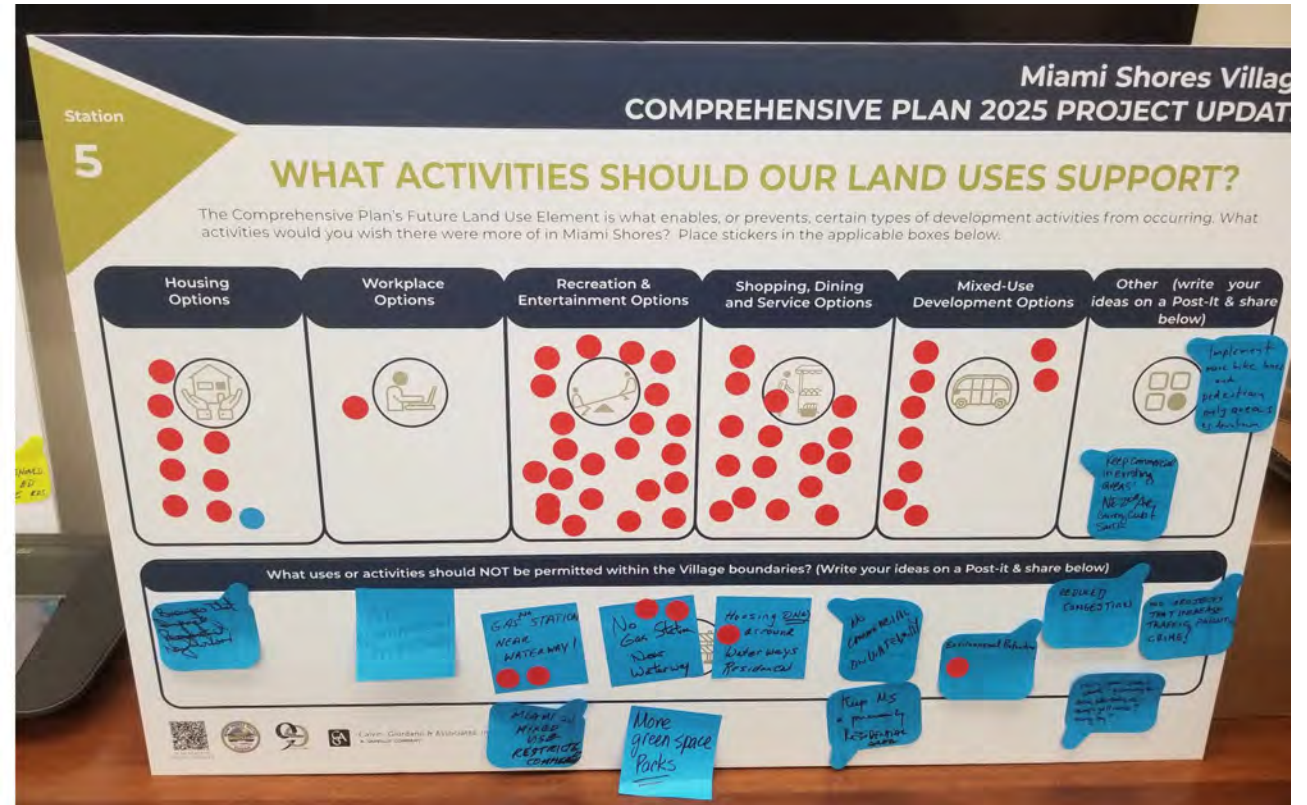
Recreation & Entertainment Options: 23

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?



* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



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 blue dots	1 blue dot	3 blue dots, 1 red dot	1 blue 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 blue dots
Walkability	24 blue dots
Connectivity	4 blue dots
Central gathering spaces	13 blue dots
Strong civic identity	8 blue dots
Quality urban design	7 blue dots
Quality architecture	5 blue dots
Memorable and enduring	2 blue dots

Calvin, Giordano & Associates, Inc. a harsco company

* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



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.



* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



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?

Station 4

Miami Shores Village COMPREHENSIVE PLAN 2025 PROJECT UPDATE

TAKING STOCK AND THINKING ABOUT THE FUTURE

Strategic Land Use Priorities

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

The Village recently completed a Strategic Plan which incorporates community input about strategic priorities (shown below in order of ranking). Many, if not all of them, have some relevance on future land uses. What should the Village do to ensure these priorities can be implemented from a land use perspective? Write your ideas on a Post-It and share it below.

Our Quality-of-Life Priorities

Housing Options

Barry University

Handwritten notes on sticky notes:

- No buildings taller than... in this area
- Protecting & Expanding water
- Define revitalizing downtown. What about the residents who live behind these buildings?
- Keep height restrictions. It's our village not the county's playground
- Pocket parks for East, West, South & North MSV - 103 Street towards bay example.
- Do not see golf course!
- 2, 6, 8, 1, 4
- #1, #4, #3, #2
- 1, 3
- Developing downtown with more density 3 stories

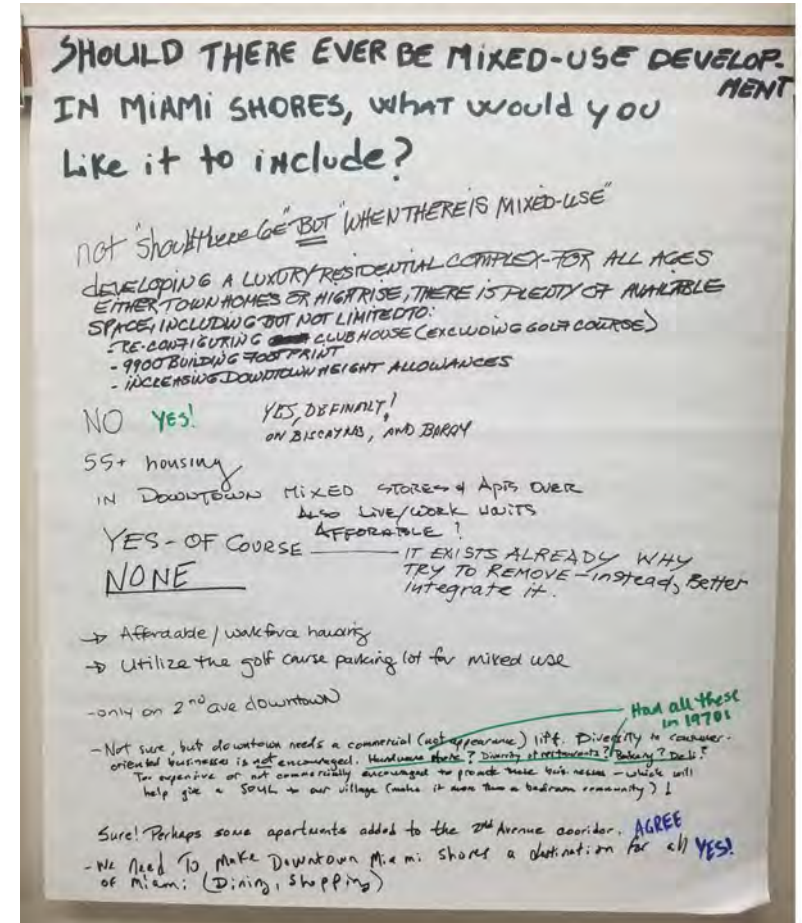
* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



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.

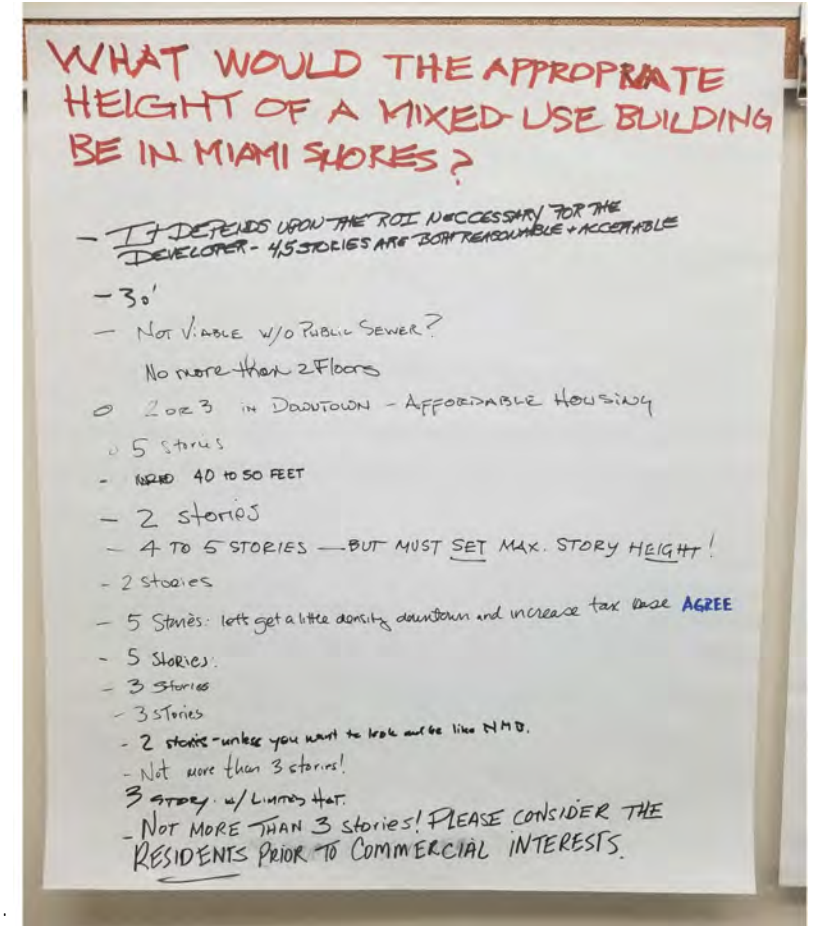




OPEN HOUSE PUBLIC INPUT (RAW)

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 *

COMPREHENSIVE PLAN 2025 PROJECT UPDATE

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.)

Appendix B:

SCHEDULE OF PUBLIC MEETINGS

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



Exhibit B

Memorandum

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

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 Miami-Dade Office · 2103 Coral Way · Suite 810 · Miami, FL 33145 · 786.485.5200(p) · 786.485.1520(f)

Date: September 20, 2022
To: Claudia Hasbun, AICP, Planning, Zoning and Resilience Director
From: Alex A. David, AICP, CGA
Subject: Preliminary Village-wide (Mixed-Use Land Use Designations) Concurrency Analysis – Mixed Use – Miami Shores Downtown District (MUMSD)
Project: Miami Shores Village Comprehensive Plan Update (CGA 22-5895.3)
CC: Silvia Vargas, FAICP, LEED AP

MIAMI SHORES VILLAGE FUTURE LAND USE AMENDMENTS CONCURRENCY ANALYSIS September 20, 2022

This Analysis will consider the impacts of land use changes creating three proposed Mixed-Use Land Use Designations. This analysis is for the Mixed Use – Miami Shores Downtown District (MUMSD) consisting of approximately 10.5 acres.

Comprehensive Plan amendments, such as these, can involve density or intensity increases or decreases. Any changes to density or intensity could impact the amount of infrastructure that is required.

Concurrency Analysis and Levels of Service

Generally, when Future Land Use Map and text amendments are proposed a **concurrency analysis** is completed to determine the impacts that any density or intensity changes on parcels, or areas, would have on certain infrastructure. Florida Statute (Chapter 163.3108 - Concurrency) requires review of Sanitary sewer, solid waste, drainage, and potable water but municipalities may also opt to include other infrastructure such as, parks, schools and transportation. Concurrency is defined as ensuring public facilities or services are in place at the time of development or the



Memorandum

issuance of a temporary certificate of occupancy. This analysis is based on **level of service standards** that have been set as Policies in the Village Comprehensive Plan for services such as: water, sewer and septic, drainage, solid waste, transportation, and parks. For example, increases in density (therefore population) could require more park and recreation space, if existing facilities are not able to meet the current level of service based on the Village LOS standard of 1.25 acres of parks/1,000 residents. Please note that the current LOS standard for solid waste is not in keeping with the Miami-Dade County Solid Waste LOS (amended in 1995). Therefore, the Village standard must be amended to be consistent with its solid waste service provider.

Per agreement with the Florida Department of Economic Opportunity (DEO), and due to the nature of the Village-wide Future Land Use Map and Future Land Use Element revisions, this analysis is based on the proposed mixed-use future land use amendments and any necessary amendments to existing LOS standards.

Again, it must be emphasized that per Florida Statute development cannot be approved without the required infrastructure in place and operational at the time of occupancy.

This document will provide a general guide as to the impacts of future development under the maximum densities and intensities proposed and is general in nature. The true net gain of intensities and densities will only be fully known at the time of development application but cannot exceed the maximums provided below. Also below are the current LOS Standards found in the Village Comprehensive Plan along with any proposed amendments to those standards.

Mixed Use - Miami Shores Downtown District (MUMSD)

Commercial to Mixed Use – Miami Shores Downtown District

FROM: 10 dwelling units
271,447 sq. ft. of retail

TO: 369 dwelling units
745,936 sq. ft. of non-residential uses

Change in number of units: +359
Change in non-residential square footage: +474,489 sq. ft.
Change in population (2.99 persons per household): +1,073

Current Village Level of Service Standards



Memorandum

Transportation Element

Policy 1.1:

The Village shall regulate the timing of development in the Village to help maintain and attempt to improve the following peak hour level of service standards on local roadways that lie within its municipal boundaries:

- Biscayne Boulevard: F
- All other arterials and collectors: D
- Local roads: B

Policy 1.2:

The Village shall regulate the timing of development for the purpose of maintaining at least the following peak hour level of service standards on arterial and collector roadways that lie within its municipal boundaries:

- Where extraordinary transit service such as commuter rail or express bus service exists, parallel roadways within ½ mile shall operate at no greater than 150 percent of their capacity.
- Where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, roadway shall operate at no greater than 120 percent of their capacity.

Transportation Analysis Provided Under Separate Memo (Attached).

Please note that the trip generation split is hypothetical and is based on the maximum square footage which would be permitted and, professionally accepted methods. Actual trip generation will be recalculated as applications for development are submitted to the Village and that are based on the current development standards found in the Zoning Code.

Infrastructure Element

Policy 3.1:

A sanitary sewer deficiency shall be considered any facility which does not meet local, state, or federal standards or is below the level of service (LOS) standard contained in this sub-element.

Policy 3.2:

The level of service standard for sanitary sewer facilities is as follows:

- Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.



Memorandum

- Effluent discharged from wastewater treatment plants shall meet all federal, State, and County standards.
- The system shall maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.

Policy 3.3:

Septic tanks and package plants will continue to provide wastewater treatment for most of the Village. The wastewater treatment standard in areas not serviced by sanitary sewer facilities is as follows:

- New single-family development on lots of 15,000 square feet or more or which are exempt from this area limitation or have been granted a waiver of plat, shall be served by septic tanks or package plants provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.
- New two-family development on lots of 20,000 square feet or more shall be served by septic tanks or package plants provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.
- Other residential or commercial developments which generate more than 1,500 gallons of wastewater per day per unsubmerged acre shall connect to a sanitary sewage system unless such a requirement would have the effect of depriving the property of reasonable use; in which case a septic tank or package treatment facility shall be substituted provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.

Sanitary sewers are provided and maintained by the Miami Dade County Water and Sewer Department and lie outside the authority of Miami Shores Village.

Countywide Standard for Sewer Treatment Capacity Met

Solid Waste Sub-element

Policy 5.2:

The level of service standard for solid waste facilities and vehicles is as follows:

- The County solid waste disposal system shall maintain a minimum of five years capacity. For Village planning purposes, a generation rate of 7.5 pounds per person per calendar day shall be used.
- The level of service for solid waste vehicles is to have the capacity to transport and dispose of all solid waste generated by the Village.



Memorandum

Recommended Change to reflect MDC:

SW-2A. The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows, for a minimum of five (5) years.

Solid Waste Disposal Concurrency Determination Provided Under Separate Memo (Attached).

Stormwater Management Sub-element

Policy 8.1:

Post-development runoff shall not exceed peak pre-development runoff.

Policy 8.2:

One inch of runoff shall be retained on site.

Must be met at time of building permit application.

Potable Water Sub-element

Policy 9.2: (Policy as found in the current Comprehensive Plan)

The level of service (LOS) Standard shall be consistent with the Village’s two water providers, Miami-Dade County and North Miami. The LOS Standard should be consistent with their data and analysis of existing and projected water usage and demands as found in their work plans. Miami Dade County has determined a LOS standard of ~~2,768.97~~ 81.62 gallons per day (gpcd) would be consistent with their water supply facilities workplan update anticipated to be adopted by (adopted Feb for the area of the Village served by the County. North Miami has determined a LOS standard based on land uses as found in Policy 4D.2.6 of the North Miami Comprehensive Plan would be consistent with their water supply facilities work plan (adopted April 26, 2016) for the area served by the City and the City of North Miami LOS of 139.4 gallons per capita. **138.9**

- The regional water treatment system shall operate with a rated capacity which is no less than 2 percent above the maximum average daily flow for the preceding 5 years.
- Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi unless otherwise approved by the Miami-Dade Fire Department.
- Water quality shall meet all federal, state, and county primary standards for potable water.
- Countywide storage capacity for finished water shall equal no less than 15 percent of the Countywide average daily demand.



Memorandum

- The system shall maintain the capacity to produce and deliver 200 gallons per capita per day or equal the Miami-Dade County standard, whichever is less.
- Minimum fire flows based on the land use served shall be maintained as listed in the below table.

Table 9-1: Minimum Fire Flows in gallons per minute (gpm) based on Land Use

Single family - estate density	500 gpm
Single family - higher than estate density	750 gpm
Duplex residential	750 gpm
Multi-family residential	1,500 gpm
Semi-professional offices	1,500 gpm
Hospitals and schools	2,000 gpm
Business and industry	3,000 gpm

Potable water is provided to Miami Shores Village by Miami Dade County and by North Miami and lies outside the authority of Miami Shores Village.

Residential LOS Standard – 81.62 gallons per capita per day

Non-residential LOS Standard – No Standard

Estimated impact – + 87,578 gallons per day based on residential population only

Current consumption – 2,440 gallons per day based on residential population only

Projected consumption at build out – 90,018

Current capacity – 322.1 MGD (MDWASD)

Recreation Element

Objective 3: Adequate and efficient provision of public recreation facilities and open space.

In general, ensure that parks and recreation facilities are adequately and efficiently provided. In particular, maintain a system of public park and recreation lands which provides a minimum of 1.25 acres of park land and recreation areas per one thousand (1,000) permanent population.

Based on 2020 Census – 11,567

LOS Standard – 1.25 acres/1,000 residents

Estimated impact of additional residents – + 1.34 acres

Current park acres required to meet LOS Standard (Based on Current Population) – 14.46 acres



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

Memorandum

Projected park acres required to meet LOS Standard at maximum build out –15.8 acres
Existing park acres within Village – 137.9 acres
Projected Surplus – + 122.1 acres

Education Element

POLICY 2.1:

The adopted level of service (LOS) standard for all public school facilities within and served by Miami Shores Village is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for magnet schools, will be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.

*Educational Facilities are provided to Miami Shores Village by Miami Dade County Public Schools (MDCPS) and lies outside the authority of Miami Shores Village.
A School Concurrency Analysis is performed when an application which would increase student population is submitted to MDCPS.*



Calvin, Giordano & Associates, Inc.

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Memorandum

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Date: September 20, 2022
To: Claudia Hasbun, AICP, Planning, Zoning and Resilience Director
From: Alex A. David, AICP, CGA
Subject: Preliminary Village-wide (Mixed-Use Land Use Designations) Concurrency Analysis – Mixed Use – Neighborhood
Project: Miami Shores Village Comprehensive Plan Update (CGA 22-5895.3)
CC: Silvia Vargas, FAICP, LEED AP

MIAMI SHORES VILLAGE FUTURE LAND USE AMENDMENTS CONCURRENCY ANALYSIS September 20, 2022

This Analysis will consider the impacts of land use changes creating three proposed Mixed-Use Land Use Designations. This analysis is for the Mixed Use – Neighborhood consisting of approximately 24.3 acres (Barry University west parcels).

Comprehensive Plan amendments, such as these, can involve density or intensity increases or decreases. Any changes to density or intensity could impact the amount of infrastructure that is required.

Concurrency Analysis and Levels of Service

Generally, when Future Land Use Map and text amendments are proposed a **concurrency analysis** is completed to determine the impacts that any density or intensity changes on parcels, or areas, would have on certain infrastructure. Florida Statute (Chapter 163.3180 - Concurrency) requires review of Sanitary sewer, solid waste, drainage, and potable water but municipalities may also opt to include other infrastructure such as, parks, schools and transportation. Concurrency is defined as ensuring public facilities or services are in place at the time of development or the



Memorandum

issuance of a temporary certificate of occupancy. This analysis is based on **level of service standards** that have been set as Policies in the Village Comprehensive Plan for services such as: water, sewer and septic, drainage, solid waste, transportation, and parks. For example, increases in density (therefore population) could require more park and recreation space, if existing facilities are not able to meet the current level of service based on the Village LOS standard of 1.25 acres of parks/1,000 residents. Please note that the current LOS standard for solid waste is not in keeping with the Miami-Dade County Solid Waste LOS (amended in 1995). Therefore, the Village standard must be amended to be consistent with its solid waste service provider.

Per agreement with the Florida Department of Economic Opportunity (DEO), and due to the nature of the Village-wide Future Land Use Map and Future Land Use Element revisions, this analysis is based on the proposed mixed-use future land use amendments and any necessary amendments to existing LOS standards.

Again, it must be emphasized that per Florida Statute development cannot be approved without the required infrastructure in place and operational at the time of occupancy.

This document will provide a general guide as to the impacts of future development under the maximum densities and intensities proposed and is general in nature. The true net gain of intensities and densities will only be fully known at the time of development application but cannot exceed the maximums provided below. Also below are the current LOS Standards found in the Village Comprehensive Plan along with any proposed amendments to those standards.

Mixed Use – Neighborhood

FROM: 0 dwelling units
32,726 sq. ft. of non-residential uses

TO: 850 dwelling units
529,159 sq. ft. of non-residential uses

Change in number of units: +850
Change in non-residential square footage: +496,433 sq. ft.
Change in population (2.99 persons per household): +1,700

Current Village Level of Service Standards

Transportation Element



Memorandum

Policy 1.1:

The Village shall regulate the timing of development in the Village to help maintain and attempt to improve the following peak hour level of service standards on local roadways that lie within its municipal boundaries:

- Biscayne Boulevard: F
- All other arterials and collectors: D
- Local roads: B

Policy 1.2:

The Village shall regulate the timing of development for the purpose of maintaining at least the following peak hour level of service standards on arterial and collector roadways that lie within its municipal boundaries:

- Where extraordinary transit service such as commuter rail or express bus service exists, parallel roadways within 1/2 mile shall operate at no greater than 150 percent of their capacity.
- Where mass transit service having headways of 20 minutes or less is provided within 1/2 mile distance, roadway shall operate at no greater than 120 percent of their capacity.

Transportation Analysis Provided Under Separate Memo (Attached).

Please note that the trip generation split is hypothetical and is based on the maximum square footage which would be permitted and, professionally accepted methods. Actual trip generation will be recalculated as applications for development are submitted to the Village and that are based on the current development standards found in the Zoning Code.

Infrastructure Element

Policy 3.1:

A sanitary sewer deficiency shall be considered any facility which does not meet local, state, or federal standards or is below the level of service (LOS) standard contained in this sub-element.

Policy 3.2:

The level of service standard for sanitary sewer facilities is as follows:

- Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.
- Effluent discharged from wastewater treatment plants shall meet all federal, State, and County standards.



Memorandum

- The system shall maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.

Policy 3.3:

Septic tanks and package plants will continue to provide wastewater treatment for most of the Village. The wastewater treatment standard in areas not serviced by sanitary sewer facilities is as follows:

- New single-family development on lots of 15,000 square feet or more or which are exempt from this area limitation or have been granted a waiver of plat, shall be served by septic tanks or package plants provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.
- New two-family development on lots of 20,000 square feet or more shall be served by septic tanks or package plants provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.
- Other residential or commercial developments which generate more than 1,500 gallons of wastewater per day per unsubmerged acre shall connect to a sanitary sewage system unless such a requirement would have the effect of depriving the property of reasonable use; in which case a septic tank or package treatment facility shall be substituted provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.

Sanitary sewers are provided and maintained by the Miami Dade County Water and Sewer Department and lie outside the authority of Miami Shores Village.

Countywide Standard for Sewer Treatment Capacity Met

Solid Waste Sub-element

Policy 5.2:

The level of service standard for solid waste facilities and vehicles is as follows:

- The County solid waste disposal system shall maintain a minimum of five years capacity. For Village planning purposes, a generation rate of 7.5 pounds per person per calendar day shall be used.
- The level of service for solid waste vehicles is to have the capacity to transport and dispose of all solid waste generated by the Village.

Recommended Change to reflect MDC:



Memorandum

SW-2A. The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows, for a minimum of five (5) years.

Solid Waste Disposal Concurrency Determination Provided Under Separate Memo (Attached).

Stormwater Management Sub-element

Policy 8.1:

Post-development runoff shall not exceed peak pre-development runoff.

Policy 8.2:

One inch of runoff shall be retained on site.

Must be met at time of building permit application.

Potable Water Sub-element

Policy 9.2: (Policy as found in the current Comprehensive Plan)

The level of service (LOS) Standard shall be consistent with the Village’s two water providers, Miami-Dade County and North Miami. The LOS Standard should be consistent with their data and analysis of existing and projected water usage and demands as found in their work plans. Miami Dade County has determined a LOS standard of ~~2,768.97~~ 81.62 gallons per day (gpcd) would be consistent with their water supply facilities workplan update anticipated to be adopted by (adopted Feb for the area of the Village served by the County. North Miami has determined a LOS standard based on land uses as found in Policy 4D.2.6 of the North Miami Comprehensive Plan would be consistent with their water supply facilities work plan (adopted April 26, 2016) for the area served by the City and the City of North Miami LOS of 139.4 gallons per capita.

- The regional water treatment system shall operate with a rated capacity which is no less than 2 percent above the maximum average daily flow for the preceding 5 years.
- Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi unless otherwise approved by the Miami-Dade Fire Department.
- Water quality shall meet all federal, state, and county primary standards for potable water.
- Countywide storage capacity for finished water shall equal no less than 15 percent of the Countywide average daily demand.



Memorandum

- The system shall maintain the capacity to produce and deliver 200 gallons per capita per day or equal the Miami-Dade County standard, whichever is less.
- Minimum fire flows based on the land use served shall be maintained as listed in the below table.

Table 9-1: Minimum Fire Flows in gallons per minute (gpm) based on Land Use

Single family - estate density	500 gpm
Single family - higher than estate density	750 gpm
Duplex residential	750 gpm
Multi-family residential	1,500 gpm
Semi-professional offices	1,500 gpm
Hospitals and schools	2,000 gpm
Business and industry	3,000 gpm

Potable water is provided to Miami Shores Village by Miami Dade County and by North Miami and lies outside the authority of Miami Shores Village.

Residential LOS Standard – 81.62 gallons per capita per day

Non-residential LOS Standard – No Standard

Estimated impact – + 138,754 gallons per day based on residential population only

Current consumption – 0

Projected consumption at build out – 138,754

Current capacity – 322.1 MGD (MDWASD)

Recreation Element

Objective 3: Adequate and efficient provision of public recreation facilities and open space.

In general, ensure that parks and recreation facilities are adequately and efficiently provided. In particular, maintain a system of public park and recreation lands which provides a minimum of 1.25 acres of park land and recreation areas per one thousand (1,000) permanent population.

Based on 2020 Census – 11,567

LOS Standard – 1.25 acres/1,000 residents

Estimated impact of additional residents – + 2.125 acres

Current park acres required to meet LOS Standard (Based on Current Population) – 14.46 acres



Memorandum

Projected park acres required to meet LOS Standard at maximum build out – 16.58 acres
Existing park acres within Village – 137.9 acres
Projected Surplus – + 121.32 acres

Education Element

POLICY 2.1:

The adopted level of service (LOS) standard for all public school facilities within and served by Miami Shores Village is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for magnet schools, will be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.

Educational Facilities are provided to Miami Shores Village by Miami Dade County Public Schools (MDCPS) and lies outside the authority of Miami Shores Village. A School Concurrency Analysis is performed when an application which would increase student population is submitted to MDCPS.



Memorandum

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 Miami-Dade Office · 2103 Coral Way · Suite 810 · Miami, FL 33145 · 786.485.5200(p) · 786.485.1520(f)

Date: October 13, 2022
To: Claudia Hasbun, AICP, Planning, Zoning and Resilience Director
From: Alex A. David, AICP, CGA
Subject: Preliminary Village-wide (Mixed-Use Land Use Designations) Concurrency Analysis – Mixed Use – Neighborhood
10500 Biscayne Boulevard
Project: Miami Shores Village Comprehensive Plan Update (CGA 22-5895.3)
CC: Silvia Vargas, FAICP, LEED AP

MIAMI SHORES VILLAGE
FUTURE LAND USE AMENDMENTS
CONCURRENCY ANALYSIS
October 13, 2022

This Analysis will consider the impacts of land use changes creating three proposed Mixed-Use Land Use Designations. This analysis is for the Mixed Use – Neighborhood 10500 Biscayne Boulevard Site consisting of approximately 1.08 acres.

Comprehensive Plan amendments, such as these, can involve density or intensity increases or decreases. Any changes to density or intensity could impact the amount of infrastructure that is required.

Concurrency Analysis and Levels of Service

Generally, when Future Land Use Map and text amendments are proposed a *concurrency analysis* is completed to determine the impacts that any density or intensity changes on parcels, or areas, would have on certain infrastructure. Florida Statute (Chapter 163.3180 - Concurrency) requires review of Sanitary sewer, solid waste, drainage, and potable water but municipalities may also opt to include other infrastructure such as, parks, schools and transportation. Concurrency is defined as



Memorandum

ensuring public facilities or services are in place at the time of development or the issuance of a temporary certificate of occupancy. This analysis is based on *level of service standards* that have been set as Policies in the Village Comprehensive Plan for services such as: water, sewer and septic, drainage, solid waste, transportation, and parks. For example, increases in density (therefore population) could require more park and recreation space, if existing facilities are not able to meet the current level of service based on the Village LOS standard of 1.25 acres of parks/1,000 residents. Please note that the current LOS standard for solid waste is not in keeping with the Miami-Dade County Solid Waste LOS (amended in 1995). Therefore, the Village standard must be amended to be consistent with its solid waste service provider.

Per agreement with the Florida Department of Economic Opportunity (DEO), and due to the nature of the Village-wide Future Land Use Map and Future Land Use Element revisions, this analysis is based on the proposed mixed-use future land use amendments and any necessary amendments to existing LOS standards.

Again, it must be emphasized that per Florida Statute development cannot be approved without the required infrastructure in place and operational at the time of occupancy.

This document will provide a general guide as to the impacts of future development under the maximum densities and intensities proposed and is general in nature. The true net gain of intensities and densities will only be fully known at the time of development application but cannot exceed the maximums provided below. Also below are the current LOS Standards found in the Village Comprehensive Plan along with any proposed amendments to those standards.

Mixed Use – Neighborhood

FROM: 0 dwelling units
0 sq. ft. of non-residential uses

TO: 37 dwelling units
58,806 sq. ft. of non-residential uses

Change in number of units: +37
Change in non-residential square footage: +58,806 sq. ft.
Change in population (2.99 persons per household): +110

Current Village Level of Service Standards

Transportation Element



Memorandum

Policy 1.1:

The Village shall regulate the timing of development in the Village to help maintain and attempt to improve the following peak hour level of service standards on local roadways that lie within its municipal boundaries:

- Biscayne Boulevard: F
- All other arterials and collectors: D
- Local roads: B

Policy 1.2:

The Village shall regulate the timing of development for the purpose of maintaining at least the following peak hour level of service standards on arterial and collector roadways that lie within its municipal boundaries:

- Where extraordinary transit service such as commuter rail or express bus service exists, parallel roadways within 1/2 mile shall operate at no greater than 150 percent of their capacity.
- Where mass transit service having headways of 20 minutes or less is provided within 1/2 mile distance, roadway shall operate at no greater than 120 percent of their capacity.

Transportation Analysis Provided Under Separate Memo (Attached).

Please note that the trip generation split is hypothetical and is based on the maximum square footage which would be permitted and, professionally accepted methods. Actual trip generation will be recalculated as applications for development are submitted to the Village and that are based on the current development standards found in the Zoning Code.

Infrastructure Element

Policy 3.1:

A sanitary sewer deficiency shall be considered any facility which does not meet local, state, or federal standards or is below the level of service (LOS) standard contained in this sub-element.

Policy 3.2:

The level of service standard for sanitary sewer facilities is as follows:

- Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.
- Effluent discharged from wastewater treatment plants shall meet all federal, State, and County standards.



Memorandum

- The system shall maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.

Policy 3.3:

Septic tanks and package plants will continue to provide wastewater treatment for most of the Village. The wastewater treatment standard in areas not serviced by sanitary sewer facilities is as follows:

- New single-family development on lots of 15,000 square feet or more or which are exempt from this area limitation or have been granted a waiver of plat, shall be served by septic tanks or package plants provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.
- New two-family development on lots of 20,000 square feet or more shall be served by septic tanks or package plants provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.
- Other residential or commercial developments which generate more than 1,500 gallons of wastewater per day per unsubmerged acre shall connect to a sanitary sewage system unless such a requirement would have the effect of depriving the property of reasonable use; in which case a septic tank or package treatment facility shall be substituted provided approval is granted by the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and all applicable state, county, and/or federal standards are met.

Sanitary sewers are provided and maintained by the Miami Dade County Water and Sewer Department and lie outside the authority of Miami Shores Village.

Countywide Standard for Sewer Treatment Capacity Met

Solid Waste Sub-element

Policy 5.2:

The level of service standard for solid waste facilities and vehicles is as follows:

- The County solid waste disposal system shall maintain a minimum of five years capacity. For Village planning purposes, a generation rate of 7.5 pounds per person per calendar day shall be used.
- The level of service for solid waste vehicles is to have the capacity to transport and dispose of all solid waste generated by the Village.

Recommended Change to reflect MDC:



Memorandum

SW-2A. The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows, for a minimum of five (5) years.

Solid Waste Disposal Concurrency Determination Provided Under Separate Memo (Attached).

Stormwater Management Sub-element

Policy 8.1:

Post-development runoff shall not exceed peak pre-development runoff.

Policy 8.2:

One inch of runoff shall be retained on site.

Must be met at time of building permit application.

Potable Water Sub-element

Policy 9.2: (Policy as found in the current Comprehensive Plan)

The level of service (LOS) Standard shall be consistent with the Village’s two water providers, Miami-Dade County and North Miami. The LOS Standard should be consistent with their data and analysis of existing and projected water usage and demands as found in their work plans. Miami Dade County has determined a LOS standard of ~~2,768.97~~ 81.62 gallons per day (gpcd) would be consistent with their water supply facilities workplan update anticipated to be adopted by (adopted Feb for the area of the Village served by the County. North Miami has determined a LOS standard based on land uses as found in Policy 4D.2.6 of the North Miami Comprehensive Plan would be consistent with their water supply facilities work plan (adopted April 26, 2016) for the area served by the City and the City of North Miami LOS of 139.4 gallons per capita.

- The regional water treatment system shall operate with a rated capacity which is no less than 2 percent above the maximum average daily flow for the preceding 5 years.
- Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi unless otherwise approved by the Miami-Dade Fire Department.
- Water quality shall meet all federal, state, and county primary standards for potable water.
- Countywide storage capacity for finished water shall equal no less than 15 percent of the Countywide average daily demand.



Memorandum

- The system shall maintain the capacity to produce and deliver 200 gallons per capita per day or equal the Miami-Dade County standard, whichever is less.
- Minimum fire flows based on the land use served shall be maintained as listed in the below table.

Table 9-1: Minimum Fire Flows in gallons per minute (gpm) based on Land Use

Single family - estate density	500 gpm
Single family - higher than estate density	750 gpm
Duplex residential	750 gpm
Multi-family residential	1,500 gpm
Semi-professional offices	1,500 gpm
Hospitals and schools	2,000 gpm
Business and industry	3,000 gpm

Potable water is provided to Miami Shores Village by Miami Dade County and by North Miami and lies outside the authority of Miami Shores Village.

Residential LOS Standard – 81.62 gallons per capita per day

Non-residential LOS Standard – No Standard

Estimated impact – + 8,978 gallons per day based on residential population only

Current consumption – 0

Projected consumption at build out – 8,978

Current capacity – 322.1 MGD (MDWASD)

Recreation Element

Objective 3: Adequate and efficient provision of public recreation facilities and open space.

In general, ensure that parks and recreation facilities are adequately and efficiently provided. In particular, maintain a system of public park and recreation lands which provides a minimum of 1.25 acres of park land and recreation areas per one thousand (1,000) permanent population.

Based on 2020 Census – 11,567

LOS Standard – 1.25 acres/1,000 residents

Estimated impact of additional residents – + 0.14 acres

Current park acres required to meet LOS Standard (Based on Current Population) – 14.46 acres



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

Memorandum

Projected park acres required to meet LOS Standard at maximum build out – 14.60 acres
Existing park acres within Village – 137.9 acres
Projected Surplus – + 123.3 acres

Education Element

POLICY 2.1:

The adopted level of service (LOS) standard for all public school facilities within and served by Miami Shores Village is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for magnet schools, will be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.

Educational Facilities are provided to Miami Shores Village by Miami Dade County Public Schools (MDCPS) and lies outside the authority of Miami Shores Village.


A School Concurrency Analysis is performed when an application which would increase student population is submitted to MDCPS.

Memorandum



Date: September 29, 2021

To: Jerry Bell, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Michael J. Fernandez, Director
Department of Solid Waste Management 

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management (DSWM) determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of fourteen (14) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2035 or nine (9) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2022), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Michael Ruiz, Assistant Director, Administration
Achaya Kelapanda, Assistant Director, Technical Services
Olga Espinosa-Anderson, Assistant Director, Disposal Operations
Aimee Cabrera, Assistant Director, Support Services

Department of Solid Waste Management (DSWM)
Disposal Facility Available Capacity
From Fiscal Year 2021-22 Through Fiscal Year 2034-35

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED (1)	RESOURCES RECOVERY ASHFILL (2)			SOUTH DADE LANDFILL (3)			NORTH DADE LANDFILL (4)			WMI (5) & WC (7)	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED	WMI (5) CONTRACT CAPACITY	WC (7) CONTRACT CAPACITY	TOTAL CONTRACT CAPACITY	WMI (5) UNUSED CAPACITY	WC (7) UNUSED CAPACITY	TOTAL UNUSED CAPACITY
		Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity									
OCT. 1, 2021 TO SEPT. 30, 2022	1,851,400	1,308,793	147,100	1,161,693	4,571,606	475,600	4,096,006	1,081,765	241,300	840,465	199,200	1,063,200	788,200	1,250,000	500,000	1,750,000	1,050,800	500,000	1,550,800
OCT. 1, 2022 TO SEPT. 30, 2023	1,869,900	1,161,693	147,100	1,014,593	4,096,006	475,600	3,620,406	840,465	241,300	599,165	217,700	1,081,700	788,200	1,250,000	500,000	1,750,000	1,032,300	500,000	1,532,300
OCT. 1, 2023 TO SEPT. 30, 2024	1,888,600	1,014,593	147,100	867,493	3,620,406	475,600	3,144,806	599,165	241,300	357,865	236,400	1,100,400	788,200	1,250,000	500,000	1,750,000	1,013,600	500,000	1,513,600
OCT. 1, 2024 TO SEPT. 30, 2025	1,907,500	867,493	147,100	720,393	3,144,806	475,600	2,669,206	357,865	241,300	116,565	255,300	1,119,300	788,200	1,250,000	500,000	1,750,000	994,700	500,000	1,494,700
OCT. 1, 2025 TO SEPT. 30, 2026	1,926,600	720,393	147,100	573,293	2,669,206	475,600	2,193,606	116,565	116,565	0	399,135	1,138,400	788,200	1,250,000	500,000	1,750,000	850,865	500,000	1,350,865
OCT. 1, 2026 TO SEPT. 30, 2027	1,945,900	573,293	147,100	426,193	2,193,606	475,600	1,718,006	0	0	0	535,000	1,157,700	788,200	1,250,000	500,000	1,750,000	715,000	500,000	1,215,000
OCT. 1, 2027 TO SEPT. 30, 2028	1,965,400	426,193	147,100	279,093	1,718,006	475,600	1,242,406	0	0	0	554,500	1,177,200	788,200	1,250,000	500,000	1,750,000	695,500	500,000	1,195,500
OCT. 1, 2028 TO SEPT. 30, 2029	1,985,100	279,093	147,100	131,993	1,242,406	475,600	766,806	0	0	0	574,200	1,196,900	788,200	1,250,000	500,000	1,750,000	675,800	500,000	1,175,800
OCT. 1, 2029 TO SEPT. 30, 2030	2,005,000	131,993	131,993	0	766,806	475,600	291,206	0	0	0	609,207	1,216,800	788,200	1,250,000	500,000	1,750,000	640,793	500,000	1,140,793
OCT. 1, 2030 TO SEPT. 30, 2031	2,025,100	0	0	0	291,206	291,206	0	0	0	0	945,694	1,236,900	788,200	1,250,000	500,000	1,750,000	304,306	500,000	804,306
OCT. 1, 2031 TO SEPT. 30, 2032	2,045,400	0	0	0	0	0	0	0	0	0	1,257,200	1,257,200	788,200	1,250,000	500,000	1,750,000	0	492,800	492,800
OCT. 1, 2032 TO SEPT. 30, 2033	2,065,900	0	0	0	0	0	0	0	0	0	1,277,700	1,277,700	788,200	1,250,000	500,000	1,750,000	0	472,300	472,300
OCT. 1, 2033 TO SEPT. 30, 2034	2,086,600	0	0	0	0	0	0	0	0	0	1,298,400	1,298,400	788,200	1,250,000	500,000	1,750,000	0	451,600	451,600
OCT. 1, 2034 TO SEPT. 30, 2035	2,107,500	0	0	0	0	0	0	0	0	0	1,319,300	1,319,300	788,200	1,250,000	500,000	1,750,000	0	430,700	430,700
REMAINING YEARS				8			9					14							

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	147,100
SOUTH DADE LANDFILL	475,600
NORTH DADE LANDFILL	241,300
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>1,114,000</u>

- (1) Net Tons Disposed (Budget Division Base Budget for FY2021-22 with an annual 1% growth rate).
- (2) Ashfill capacity is for Cell 20. When Cells 20 is depleted, Resources Recovery Plant Ash will go to WMI.
- (3) South Dade includes Cells 4 and 5.
- (4) North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.
- (5) Maximum Contractual Tonnage per year for WMI is 1.25 million tons, 500,000 tons to the Medley Landfill, 500,000 to Okeechobee County Landfill and 250,000 tons to the Monarch Hill Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2035 and the contract contains two additional 5-year renewal terms.
- (6) All beginning capacity figures are derived from the capacity of Miami-Dade County Landfills with actual tons for July 2021 through August 2021, and projected tons for September 2021.
- (7) Maximum contractual tonnage to Waste Connections (WC) is 500,000 at the JED Landfill in St. Cloud, FL. The initial term of the WC contract ends October 1, 2025 and the contract contains two additional 5-year renewal terms.

Trip Generation—MUMSD

Land Use	Land Use Code	Units	Directional Distribution		AM Peak Hour Trips (Gross)		
			IN	OUT	IN	OUT	Total
Existing Uses							
Multifamily (Mid Rise)	221	10	23%	77%	1	3	4
Shopping Center	820	271,447	62%	38%	182	112	294
Total Existing Trips					183	115	298
Proposed Uses							
Multifamily (Mid Rise)	221	369	23%	77%	35	116	151
General Office Building	710	100,000	88%	12%	147	20	167
Medical-Dental Office	720	50,000	79%	21%	102	27	129
Strip Retail Plaza <40k	822	525,936	60%	40%	236	157	393
Fine Dining Restaurant	931	60,000	50%	50%	11	11	22
High-Turnover (Sit-Down) Restaurant	932	10,000	51%	49%	49	47	96
Total Proposed Trips					580	378	958
Net New Trips =Proposed - Existing					397	263	660
Land Use	Land Use Code	Units	Directional Distribution		PM Peak Hour Trips (Gross)		
			IN	OUT	IN	OUT	Total
Existing Use							
Multifamily (Mid Rise)	221	10	61%	39%	2	2	4
Shopping Center	820	271,447	48%	52%	556	602	1158
Total Existing Trips					558	604	1162
Proposed Use							
Multifamily (Mid Rise)	221	369	61%	39%	88	56	144
General Office Building	710	100,000	17%	83%	28	138	166
Medical-Dental Office	720	50,000	30%	70%	60	140	200
Strip Retail Plaza <40k	822	525,936	50%	50%	649	649	1298
Fine Dining Restaurant	931	60,000	67%	33%	314	154	468
High-Turnover (Sit-Down) Restaurant	932	10,000	50%	50%	46	45	91
Total Proposed Trips					1185	1182	2367
Net New Trips =Proposed - Existing					627	578	1205
Land Use	Land Use Code	Units	Directional Distribution		Daily Trips (Gross)		
			IN	OUT	IN	OUT	Total
Existing Use							
Single-Family Detached Housing	210	10	50%	50%	61	60	121
Shopping Center	820	271,447	50%	50%	6476	6475	12951
Total Existing Trips					6539	6537	13076
Proposed Use							
Multifamily (Mid Rise)	221	369	50%	50%	857	857	1714
General Office Building	710	100,000	50%	50%	580	580	1160
Medical-Dental Office	720	50,000	50%	50%	1020	1020	2040
Strip Retail Plaza <40k	822	525,936	50%	50%	5843	5842	11685
Fine Dining Restaurant	931	60,000	50%	50%	2515	2515	5030
High-Turnover (Sit-Down) Restaurant	932	10,000	50%	50%	536	536	1072
Total Proposed Trips					11351	11350	22701
Net New Trips =Proposed - Existing					4812	4813	9625

Trip Generation—Neighborhood

Land Use	Land Use Code	Units	Directional Distribution		AM Peak Hour Trips (Gross)		
			IN	OUT	IN	OUT	Total
Existing Uses							
Shopping Center	820	32,726	62%	38%	95	58	153
Total Existing Trips					95	58	153
Proposed Uses							
Multifamily (Mid Rise)	221	850	23%	77%	83	279	362
General Office Building	710	100,000	88%	12%	147	20	167
Medical-Dental Office	720	100,000	79%	21%	190	51	241
Strip Retail Plaza <40k	822	259,159	60%	40%	148	99	247
Fine Dining Restaurant	931	60,000	50%	50%	11	11	22
High-Turnover (Sit-Down) Restaurant	932	10,000	51%	49%	49	47	96
Total Proposed Trips					628	507	1135
Net New Trips =Proposed - Existing					533	449	982
Land Use	Land Use Code	Units	Directional Distribution		PM Peak Hour Trips (Gross)		
			IN	OUT	IN	OUT	Total
Existing Use							
Shopping Center	820	32,726	48%	52%	121	132	253
Total Existing Trips					121	132	253
Proposed Use							
Multifamily (Mid Rise)	221	850	61%	39%	203	129	332
General Office Building	710	100,000	17%	83%	28	138	166
Medical-Dental Office	720	100,000	30%	70%	121	283	404
Strip Retail Plaza <40k	822	259,159	50%	50%	393	392	785
Fine Dining Restaurant	931	60,000	67%	33%	314	154	468
High-Turnover (Sit-Down) Restaurant	932	10,000	50%	50%	46	45	91
Total Proposed Trips					1105	1141	2246
Net New Trips =Proposed - Existing					984	1009	1993
Land Use	Land Use Code	Units	Directional Distribution		Daily Trips		
			IN	OUT	IN	OUT	Total
Existing Use							
Shopping Center	820	32,726	50%	50%	3359	3359	6718
Total Existing Trips					3359	3359	6718
Proposed Use							
Multifamily (Mid Rise)	221	850	50%	50%	2004	2004	4008
General Office Building	710	100,000	50%	50%	580	580	1160
Medical-Dental Office	720	100,000	50%	50%	2095	2094	4189
Strip Retail Plaza <40k	822	259,159	50%	50%	806	805	1611
Fine Dining Restaurant	931	60,000	50%	50%	2515	2515	5030
High-Turnover (Sit-Down) Restaurant	932	10,000	50%	50%	536	536	1072
Total Proposed Trips					8536	8534	17070
Net New Trips =Proposed - Existing					5177	5175	10352

Table 5 - Roadway Level of Service Analysis

Zone	Roadway	Limits	Peak Hour Two-Way Minimum Standard Service Volume (1)	2025 Background Traffic Volume (2)	2025 V/C (3)	2030 Background Traffic Volume (2) A	2030 Additional Land Use Project Traffic (4) B	2030 Total Traffic Volume A + B	Volume Variation 2030 (%)
MU-Biscayne	Biscayne Blvd	NE 105th St to NE 107th St	2774	2092	0.75	2134	99	2233	5%
MUMSD	NE 2nd Ave	NE 97th St to NE 98th St	1257	564	0.45	575	1205	1780	209%
MU-Neighborhood	NW 119th St	NW 2nd Ave to N Miami Ave	2774	985	0.36	1005	1993	2998	198%
Notes: 1) FDOT 2020 QLOS 2) Based on 2021 FDOT Traffic Count Stations and 0.5% Growth Trend 3) V/C ≥ 1 Exceeds road service capacity 4) Total Trips Generated by the change in Land Use									

Exhibit C

Summary of Results Comprehensive Plan Issues Evening Participatory Workshop 30 November 2022

Contents

Objectives	1
Audience, Facilitation Method, and Venue	2
Comprehensive Plan Policies Discussion	3
Discussion and Observations	7
Appendix A. Policies Simplified for Facilitated Table Discussion Statements.....	8
Appendix B. Comprehensive Plan Compliance	11

Objectives

Community Marine and Water Resource Planning (Jim Karas) was engaged to facilitate a workshop to seek solutions or partial consensus on comprehensive plan update objectives. With some in the shorter term, and some which could span more than a year, the Village seeks to resolve pending issues including: ¹

- a. Achieve basic changes which fix selected technical errors or obsolete sections in the shorter term, limited to the Future Land Use Element and Future Land Use Map (FLUE, FLUM).
- b. Sunset the village’s expressed moratorium on new development
- c. Achieve Comprehensive Plan changes outside of the FLUE and FLUM to comply with state Evaluation and Appraisal Report requirements
- d. With Comprehensive Plan updates/revisions completed, entertain zoning code update (see https://library.municode.com/fl/miami_shores_village/codes/code_of_ordinances?nodeId=PTII-COOR-APXAZO)

¹ See summary article, available 4 December 2022 at: <https://www.biscaynetimes.com/news/showdown-over-miami-shores-comprehensive-plan/>

Audience, Facilitation Method, and Venue

By anecdotal accounts the audience attending by the end of workshop is estimated at 150 persons. The sign in sheet totaled 104 persons. Using the mobile phone App “Kahoot,” the audience responding totaled 61. Of those respondents:

- a. The majority were residents (35), with zero business owners, and 3 land owners (19 non-respondents)
- b. Were spread throughout the Village, with the fewest (11) in western MSV as shown in the scatter diagram below:



- c. Were mostly longer-term residents, with more than half (34) over 20 years, and 44 over ten years.
- d. A vast majority (41) had participated in other workshops one or multiple times. Seven respondents had not participated before, or this was their first time.

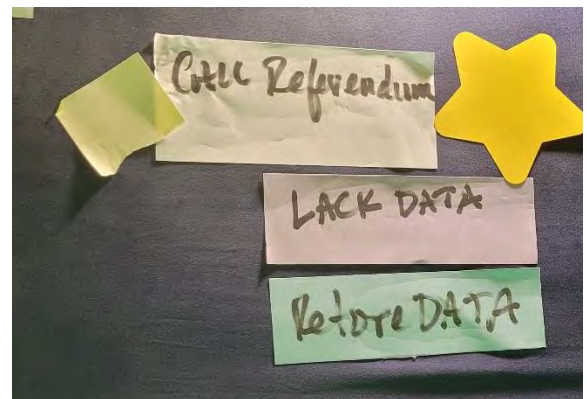
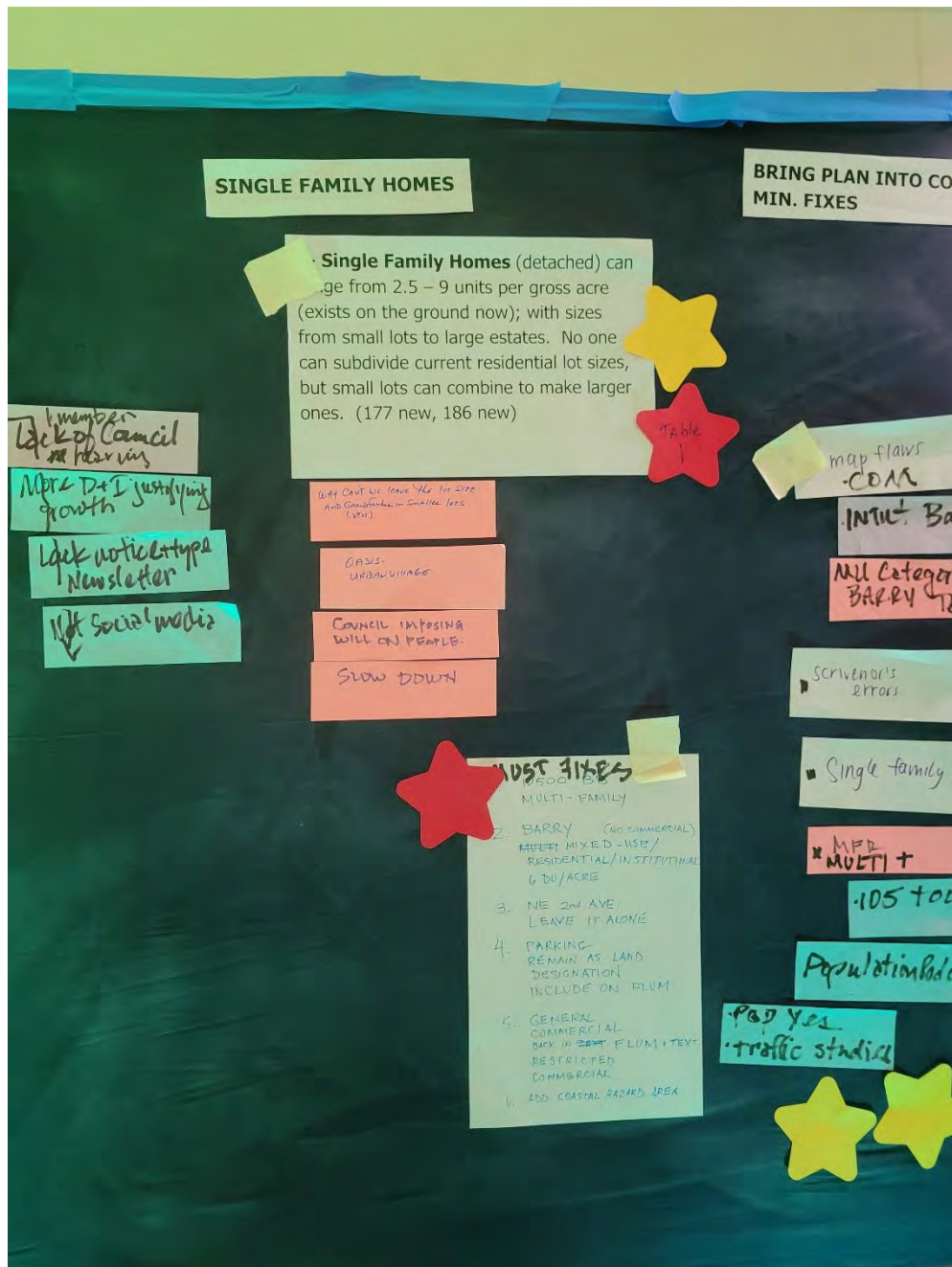
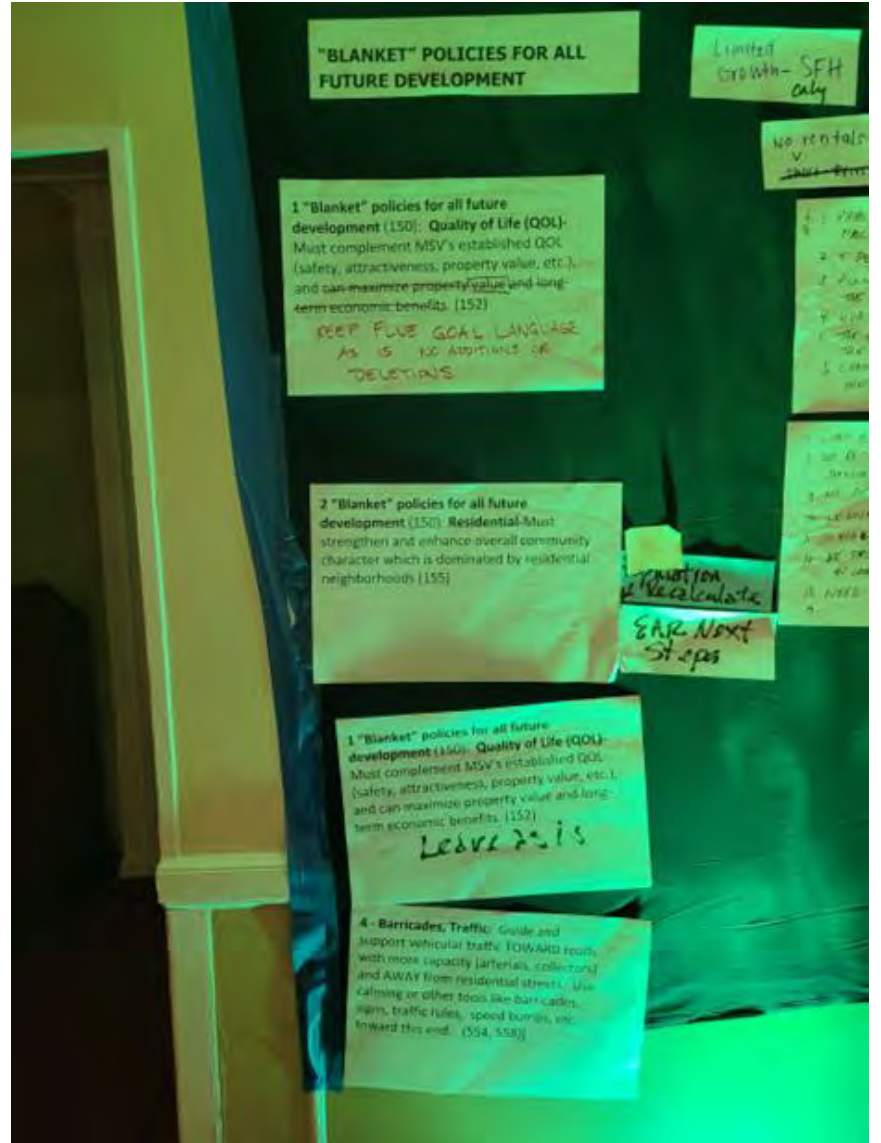
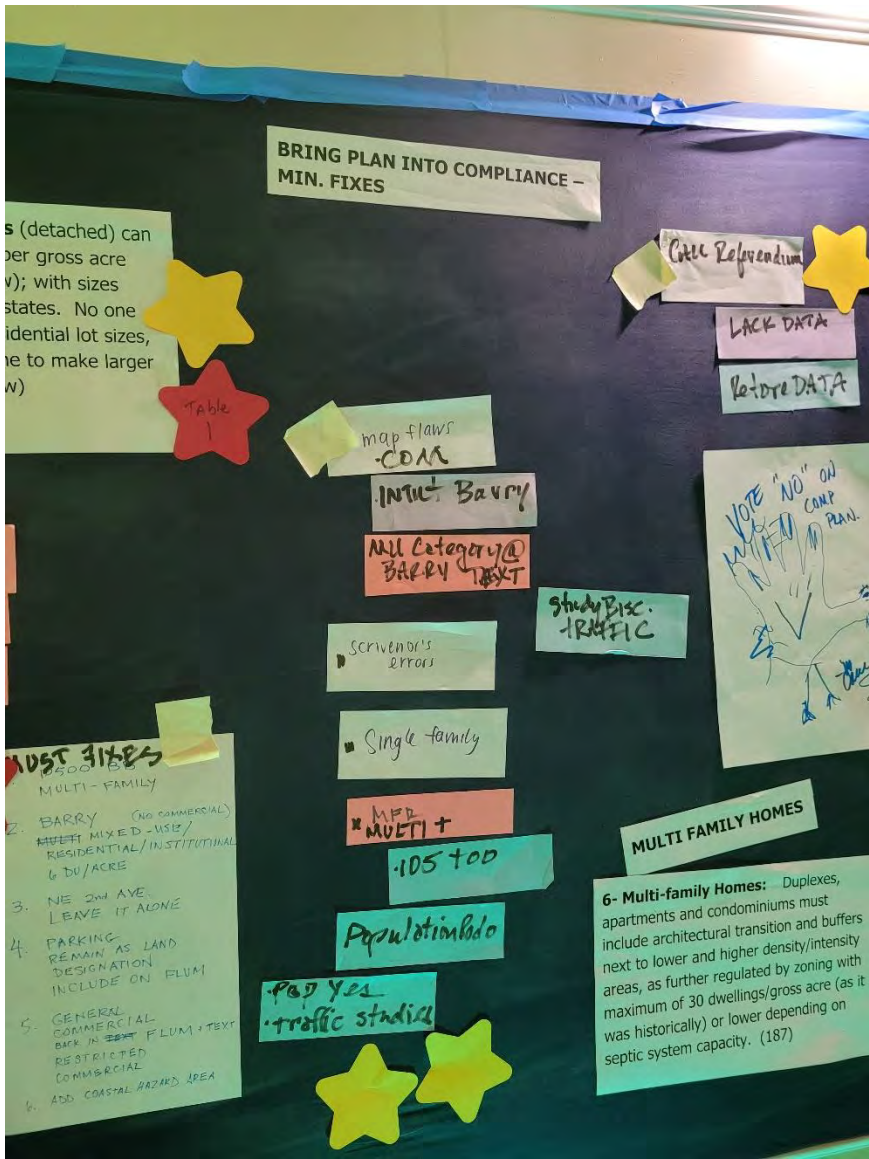
While the audience was generally unified in their support of maintaining MSV’s single-family character without addition of multi-family or mixed use at typical intensities (as defined by density, height, or Floor Area Ratio), the data do not suggest the audience was balanced among all sectors of the community. A Public Involvement Plan, which can be assembled by the consultant, can provide a menu of strategies to receive input from a wider cross-section of the community- though none are without the need for additional time and expense.

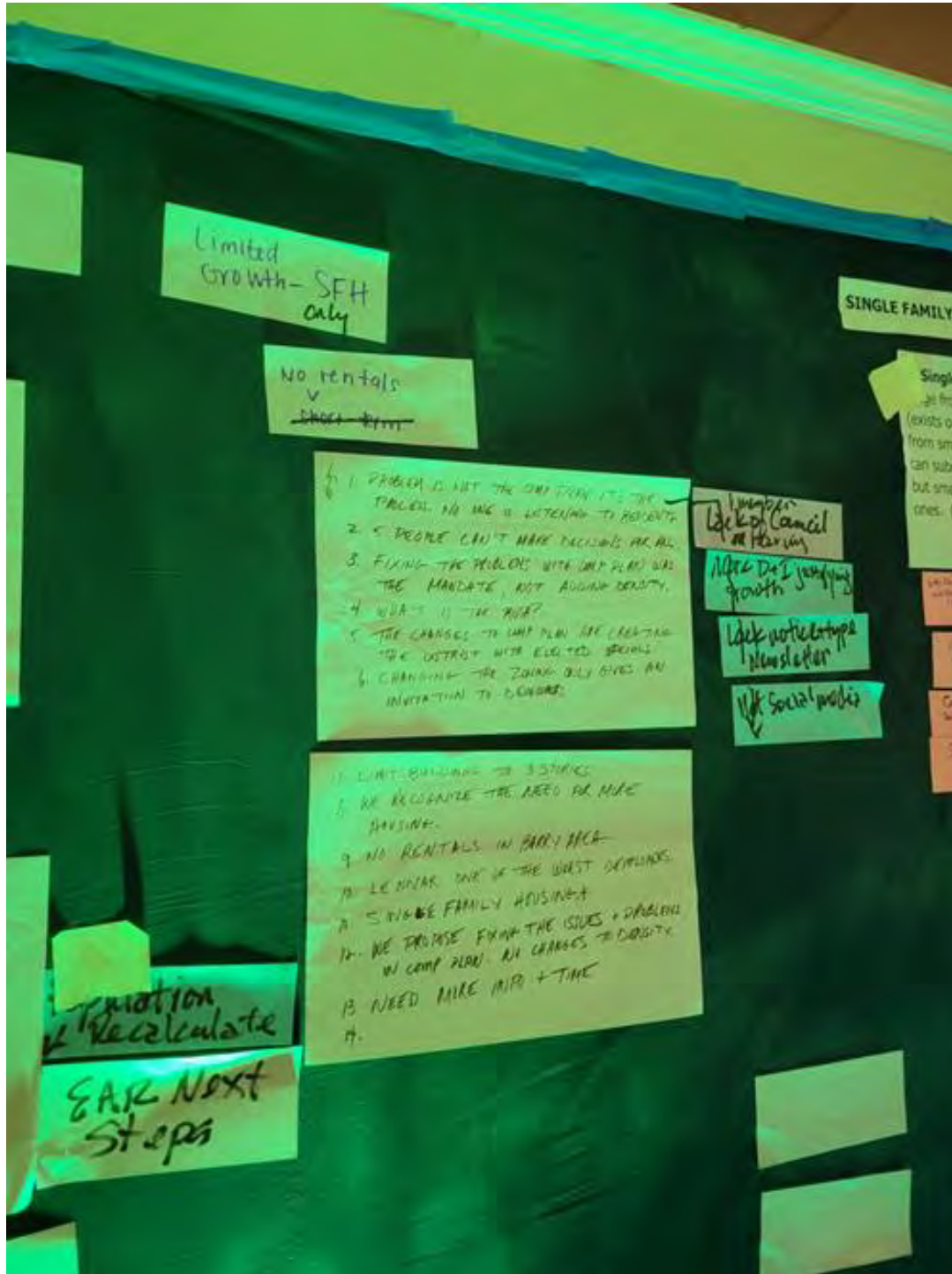
The facilitation method employed was (modified) American Assembly (as further explained in the Nov. 30 PowerPoint). The method was constrained by the size and versatility of the venue, time, and large enough facilitation team; use of SimpleMind, though designed for the evening, was not employed for useful results to hone in on re-wording policies to garner general consensus. The consultant is evaluating how this method - with given constraints- can be re-employed for improved results in the future.

Comprehensive Plan Policies Discussion

The proposed ordinance to update two sections of MSV's comprehensive plan spans 26 pages (without maps). To consolidate that into a more manageable size with simpler language for workshop discussion, Karas worked with staff to compose ten policy statements. The statements are not verbatim from the ordinance, however attempt to combine ordinance proposals with public input and Council discussion at their 15 November meeting- with an emphasis on **simplification**, and to minimize or omit technical jargon. Additionally, the project team constructed an eleventh discussion policy- which entertains the publicly expressed scenario of no changes to the Comprehensive Plan which compromises MSV's predominant single-family residential character. If that scenario resulted in non-compliance of the Village's Comprehensive Plan, what would be the consequences?

Table discussions culminated with presentation to the large group. Without interpretation, consolidation, or other editing, the results of table discussion as presented to the large group with some consensus are pictured below. Not all the small (table) groups got the chance to report to the large group due to time constraints. Nor did the large group wish to reconvene in small groups for a second round as the facilitation technique called American Assembly typically used for a better result. Additional interpretation is work in process from the consultant for Dec. 14 Council presentation.





6- Multi-family Homes: Duplexes, apartments and condominiums must include architectural transition and buffers next to lower and higher density/intensity areas, as further regulated by zoning with maximum of 30 dwellings/gross-acre (as it was historically) or lower depending on septic system capacity. (187)

- The more multi-family homes = Lower property value for current owners

1 "Blanket" policies for all future development (150): Quality of Life (QOL)- Must complement MSV's established QOL (safety, attractiveness, property value, etc.), and can maximize property value and long-term economic benefits. (152)

It is all-consuming. Not good. COLD

eliminate (because there is no economic benefit for the owners)

green spaces only. Not restaurants or shops. Homes have to look nice (attractiveness) No box houses.

no!

Esthetic

MIXED USE NEIGHBORHOOD

10 - Mixed Use Neighborhood (West Barry and Biscayne properties) blend retail, commercial, offices, educational service eating/drinking establishments, and/or residential (different housing from single family to multifamily). No auto-oriented or dependent (276, 291)

- Density/ intensity - 30 dwelling units per acre and 1.5 floor area ratio (FAR) (282) with (continued) maximums to 35 dwelling units

10 - NO MIXED USE WEST BARRY & BISCAYNE

- DENSITY/INTENSITY 6 UNITS PER ACRE
- NO MIXED USE
- ARCHITECTURE BARRY 3 STORIES BISCAYNE 2 STORIES

SEPARATE

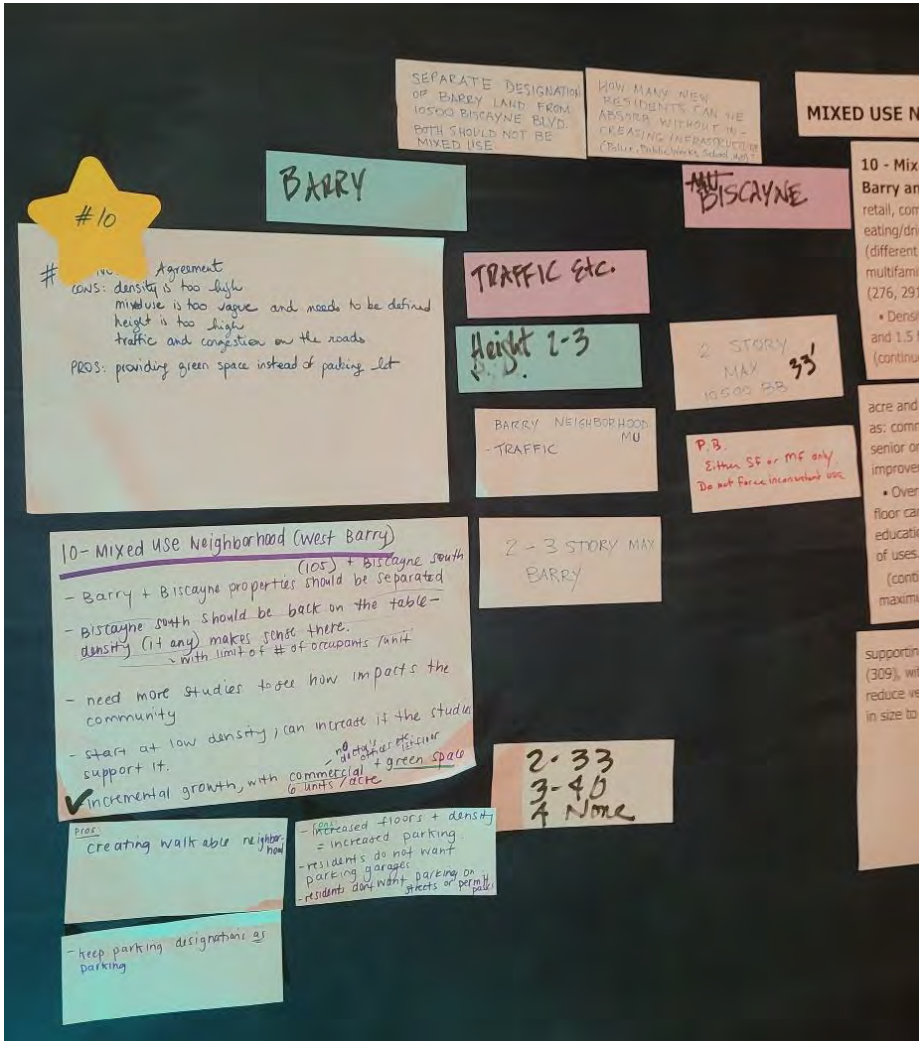
acre and 2.5 floor area ratio (FAR) incentives such as: community benefits, donation of parkland, senior or workforce housing, fees towards capital improvements. (286)

- Overall mix to be determined by zoning; ground floor can allow for retail, service, dining, educational, and/or offices, with at least two types of uses. (300)
- Architecture at 5 stories high maximum (315) to promote active environment

supporting transportation and parking options (309), with zoning to encourage walkable design to reduce vehicle traffic. (306). Must be compatible in size to existing area, including buffering (297)

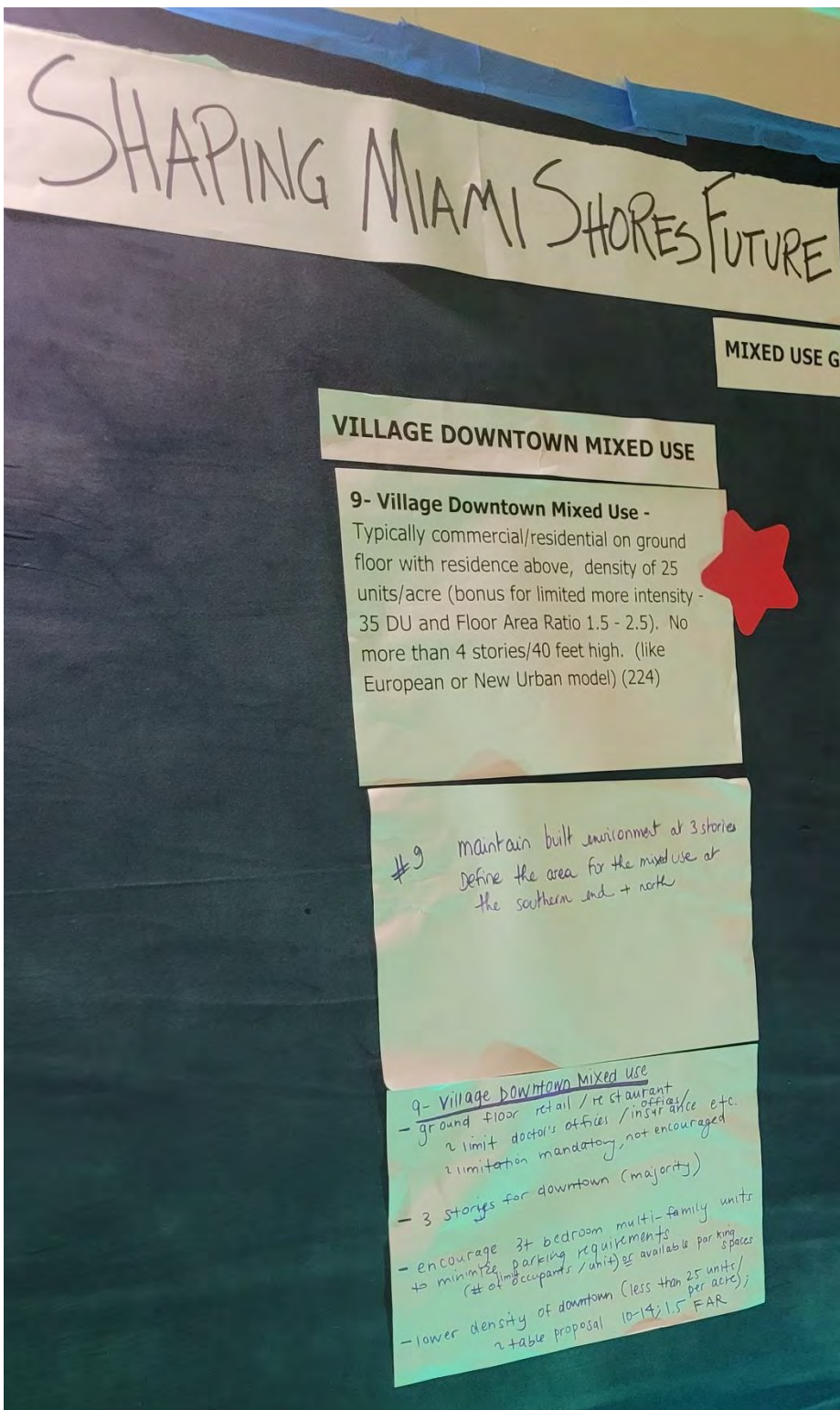
2 STORY MAX 10500 BB 33'

P.B. Either SF or MF only. Do not force incidental uses.



9- Village Downtown Mixed Use -
 Typically commercial/residential on ground floor with residence above, density of 25 units/acre (bonus for limited more intensity - 35 DU and Floor Area Ratio 1.5 - 2.5). No more than 4 stories/40 feet high. (like European or New Urban model) (224)
 - Eliminate the word "stories." *33 to 40 ft*
 - Point: No one moved to the Shores for multi-family or mixed use. *this goes against the village. Quaintness/Attractiveness*
 - Max. height of 40 feet for commercial properties.

8- Mixed Use General means retail, office, service, residential, civic uses- encouraged with incentives all in same project, ranging from 20% min. to 80% max. (202, 205, 207)
 • Specific uses are permitted, conditioned, or prohibited by zoning. (212) *Leave the ordinance that exists. Eliminate this. Renovate what we have + Create incentives to renovate what we have.*
 • Design can differ with vertical and/or horizontal forms and can have attached/detached buildings (216) *Let improve what we HAVE!*



Discussion and Observations

The attending public was mostly critical of the Village's public engagement efforts for the comprehensive plan revision, with some citing the lack of opportunity to present perspectives, and others citing lack of analysis information such as population forecasts. The niche for this consultant is to recommend public engagement and/or facilitation methods which achieve fair and balanced dialogue among all sides of the key issues. Such methods are being researched in advance of the Council's December 14 consideration of this issue at its business meeting.

In the context of a Public Involvement Plan for Comprehensive Plan and Zoning Code revisions, future meeting and/or workshop methods may include techniques such as: Continuation of Modified American Assembly (as employed in the 30 Nov workshop), focus groups among a wide range of constituent groups, Fishbowl (wherein one person represents a unified constituency), or other conflict resolution techniques including mediation structure. Though evaluations were sought from the workshop participants (a handout), not enough responses were received to report meaningful feedback or determination of preferred adjustments to the workshop and/or public outreach approach.

Appendix A. Policies Simplified for Facilitated Table Discussion Statements

Explanatory Note: For reference the policies cite line numbers from the Oct. 7, 2022 proposed ordinance, however are not verbatim. As interpreted by staff or the consultant, they include some additions from Council discussion on Nov. 15, 2022, or select public input. The policies have not been approved by a vote of the Village Council.

Item	Title/Summary
1	“Blanket” policies for all future development (150) [the FLUE]
1	Quality of Life (QOL) -Must complement MSV’s established QOL (safety, attractiveness, property value, etc.), and can maximize property value and long-term economic benefits. (152)
2	Residential -Must strengthen and enhance overall community character which is dominated by residential neighborhoods (155)
3	Concurrency and level of service trump all, so development impacts (traffic, sewer, stormwater, etc.) must be mitigated, and levels of public services (traffic, water, etc.) must be met for current and future population. (156, 446)
4	Barricades, Traffic: Guide and support vehicular traffic TOWARD roads with more capacity (arterials, collectors) and AWAY from residential streets. Use calming or other tools like barricades, signs, traffic rules, speed bumps, etc. toward this end. (554, 558)]
Min. Must Have fixes	
5	Single Family Homes (detached) can range from 2.5 – 9 units per gross acre (exists on the ground now); with sizes from small lots to large estates. No one can subdivide current residential lot sizes, but small lots can combine to make larger ones. (177 new, 186 new)
6	Multi-family Homes: Duplexes, apartments and condominiums must include architectural transition and buffers next to lower and higher density/intensity areas, as further regulated by zoning with maximum of 30 dwellings/gross acre (as it was historically) or lower depending on septic system capacity. (187)
Not included	COM designated on map (FLUM)

7	Parks and Rec: Clarify current language that parks and recreation (including Miami Shores County Club) means low intensity and minimum paved area, and maximum of
---	--

	vegetation and landscaping (incidental uses such as: pool, bathroom, gymnasium, theatre, etc. can't exceed 50% of land area; Floor area ratio not more than 1.0, meaning not intense. (422)
8	Mixed Use General means retail, office, service, residential, civic uses- encouraged with incentives all in same project, ranging from 20% min. to 80% max. (202, 205, 207)
	<ul style="list-style-type: none"> • Specific uses are permitted, conditioned, or prohibited by zoning. (212)
	<ul style="list-style-type: none"> • Design can differ with vertical and/or horizontal forms and can have attached/detached buildings (216)
9	Village Downtown Mixed Use - Typically commercial/residential on ground floor with residence above, density of 25 units/acre (bonus for limited more intensity - 35 DU and Floor Area Ratio 1.5 - 2.5). No more than 4 stories/40 feet high. (like European or New Urban model) (224) ²
10	Mixed Use Neighborhood (West Barry and Biscayne properties) ³ blends retail, commercial, offices, educational services, eating/drinking establishments, and/or residential (different housing from single family to multifamily). No auto-oriented or dependent uses. (276, 291)
	<ul style="list-style-type: none"> • Density/ intensity - 30 dwelling units per acre and 1.5 floor area ratio (FAR) (282) with maximums to 35 dwelling units per acre and 2.5 floor area ratio (FAR) incentives such as: community benefits, donation of parkland, senior or workforce housing, fees towards capital improvements. (286)
	<ul style="list-style-type: none"> • Overall mix to be determined by zoning; ground floor can allow for retail, service, dining, educational, and/or offices, with at least two types of uses. (300)
	<ul style="list-style-type: none"> • Architecture at 5 stories high maximum (315) to promote active environment supporting transportation and parking options (309), with zoning to encourage walkable design to reduce vehicle traffic. (306). Must be compatible in size to existing area, including buffering (297)
11	Bring Plan into compliance - minimal fixes (not in ordinance)
	PROS
	<ul style="list-style-type: none"> • State law compliance
	<ul style="list-style-type: none"> • On the ground accurate
	<ul style="list-style-type: none"> • Various grant money potential
	<ul style="list-style-type: none"> • Clean slate for next steps
	<ul style="list-style-type: none"> • Maximize tax revenue
	CONS
	<ul style="list-style-type: none"> • Nearly 3000 properties non-conforming with adopted Plan
	<ul style="list-style-type: none"> • Forfeit \$ millions in grants

² (portions of W. Barry and Biscayne properties)

³ (same language applies to both areas-not new concept-used to be overlay)

	<ul style="list-style-type: none">• Without vision, what if redevelopment comes
	<ul style="list-style-type: none">• Village budget/finance constrained since MU• declining, business outmigration
	<ul style="list-style-type: none">• Undesirable development happens anyway
	<ul style="list-style-type: none">• Possible legal liability

Appendix B. Comprehensive Plan Compliance

For reference, State Law concerning local government comprehensive plan compliance is pasted below. For further research, a request is pending with the Florida Department of Economic Opportunity for a “scorecard” of local governments in an out of compliance.

163.3184 (8) ADMINISTRATION COMMISSION.—

(a) If the Administration Commission, upon a hearing pursuant to subsection (5), finds that the comprehensive plan or plan amendment is not in compliance with this act, the commission shall specify remedial actions that would bring the comprehensive plan or plan amendment into compliance.

(b) The commission may specify the sanctions provided in subparagraphs 1. and 2. to which the local government will be subject if it elects to make the amendment effective notwithstanding the determination of noncompliance.

1. The commission may direct state agencies not to provide funds to increase the capacity of roads, bridges, or water and sewer systems within the boundaries of those local governmental entities which have comprehensive plans or plan elements that are determined not to be in compliance. The commission order may also specify that the local government is not eligible for grants administered under the following programs:

a. The Florida Small Cities Community Development Block Grant Program, as authorized by ss. [290.0401-290.048](#).

b. The Florida Recreation Development Assistance Program, as authorized by chapter 375.

c. Revenue sharing pursuant to ss. [206.60](#), [210.20](#), and [218.61](#) and chapter 212, to the extent not pledged to pay back bonds.

2. If the local government is one which is required to include a coastal management element in its comprehensive plan pursuant to s. [163.3177](#)(6)(g), the commission order may also specify that the local government is not eligible for funding pursuant to s. [161.091](#). The commission order may also specify that the fact that the coastal management element has been determined to be not in compliance shall be a consideration when the department considers permits under s. [161.053](#) and when the Board of Trustees of the Internal Improvement Trust Fund considers whether to sell, convey any interest in, or lease any sovereignty lands or submerged lands until the element is brought into compliance.

3. The sanctions provided by subparagraphs 1. and 2. do not apply to a local government regarding any plan amendment, except for plan amendments that amend plans that have not been finally determined to be in compliance with this part, and except as provided in this paragraph.

Report

Report options

Live



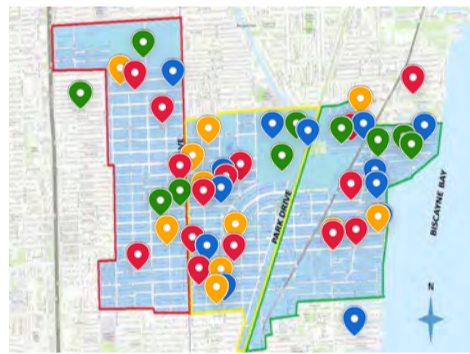


COMP PLAN WORKSHOP MEETING NOV 30TH

Nov 30, 2022, 5:44 PM

Hosted by MiamiShoresVillage

Summary Players (61) **Questions (5)** Feedback

Expanded view Compact view

All (5)		Search	
Question	Type	Correct/incorrect	
<p>1 Have you exercised today?</p> 	Poll		
<input type="checkbox"/>	I'm still thinking about it...	5	
<input checked="" type="checkbox"/>	Yes, already done it.	30	
<input type="checkbox"/>	No yet	3	
<input type="checkbox"/>	Maybe tomorrow	8	
<input type="checkbox"/>	No answer	15	
<p>2. How best you identify yourself.</p> 	Poll		
<input checked="" type="checkbox"/>	Resident of MSV	35	
<input checked="" type="checkbox"/>	Business owner in MSV	0	
<input type="checkbox"/>	Land owner in MSV	3	
<input type="checkbox"/>	Other	4	
<input type="checkbox"/>	No answer	19	
<p>3. Where are you located?</p> 	Drop pin		
<input checked="" type="checkbox"/>	Answers	49	
<input type="checkbox"/>	No answer	12	
<p>4 How long have you been part of Miami Shores Village?</p> 	Poll		
<input checked="" type="checkbox"/>	1-5 years	4	
<input checked="" type="checkbox"/>	6-10 years	4	
<input type="checkbox"/>	10-20 years	10	
<input type="checkbox"/>	Over 20 years	34	
<input type="checkbox"/>	No answer	9	
<p>5 Have you participated at any other event or public meeting related to the Village Comprehe...</p> 	Poll		
<input checked="" type="checkbox"/>	Yes	11	
<input checked="" type="checkbox"/>	No	3	
<input type="checkbox"/>	First time	4	
<input type="checkbox"/>	Multiple times	30	
<input type="checkbox"/>	No answer	13	

ORDINANCE NO. _____ - 2022

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami Shores Village (the “Village”) Council recognizes that, periodically, it is necessary to amend the Village Comprehensive Plan (the “Plan”) in order to ensure that the Plan is current and consistent with the Village’s planning and regulatory needs; and

WHEREAS, amendments to the Comprehensive Plan are permitted in accordance with Village and State regulations governing such amendments; and

WHEREAS, the Village identified a number of inconsistencies, errors and obsolete provisions within and between the text of the goals, objectives and policies in the Plan’s Future Land Use Element and Future Land Use Map (“FLUM”); and

WHEREAS, on March 2022, the Village contracted with Calvin, Giordano & Associates, Inc. (the “Consultant”) to provide recommendations to resolve the inconsistencies, errors, and obsolescence in the Plan; and

WHEREAS, after conducting an extensive public outreach process in coordination with the Village, the Consultant prepared detailed analyses to substantiate and validate proposed amendments to the Plan’s Future Land Use Element text and FLUM that resolve the issues raised; and

30 **WHEREAS**, the Village Council finds that the proposed amendments will help
31 strengthen the Village’s long-term ability to protect its residential neighborhoods, revitalize
32 targeted areas, and improve overall community character and quality of life; and

33 **WHEREAS**, the Planning Board, sitting as the Local Planning Agency, reviewed
34 the Ordinance, and voted to recommend approval of the Ordinance; and

35 **WHEREAS**, the Village Council has reviewed the Ordinance at a duly noticed
36 public hearing in accordance with law and determined that it is consistent with the Village
37 Comprehensive Plan; and

38 **WHEREAS**, the Village Council finds that the proposed Ordinance serves to
39 further enhance the protection of the public health, safety and welfare.

40 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE**
41 **COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AS FOLLOWS:**¹

42 **Section 1. Recitals Adopted.** That each of the above stated recitals is hereby
43 confirmed, adopted, and incorporated herein and made a part hereof by reference.

44 **Section 2. Amendment to the Comprehensive Plan.** That the Village
45 Comprehensive Plan is hereby amended as provided in Exhibit “A,” which is incorporated
46 and made a part hereof by this reference.

47 **Transmittal.** The City Clerk is authorized to transmit the Comprehensive Plan
48 Amendments adopted by this Ordinance to the Department of Economic Opportunity

¹ ~~Strikethrough words~~ are deletions to the existing text. Underlined words are additions to the existing text. Changes between first and second reading are indicated with highlighted ~~double-strikethrough~~ and double underline. Strikethrough words are deletions to the existing text.

49 (DEO) and all other units of local government or governmental agencies required by
50 Florida Statutes, Section 163.3184.

51 **Section 3. Conflicting Provision.** Any provisions of the Code of Ordinances of
52 Miami Shores Village, Florida, in conflict with the provisions of this Ordinance are hereby
53 repealed, but only to the extent of such conflict.

54 **Section 4. Severability.** That the provisions of this Ordinance are declared to
55 be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for
56 any reason, be held to be invalid or unconstitutional, such decision shall not affect the
57 validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but
58 they shall remain in effect, it being the legislative intent that this Ordinance shall stand
59 notwithstanding the invalidity of any part.

60 **Section 5. Inclusion in the Village Comprehensive Plan.** That it is the
61 intention of the Village Council and it is hereby ordained that amendments indicated in
62 Exhibit A this Ordinance shall become and be made a part of the Miami Shores Village
63 Comprehensive Plan.

64
65 **Section 6. Effective Date.** That this Ordinance shall be effective immediately
66 upon passage by the City Council on second reading, except that the effective date of
67 this plan amendment, if the amendment is not timely challenged, shall be 31 days after
68 the state land planning agency notifies the local government that the plan amendment
69 package is complete. If the amendment is timely challenged, this amendment shall
70 become effective on the date the state land planning agency or the Administration
71 Commission enters a final order determining this adopted amendment to be in

72 compliance. No development orders, development permits, or development dependent
73 on this amendment may be issued or commence before it has become effective.

74
75 **PASSED and ADOPTED** this ____ day of _____, 2022.

76
77 First Reading: _____, 2022
78 Second Reading: _____, 2022

79
80
81 Attest:

82
83
84 _____
85 Ysabely Rodriguez, CMC
86 Village Clerk

84 _____
85 Sandra Harris
86 Mayor

87
88
89
90 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

91
92
93 _____
94 Weiss, Serota, Helfman, Cole + Bierman, P.L.
95 Village Attorney

FINAL VOTES AT ADOPTION

Council Member Alice Burch	_____
Council Member Katia Saint Fleur	_____
Council Member Crystal Wagar	_____
Vice Mayor Daniel Marinberg	_____
Mayor Sandra Harris	_____

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EXHIBIT A

MIAMI SHORES VILLAGE, FLORIDA
2025 COMPREHENSIVE PLAN

Goals, Objectives, Policies

Approved: July 1, 5, 2008

Amended: January 6, 2009

Amended: July 6, 2010

Amended: November 2, 2010

Amended: April 17, 2011

Amended: November 6, 2012

Amended: November 19, 2013

Amended: October 2, 2018

Amended: March 5, 2019

Amended: _____, 2022

INTRODUCTION

The Comprehensive plan serves as the guiding policy document ~~which~~ that governs land use development, concurrency, and LOS standards for the Village’s public facilities and services. The Dodocument 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.

152 **CHAPTER 1. FUTURE LAND USE ELEMENT**

153 ***FUTURE LAND USE ELEMENT GOAL***

154 Ensure that the balance, character and location of future land uses provides for the
155 highest possible long-term economic and quality of life benefits, while preserving and
156 restoring natural resources, residential strengthening and enhancing overall community
157 character, including the Village's residential neighborhoods, and providing appropriate
158 levels of public services to meet the needs of the Village's present and future population.

159 **Objective 1: Coordination of land uses with topography and soils Planning for the**
160 **Village's Future.**

161 ~~Maintain existing development and achieve new development and redevelopment~~
162 ~~which is consistent with the goal above and which otherwise coordinates future land~~
163 ~~uses with topography and soil conditions and the availability of facilities and services.~~
164 ~~Monitoring and Evaluation~~ Monitoring and Evaluation: The Village shall monitor the
165 following policies: Establish land use categories and a Future Land Use Map (FLUM)
166 that provide for compatible and coordinated land uses, allowing for the protection of
167 natural resources and the preservation of community character and overall scale, as
168 well as capitalizing on the Village's redevelopment and economic development
169 opportunities.

170 **Policy 1.1:**

171 The Village is an established community that is nearing build out. Therefore, the
172 Village's Future Land Use designations and FLUM shall describe, assign, and depict
173 land for existing, well-established land uses as well as aspirational future land uses
174 determined to be in the long-term public interest of the Village.

175 **Policy 1.2:**

176 ~~The Village FLUM shall maintain, improve contain and identify enforce land~~
177 ~~development code provisions which are consistent with the Future Land Use Map,~~
178 ~~including the land uses and the densities and intensities specified thereon and~~
179 ~~described below:~~ appropriate locations for the following land use categories:

180 **Single Family Residential:**

181 This land use designation, intended for permanent detached single-family
182 dwelling, is reflected primarily in the Village's existing neighborhoods of detached
183 single-family homes built on individual platted lots. The residential densities
184 allowed in this designation category shall not exceed vary between a minimum of
185 two and a half (2.5) and a maximum of nine (9) dwelling units per gross acre. This
186 density category is characterized solely by detached single family homes on
187 relatively large lots. This density range acknowledges the built environment and
188 the wide variety of lot sizes that has existed historically in Miami Shores, from large
189 estates to small lots. No platted lot shall be reduced in size from that currently
190 platted. This shall not limit the right to build on an existing platted lot, nor does it
191 prevent the combination of smaller lots to make larger ones.

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Multi-family Residential:

Multi-family units or single family detached and This land use designation is intended primarily for apartment and condominium developments, but may also include other types of attached units such as duplexes. Areas outlined for this land use accommodate multifamily dwellings at a density up to 6.0 thirty-one (31) dwelling units per gross acre or single family detached units at a density up to six (6) per gross acre except where Florida Department of Environmental Resources Protection regulations including related to septic tanks standards may require a lower density. Floor area ratios may be incorporated in development code regulations the Zoning Code. Whenever possible, land for multifamily residential development should be located so as to provide a transition between lower density residential areas and areas developed and/or designated for more dense or intense uses. Zoning regulations shall be implemented to preserve the existing densities of developed properties within established multi-family residential districts.

Mixed Use:

Mixed Use land use designations are intended to accommodate a coordinated, integrated and balanced range of retail, office, service, residential, institutional, and civic land uses. In addition, regulations regarding density and intensity in zoning districts for areas designated as Mixed Use shall provide incentives for mixed-use development.

There are two distinct sub-designations that provide different levels of Mixed Use, as described in the following pages. Specific types of retail, service, office and auto-related, oriented, or dependent uses that may be permitted, conditioned, or prohibited in each sub-designation are defined in the Zoning Code. Auto-related, oriented or dependent uses may include but are not limited to, gas stations, car washes, vehicle repair and maintenance facilities, auto parts and accessory stores (wholesale or retail), vehicle sales, drive-through service, retail and restaurant uses not subordinate to a permitted principal use, and any other motor vehicle-related uses.

Within the two sub-designations, urban form may include the following variations:

- Vertical mixed use, where retail, service and civic uses are located on the ground floor of a building, with office and/or residential uses located on upper floors.
- Horizontal (attached) mixed use, where separate uses are located side by side in the same building.
- Horizontal (detached) mixed use, where separate uses are located in separate buildings within the same site.

1. Mixed Use Miami-Shores Downtown District Sub-designation: The Mixed Use-Miami Shores Downtown District land use sub-designation shall accommodate retail, office, service and residential dwelling units with an emphasis on vertical

237 mixed use development that is characteristic of traditional main streets in business
238 districts and downtown areas. Along with governmental, arts, culture and
239 entertainment uses, the use mix in this land use sub-designation shall promote
240 development of a compact, pedestrian-oriented area that provides opportunities
241 for live-work lifestyles and supports the creation of a place that reflects a unique
242 and memorable destination for the Village residents and visitors. The following
243 criteria shall apply in the Mixed Use Miami-Shores Downtown District sub-
244 designation:

- 245
- 246 1. Base density and intensity: Twenty-five (25) dwelling units per gross acre and
247 floor area ratio (FAR) of 1.5.
- 248 2. Density and intensity limits: Density up to thirty-five (35) dwelling units per gross
249 acre and floor area ratio of up to 2.5 may be granted in the form of bonuses for
250 development projects that provide community benefits. Such benefits may
251 include but shall not be limited to historic building designation; donation of
252 public art, parkland or civic spaces in excess of minimum code requirements;
253 provision of senior or workforce housing; and/or community contribution fees
254 toward central sanitary sewer or other capital investments, the nature of which
255 shall be specified in the Zoning Code.
- 256 3. Range of uses: Business and professional offices, retail sales and service
257 establishments, eating and drinking establishments including outdoor dining,
258 artisanal retail, and a variety of attached multifamily residential uses. Auto-
259 related, oriented or dependent uses are prohibited.
- 260 4. Compatibility: Mixed use projects shall ensure that the scale and intensity is not
261 out of character with adjacent residential uses and the development is
262 appropriately buffered. The existing parking lots shall serve as buffers between
263 the single-family areas and any other uses. Transition standards and
264 regulations shall be specified in the Zoning Code to ensure the protection of
265 the Single-Family Residential designation.
- 266 5. Use mix: The overall mix of uses in the Mixed Use-Main Street district shall be
267 determined in the Zoning Code. In vertical mixed-use projects, residential uses
268 shall be permitted on the second floor and above and the ground floor must
269 allow retail, service, dining, or office uses. Horizontal mixed-use projects shall
270 include at least two of the use categories listed in subsection 3 above.
- 271 6. The Zoning Code regulations implementing this category shall encourage a
272 compact and walkable environment to reduce vehicle miles of travel and
273 encourage use of public transit.
- 274 7. Unified architectural and streetscape themes shall be encouraged for all
275 developments within the Mixed Use-DMS sub-designation, with incentives
276 provided to reduce on-site parking, promote active forms of transportation, and
277 minimize environmental impacts. For parcels that are assembled into a larger,
278 multi-building development, on-site structured parking is preferred.
- 279 8. Building height: The height limitation shall be 40 feet.

280

281

282 2. *Neighborhood Sub-designation:* The Mixed Use-Neighborhood (MUN) land use
283 sub-designation shall accommodate small-scale retail, commercial, service,

284 institutional, and/or residential dwelling units in patterns that offer residents the
285 ability to live, shop, work, study, and play in one place. Mixed Use-Neighborhood
286 includes a mixture of housing types and residential densities integrated with goods
287 and services, both in vertical and/or horizontal mixed-use developments, with the
288 goal of creating complete communities for residents. The following criteria shall
289 apply in the Mixed Use-Neighborhood sub-designation:

- 290
- 291 1. Base density and intensity: Thirty (30) dwelling units per gross acre and FAR
292 of 1.5.
- 293 2. Density and intensity limits: Density up to thirty-five (35) dwelling units per gross
294 acre and floor area ratio of up to 2.5 may be granted in the form of bonuses for
295 development projects that provide community benefits. Such benefits may
296 include but shall not be limited to donation of parkland or civic spaces; inclusion
297 of senior or workforce housing; and/or community contribution fees toward
298 central sanitary sewer or other capital investments, the nature of which shall be
299 specified in the Zoning Code.
- 300 3. Range of uses: Various types of residential uses including single-family,
301 detached, attached, and multifamily units; educational services; business and
302 professional offices; neighborhood-serving retail; service establishments; and
303 eating and drinking establishments. Auto-related, oriented or dependent uses
304 are prohibited.
- 305 4. Compatibility: Mixed use projects shall ensure that the scale and intensity is not
306 out of character with adjacent residential uses and the development is
307 appropriately buffered.
- 308 5. Overall mix: The overall mix of uses in Mixed Use-Neighborhood districts shall
309 be determined in the Zoning Code. For vertical mixed-use projects, the ground
310 floor must allow for retail, service, dining, educational and/or office-uses.
311 Horizontal mixed-use projects may include two or more of the use categories
312 listed in subsection 3 above.
- 313 6. The Zoning Code regulations implementing this category shall encourage a
314 compact and walkable environment to reduce vehicle miles of travel and
315 encourage use of public transit.
- 316 7. Unified architectural and streetscape themes shall be encouraged for all
317 developments within the Mixed Use-Neighborhood sub-designation, with
318 incentives provided to reduce on-site parking, promote active forms of
319 transportation, and minimize environmental impacts. For parcels that are
320 assembled into a larger, multi-building development, on-site structured parking
321 is preferred.
- 322 8. Building height: The height limitation shall be 50 feet. Notwithstanding the
323 foregoing, property designated MU-N and located on 105th Street west of
324 Biscayne Blvd shall not exceed 35 feet.
- 325

326 **Restricted Commercial:**

327 This land use designation is intended to support light retail, office and services
328 Office, food including restaurants, wine and craft beer bars and light retail uses
329 that are compatible with nearby housing; residential uses that are compatible with

330 nearby commercial. The floor area ratio shall not exceed 1.0. Residential uses are
331 permitted on the second floor and above in conjunction with a mixed use buildings
332 provided that the scale and intensity is not out of character with adjacent nearby
333 development, and the project does not negatively affect any area neighborhoods.
334 The maximum floor to area ratio for mixed use projects with deed restrictions is
335 3.0. Land uses in the Restricted Commercial designation typically experience
336 relatively low volumes of clients or visitors and have low trip-generation rates. The
337 following criteria shall apply in the Restricted Commercial designation:

- 338 1. Maximum intensity: FAR of 2.0.
- 339 2. Range of uses: Small-scale business and professional offices, light retail and
340 service establishments. Auto-related, oriented or dependent uses are
341 prohibited.
- 342 3. Restricted Commercial areas may be allowed closer to residential
343 neighborhoods.
- 344 4. Pedestrian connectivity is encouraged between Restricted Commercial and
345 surrounding residential developments.
- 346 5. The Zoning Code regulations implementing this category shall encourage
347 heavy landscaping and screening for parking areas, trash storage and other
348 site characteristics that might impact adjacent residential uses. Further,
349 Restricted Commercial sites shall be developed with adequate parking and
350 vehicular access that does not rely on neighborhood streets.
351

352 **General Commercial:**

353 This land use designation is intended to support light industrial, commercial, retail,
354 office and/or services. Land uses in the General Commercial designation are
355 intended to sustain a broader and intense nature of uses due to the proximity to
356 major corridors. The following criteria shall apply in the General Commercial
357 designation:

- 358 1. Maximum intensity: FAR of 3.0.
- 359 2. Range of uses: Medium to high-scale business, professional offices,
360 commercial, retail and service establishments. Auto-related, oriented or
361 dependent uses are permitted.
- 362 3. General Commercial areas shall not be allowed adjacent to Single-Family
363 Residential designation.
- 364 4. Pedestrian and bicycle connectivity is encouraged between General
365 Commercial and surrounding multi-family residential and restricted commercial
366 developments.
- 367 5. The Zoning Code regulations implementing this category shall encourage
368 heavy landscaping and screening for parking areas, trash storage and other
369 site characteristics that might impact adjacent uses. Further, General
370 Commercial sites shall be developed with adequate parking and vehicular
371 access that does not rely on neighborhood streets.
372

373 **General Commercial:**

374 ~~A broader range of office, food, studio arts, personal care and retail uses than the~~
375 ~~Restricted Commercial category but no heavy highway or distribution kinds of~~
376 ~~uses. The maximum floor to area ratio is 1.0.~~

377 **Government and Institutionals:**

378 This land use designation is intended to accommodate a full range of community
379 support facilities, including governmental buildings and facilities, public utility
380 installations, parking, public and private educational, medical, religious, civic,
381 cultural Schools, universities, churches, administrative facilities for school boards,
382 churches and similar institutions; municipal buildings and public utility installations.
383 The floor area ratio in this land use designation shall not exceed 2.0.

384 **Parks and Recreation:**

385 This land use designation is intended to accommodate recreation and open space
386 uses that serve public recreation needs, including Village parks and recreational
387 facilities, the Miami Shores Golf Course Country Club and Golf Course and similar
388 compatible and complimentary uses including food service establishments in
389 conjunction with the previously listed uses. The floor area ratio in this land use
390 designation shall not exceed 1.0. The extent of all incidental uses shall not exceed
391 50% of the land area of any individual park. In general, any development within
392 this category shall be low intensity in character with a minimum of impervious
393 surface coverage and retain as much natural vegetation and landscape as
394 possible.

395 **Water and Conservation Areas:**

396 This land use designation is intended to identify areas which may exhibit unique
397 or special environmental characteristics. Public conservation areas are intended
398 solely for preservation and/or recreational use.

399 **Policy 1.3:**

400 The maximum densities/intensities described above are not guaranteed for all sites
401 within each category. The Village's Zoning Map and Zoning Code may impose more
402 restrictive guidelines for development based on zoning district and design criteria.

403 **Policy 1.4:**

404 The Village shall coordinate future land uses and any resulting development or
405 redevelopment with topography and soil conditions and the availability of adequate
406 facilities and services.

407 **Policy 1.45:**

408 Sufficient land shall be provided in the Future Land Use Map (FLUM) for various
409 types of residential development and the community facilities required to adequately
410 meet the housing needs of the present and projected population.

411 **Policy 1.56:**

412 The Village shall maintain current versions of the Existing and Future Land Use
413 Maps through zoning changes, permitting activity and fieldwork (if necessary), and
414 shall set a schedule for map updates and maintaining updated maps online.

415 **Policy 1.67: Future Designation of Areas Annexed from Unincorporated**
416 **Miami-Dade:**

417 Land that is annexed from Miami-Dade County shall enter the ~~v~~Village with its
418 current Miami-Dade County future land use and zoning designation. The Miami-
419 Dade County development regulations shall apply until such time as ~~Miami Shores~~
420 the Village adopts an amendment to ~~its~~~~ethis~~ Comprehensive pPlan to include the
421 annexed area and adopts ~~a new~~ an appropriate ~~Miami Shores~~ Village zoning
422 designation for the annexed area.

423 ~~• Comprehensive Plan Future Land Use designation and Zoning District~~
424 ~~Designation~~

425 a. The future land use and zoning designation for areas annexed from Miami-
426 Dade County ~~will~~shall be amended to an appropriate ~~Miami Shores~~ Village
427 future land use and zoning designation.

428 ~~b. Miami Shores~~ The Village may create new future land use or zoning
429 designations for annexed areas where the existing development or potential
430 future development would not be consistent with any existing ~~Miami Shores~~
431 Village future land use or zoning designation.

432 ~~c. Miami Shores~~ The Village ~~will~~ shall consider the existing Miami-Dade County
433 comprehensive plan and zoning regulations ~~in~~ when developing new
434 designations for annexed areas.

435 **Policy 1.28:**

436 The Village shall regulate all development in accordance with the Future Land Use
437 Map (Map 1.4), including the land uses and the densities and intensities specified
438 thereon and in Policy 1.1, all of which are incorporated by reference into this Policy
439 1.2.

440 **Policy 1.39:**

441 The Village shall maintain and/or improve ~~land-development~~ Zoning Code
442 provisions governing subdivisions, signs and floodplain protection. Such provisions
443 shall be consistent with this plan and with the applicable Florida statutory and
444 administrative code guidelines.

445 **Policy 1.410:**

446 The Village shall maintain and improve as part of the ~~Land-Development-Zoning~~
447 Code a concurrency management system. The Village shall ensure that the public
448 facilities necessitated by a development (in order to meet level of service standards
449 specified in the Infrastructure Element) will be in place no later than the anticipated

450 date of issuance by ~~Miami Shores~~ of a temporary certificate of occupancy or
451 certificate of occupancy by the Village.

452 **Policy 1.511:**

453 The Village shall maintain and/or improve land development code standards and
454 incentives to achieve new development, renovated development and/or
455 redevelopment that meet high standards for drainage and storm-water
456 management, open space and landscaping, and on-site circulation and parking
457 and other development standards in keeping with the goals, objectives and policies
458 of this plan.

459 **Policy 1.612:**

460 The Village shall maintain and/or improve ~~land development~~ Zoning Code
461 standards to maintain ~~current~~ densities in single family residential districts current
462 as of July 1, 2022

463 **Policy 1.713:**

464 In its discretion, the Village may enact zoning regulations which allow the
465 appropriate mixing of residential and non-residential uses in mixed use, commercial
466 and institutional land use categories.

467 **Policy 1.8:**

468 ~~As a matter of policy, the Village will compare the Future Land Use Map referred to~~
469 ~~in Policy 1.1 and the land use densities and intensities set forth in Policy 1.1 with~~
470 ~~the land uses and intensities found in the report entitled Transit/Land Use~~
471 ~~Relationship Report as interpreted in part by the state land planning agency.~~

472 **Policy 1.914:**

473 The Village ~~will~~ shall continue to work with transportation and transit agencies and
474 coordinate the improvement and expansion of the Village's park system and
475 pedestrian connections ~~with opportunities to improve and expand new walkways.~~
476 ~~The Village will continue to work with transportation agencies to through~~
477 opportunities such as ~~implement~~ the FEC Greenway or FEC corridor greenway
478 improvements. The Village ~~will~~ shall work with Miami-Dade County and other
479 groups to ensure that the greenway and parks and systems within the Village
480 effectively linked to proposed regional trails. The Village ~~will~~ shall continue to
481 advocate for funding for these trails identified in the Miami-Dade Planning
482 Organization ~~2040~~ 2045 Long Range Transportation Plan.

483 **Policy 1.15**

484 In addition, any project, building or structure previously approved by the Village
485 Council, through the adoption of any resolution or ordinance, shall be vested in its
486 right to be developed at its previously approved density and intensity,
487 notwithstanding the maximum densities and intensities contained in Policy 1.2.

488 **Policy 1.16**

489 In the event of destruction and/or redevelopment of any lawfully existing structure
 490 exceeding the maximum density and/or intensity contained in Policy 1.2, the
 491 structure may be restored or reconstructed to its original density and/or intensity
 492 upon a filing of a vested rights determination application, which shall be approved
 493 based on criteria outlined in the Zoning Code.

494 **Objective 2: Protection of single family residential areas.**

495 Direct future growth and development and redevelopment so as to minimize the
 496 intrusion of incompatible developments, buildings or land uses into single family
 497 residential areas.

498 Monitoring and Evaluation: ~~The existing Future Land Use Map (FLUM) is consistent~~
 499 ~~with this objective. Upon an application request to amend the FLUM, the Village shall~~
 500 ~~evaluate application for consistency with the FLUM. Achievement of this objective~~
 501 ~~shall also be quantified by the implementation of the following policies:~~

502 **Policy 2.1:**

503 Maintain a ~~future land use map pattern~~ FLUM and zoning patterns which that keeps
 504 multi-family, office, commercial and other incompatible uses out of single family
 505 residential areas.

506 Future Land Use District Compatibility Matrix

DISTRICT ADJACENCY	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	MIXED USE-DOWNTOWN	MIXED USE-NEIGHBORHOOD	GENERAL COMMERCIAL	RESTRICTED COMMERCIAL	GOVT AND INSTITUTIONS	PARKS AND RECREATION	WATER & CONSERVATION AREAS
SINGLE FAMILY RESIDENTIAL	■	■	■	■		■	■	■	■
MULTI-FAMILY RESIDENTIAL	■	■	■	■	■	■	■	■	■
MIXED USE-DOWNTOWN	■	■	■				■	■	■
MIXED USE-NEIGHBORHOOD	■	■		■			■	■	■
GENERAL COMMERCIAL		■			■	■	■	■	■
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

507

508

509 **Policy 2.2:**

510 ~~Maintain a future land use map pattern and~~ Guide and support a traffic circulation
511 ~~pattern which that directs~~ through traffic to Biscayne Boulevard and other arterials
512 ~~and collectors and away from local residential streets.~~

513 **Policy 2.3:**

514 ~~Utilize vehicular barricades to block traffic on Biscayne Boulevard and other arterials~~
515 ~~and collectors from entering local streets except for local access.~~ Consider, as
516 necessary, other traffic control strategies such as pedestrian crossings, speed
517 bumps, turn prohibitions, stop signs, and raised pavement markers, and temporary
518 barricades to block streets which will contribute to the safety and character of
519 residential streets. Any previously existing street barricades not temporary in nature
520 shall be maintained to the extent permitted by applicable law.

521 **Policy 2.4:**

522 Update the Zoning Code to promote compatibility of scale, height, massing, and
523 overall character through the provision of clear standards, including but not limited
524 to maximum height, maximum land coverage, maximum floor area ratio, minimum
525 setbacks, minimum lot size, minimum green space, parking and landscaping
526 requirements, for the development of single-family residential uses.

527 **Policy 2.5:**

528 Consider consolidating the number of zoning districts and permitted land uses in the
529 Zoning Code.

530 **Policy 2.6:**

531 Create locational and design criteria in the Zoning Code to assure that new and
532 expanded uses are compatible with existing residential uses.

533

534 **Objective 3: Redevelopment and renewal.**

535 In general, encourage the redevelopment and renewal of any areas which ~~are~~ may be
536 at risk to of become blighted deteriorating. In particular, ~~1) encourage target incentives~~
537 and capital investment to leverage private investment in the revitalization of the
538 following areas consistent with their intended character, as reflected by their Future
539 Land Use designations in the FLUM:

540 1) "Main Street," Downtown Miami Shores encompassing the business commercial
541 area along N.E. 2nd Avenue;

542 2) encourage private investment in the revitalization and redevelopment of the general
543 commercial area located along the Biscayne Boulevard corridor between 94th 87th
544 Street and 93rd Street;

545 3) encourage private investment in the revitalization and redevelopment of the
546 Biscayne Boulevard/105th Street residential area; and

547 4) ~~encourage private investment in the redevelopment of the area west of Barry~~
548 ~~University previously occupied by the Biscayne Kennel Club; and.~~

549 5) ~~encourage private investment in the revitalization and redevelopment of the Special~~
550 ~~Multi-Use District that promotes a coordinated and balanced range of land uses that~~
551 ~~provide for a mix of commercial, residential and institutional land uses.~~

552 ~~Monitoring and Evaluation Monitoring and Evaluation: The Village Manager, or~~
553 ~~appropriate designee, shall identify and monitor the number of sites deemed slum and~~
554 ~~blighted areas. Achievement of this objective shall also be quantified by the~~
555 ~~implementation of the following policies:~~

556 **Policy 3.1:**

557 Maintain, and improve where appropriate, zoning regulations which permit the
558 concentration of an appropriate "Main Street" ~~business-commercial mix of~~ uses and
559 parking in and around the established "Main Street" ~~business-commercial~~ area along
560 N.E. 2nd Avenue. The Village shall support and incentivize the inclusion of
561 residential uses along "Main Street". ~~Blighted neighborhoods or areas may be~~
562 ~~characterized by a prevalence of older structures with major deficiencies and~~
563 ~~deterioration of potential high residential vacancies, wide spread abandonment of~~
564 ~~properties, litter, and poor maintenance of the property.~~

565 **Policy 3.2:**

566 ~~Maintain, and improve where appropriate,~~ Create or adjust zoning regulations which
567 ~~permit to encourage~~ the concentration of general-commercial mixed uses and
568 parking in and around the established ~~general business~~ area located along Biscayne
569 Boulevard between 94th 87th Street and 93rd Street.

570 **Policy 3.3:**

571 ~~Maintain, and improve where appropriate, zoning regulations which permit general~~
572 ~~commercial uses or a planned development type mix of commercial and a variety of~~
573 ~~residential uses west of the Biscayne Boulevard/105th Street intersection.~~

574 **Policy 3.4**

575 ~~The Special Multi-Use Redevelopment Area designation is an overlay to the Future~~
576 ~~Land Use Map that is applied to areas of the Village that are at risk to become~~
577 ~~blighted and where mixed use development may be appropriate.~~

578 ● ~~The Village shall identify blighted areas and areas that are at risk to become~~
579 ~~blighted and shall designate these areas as Special Multi-Use~~
580 ~~Redevelopment Area.~~

581 ● ~~New development within the NE 2nd Avenue overlay area shall be consistent~~
582 ~~with the guidelines of the Future Land Use Element and the Future Land Use~~
583 ~~Map and consistent with the zoning districts appropriate to these~~
584 ~~designations:~~

585 1. ~~Development or the use of land, within the Special Multi-Use~~
586 ~~Redevelopment Area, that is not specifically permitted within the~~

587 existing Future Land Use Map or zoning map designation will not be
588 permitted absent appropriate amendment of said maps.

589 2. ~~The Village may bring the zoning map into conformity with the Future~~
590 ~~Land Use Map as appropriate and necessary after adoption of this~~
591 ~~comprehensive plan.~~

592 3. ~~Development sites shall be accessible to and/or provide essential~~
593 ~~public services at levels of service adopted within the~~
594 ~~Comprehensive Plan.~~

595 4. ~~Commercial land use designations and accompanying proposals~~
596 ~~shall consider compatibility between commercial and surrounding~~
597 ~~land uses, including, but not limited to, traffic circulation, pedestrian~~
598 ~~access, hours of operation, and visual impacts.~~

599 5. ~~Designation of a Special Multi-Use Redevelopment Area shall not be~~
600 ~~utilized as justification for amending the Comprehensive Plan to~~
601 ~~permit uses not compatible with the neighborhoods surrounding the~~
602 ~~Special Multi-Use Redevelopment Area.~~

603 The Village shall supports innovative, sustainable and resilient planned
604 development and mixed land use development techniques in order to ~~promote~~
605 ~~development that is~~ achieve consistency with the goals and objectives of ~~the~~ this
606 Comprehensive pPlan, promote a livable, walkable community with a high
607 quality of life standard, and compatibility with the surrounding neighborhoods:

608 1. The Village shall ~~focus~~ support public and private efforts to ~~renew~~
609 ~~blighted~~ revitalize deteriorating areas and/or prevent areas from
610 ~~becoming blighted~~ deteriorating.

611 2. The Village shall maintain and improve where appropriate, zoning
612 regulations for mixed land use patterns that permit and regulate
613 general commercial uses, residential uses, institutional uses, or, a
614 planned development type mix of commercial, institutional and
615 residential uses in ~~Special Multi-Use Redevelopment Areas~~ as
616 designated on the Future Land Use Map to create a healthy mix of
617 land uses in proximity to one another.

618 3. The Village shall evaluate all proposed ~~mixed-use~~ development for
619 compatibility with existing and proposed uses ~~within the~~
620 ~~redevelopment area and with~~ on neighboring properties.

621 4. The Village shall implement appropriate land use regulations to
622 achieve compatibility of development.

623 5. The Village shall implement appropriate land development zoning
624 regulations ~~that include~~ including, but not limited to requirements for
625 massing, building height, setbacks, natural vegetation and other
626 appropriate buffers that screen residential and other land uses when
627 new or expanded development is proposed and shall implement
628 other measures as necessary to protect the neighboring residential
629 properties.

- 630 6. The Village shall implement zoning regulations that include
631 ~~protection of the surrounding~~ protect residential neighborhoods from
632 ~~the potential noise, light, and visual effects of the mixed-use district~~
633 ~~new development, keeping the ambient noise or night light~~
634 ~~originating from the mixed-use property to levels at or below the~~
635 ~~background levels at the boundaries of the surrounding residential~~
636 ~~properties.~~
- 637 7. ~~The Village will consider the effect of building height within the~~
638 ~~development area on neighboring properties when considering~~
639 ~~proposed development.~~
- 640 7. 8. The Village will work with the private sector to ~~improve~~ expand the
641 housing mix ~~within the special mixed-use area~~ including the provision
642 of mixed-use neighborhoods and accommodation for affordable,
643 workforce, and age-friendly housing.

644 **Policy 3.5:**

645 Promote well designed neighborhoods with walkable concepts and a variety of uses.

646 **Policy 3.6:**

647 Maintain, and improve where appropriate, zoning regulations which permit a
648 ~~planned-development type mix~~ of a variety of residential, office, commercial and/or
649 institutional types and compatible uses for large tracts of land.

650 **Policy 3.7:**

651 Maintain, and improve where appropriate, zoning regulations which require
652 landscape treatments to improve the appearance of at grade parking areas.

653 **Policy 3.8:**

654 Maintain, and improve where appropriate, the quality of streetscapes in the business
655 areas.

656 **Objective 4: Elimination or reduction of uses which are inconsistent with**
657 **community character.**

658 In general, encourage the elimination or reduction of uses which are inconsistent with
659 the community's character and future land uses.

660 **Policy 4.1:**

661 Inconsistent uses as referred to in Objective 4 above are hereby defined as any
662 uses which are located on a site where they would not be permitted by this
663 comprehensive plan.

664 **Objective 5: Ensure protection of natural resources.**

665 In general, ensure protection of natural resources. In particular, ensure that storm-
666 water systems which discharge into surface water bodies do not further degrade the
667 ambient water quality. ~~This will be accomplished by: 1) upgrading the drainage system~~

668 if necessary so that storm water outfalls into Biscayne Bay (and adjacent canals) fully
669 meet National Pollution Discharge Elimination System (NPDES) standards (as may be
670 applicable now or as may be applicable in the future under relevant inter-local
671 agreements between the Village and Miami-Dade County, or otherwise pursuant to
672 NPDES rules); and/or 2) upgrading the drainage system to the extent financially
673 feasible to meet the standards of Chapter 17-25, FAC and of Chapter 17-302.500,
674 FAC; and 3) Furthermore, maintaining or upgrading on-site drainage standards to
675 ensure that private properties retain at least the first one inch of storm water on site
676 and permit no more runoff after development than before development, if no other
677 mitigation measures or improvements are added.

678 Monitoring and Evaluation: The Village shall continue the on-going monitoring of the
679 drainage systems and coordinate upgrades, as necessary, with appropriate entities.
680 Progress towards meeting this objective shall also be measured by the implementation
681 of the following policies:

682 **Policy 5.1:**

683 The Village shall ~~implement any~~ upgrade its drainage system so that storm water
684 outfalls into Biscayne Bay (and adjacent canals) fully meet National Pollution
685 Discharge Elimination System (NPDES) standards program which that may now or
686 may be in the future be applicable to the Village under relevant inter-local
687 agreements with Miami-Dade County based on NPDES rules or otherwise, to the
688 extent financially feasible, meet the standards of Sections 62-302.500 and 62-
689 600.520, FAC.

690 **Policy 5.2:**

691 Following completion of any improvements pursuant to Policy 5.1 above, the Village
692 shall monitor ~~the Village'~~ its stormwater drainage system to determine what
693 additional actions may be necessary to improve the storm drainage system.

694 **Policy 5.3:**

695 The Village shall maintain and enforce storm water management standards which
696 require that future development provide for on-site storm water retention of at least
697 to the standards cited in Objective 5 the first one inch (1") of stormwater on site and
698 permit no more runoff after development than before development of a site.

699 **Policy 5.4:**

700 The Village shall prohibit the deposit of solid waste or industrial waste including
701 spent oils, gasoline by-products or greases accumulated at garages, filling stations
702 and similar establishments that create a health or environmental hazard upon any
703 vacant, occupied or unoccupied premises, parkway or park, and in any canal or
704 waterway within the Village.

705 **Policy 5.5:**

706 The Village shall monitor Bayfront properties to ensure that there is no storm-water
707 drainage into Biscayne Bay.

708 **Policy 5.6:**

709 The Village shall not establish new point source discharge of ~~S~~storm-water into
710 coastal waters, except in pursuit of a comprehensive upgrading of the ~~S~~storm-water
711 system which has or will have the effect of substantially improving surface water
712 quality in accordance with the standards set forth in ~~Objective 5~~ above.

713 **Policy 5.7:**

714 New development shall comply with the sanitary sewer requirements contained
715 within the Infrastructure Element, Objective 3.

716 **Policy 5.8:**

717 The Village shall utilize drought tolerant plant materials to the extent feasible on the
718 natural area portions of the Miami Shores Country Club and Golf Course and water-
719 efficient landscaping in all Village parks and public spaces.

720 **Policy 5.9:**

721 The Village shall ~~maintain desirable support and incentivize~~ development ~~code~~
722 ~~provisions~~ designed to help ensure protection for the limited natural vegetative
723 communities which may be found in the Village.

724 **Policy 5.10:**

725 The Village shall facilitate calculations, through the Zoning Code, that implement
726 and track the management and storage of surface water on residential areas.

727

728 **Objective 6: Protection of historic resources.**

729 In general, ensure the protection of historic resources. In particular, conserve local
730 structures and sites which are of historic significance.

731 Monitoring and Evaluation: The Village shall periodically inventory the loss of historic
732 resources. ~~In furtherance of this objective, the Village shall monitor the following~~
733 ~~policies:~~

734 **Policy 6.1:**

735 The Village's Historic Preservation ~~Review~~ Board shall continue to review all
736 building or demolition permit applications for those properties designated "historic
737 landmarks".

738 **Policy 6.32:**

739 The Planning, Zoning and Resiliency Director shall ~~perform historic preservation~~
740 ~~monitoring activities~~ monitor development activities that could impact the
741 preservation of local historic resources, referring all demolition and rehabilitation
742 applications pertaining to Landmark properties to the Historic Preservation Review
743 Board to avoid, if possible, loss of any historic resources.

744 **Policy 6.3:**

745 Historic resources shall continue to be protected through designation by the County
746 or the State.

747 **Policy 6.4:**

748 Adaptive reuse of historic structures shall be given priority over activities that would
749 harm or destroy the historic value of such resources in conformance with the Zoning
750 Code and the policies of this Comprehensive Plan.

751

752 **Objective 7: Coordination of population with hurricane evacuation plans.**

753 Coordinate population densities with the applicable local or regional coastal evacuation
754 plan and coordinate future land uses by encouraging the elimination or reduction of
755 land uses which are inconsistent with applicable interagency hazard mitigation report
756 recommendations.

757 ~~Monitoring and Evaluation: The Village shall coordinate with the South Florida~~
758 ~~Regional Planning Council to utilize the regional hurricane evacuation model. The~~
759 ~~Village shall also coordinate plans with Miami-Dade County and adjacent~~
760 ~~municipalities as needed. This objective shall also be measured by implementation of~~
761 ~~its supporting policies.~~

762 **Policy 7.1:**

763 The Village shall coordinate with the South Florida Regional Planning Council to
764 utilize the regional hurricane evacuation model. The Village shall also coordinate
765 local evacuation plans with Miami-Dade County and adjacent municipalities as
766 needed.

767 **Policy 7.2:**

768 The Village Manager or designee shall annually assess the Village's existing and
769 permitted population densities to determine if changes are significant enough to
770 transmit such data to the Miami-Dade Office of Emergency Management to assist
771 in their hurricane evacuation planning.

772 **Policy 7.23:**

773 The Village shall regulate all future development within its jurisdiction in accordance
774 with ~~the a~~ Future Land Use Map which is consistent with the ~~Interagency Hazard~~
775 ~~Mitigation Team Report, FEMA 955-DR-FL, August 1992 Florida Enhanced State~~
776 ~~Hazard Mitigation Plan 2018 or subsequent approved updates thereof.~~ The Village,
777 and shall periodically review and revise the Future Land Use Map in light of future
778 consistent with interagency hazard mitigation reports in order FLUM to reduce or
779 eliminate uses which are inconsistent therewith.

780 **Policy 7.45:**

781 Enhance the efforts of the Miami-Dade Office of Emergency Management by
782 providing it with relevant information.

783 **Objective 8: Discourage the proliferation of urban sprawl.**

784 Discourage the proliferation of urban sprawl.

785 Monitoring and Evaluation: ~~Achievement of this objective shall be quantified by the~~
786 ~~implementation of its policy:~~

787 **Policy 8.1:**

788 ~~Policy 1.1 is incorporated as Policy 8.1 by reference. Policy 1.1 incorporates the~~
789 ~~Future Land Use Map and defines the regulatory significance of its land use~~
790 ~~categories. It is a legislative determination of the Village that d~~Development
791 according to the Future Land Use Map will shall be used to discourage urban sprawl
792 by continuing to provide and enhance residential and employment opportunities in
793 the Village, which is inside the Miami-Dade County Urban Infill Boundary.

794 **Objective 9: Drainage and sewer system land needs.**

795 Ensure the availability of suitable land for drainage and sanitary sewer system facilities
796 needed to support planned infrastructure improvements.

797 Monitoring and Evaluation: ~~The Village shall continue its ongoing program to identify~~
798 ~~locations for drainage and sewer facilities. This objective shall be quantified by the~~
799 ~~implementation of its policies:~~

800 **Policy 9.1:**

801 The Village shall not vacate any road rights-of-ways without either a) determining
802 that the vacated right-of-way is not necessary to accommodate future storm and/or
803 sanitary sewer facilities; or b) reserving appropriate utility easements.

804 **Policy 9.2:**

805 The Village shall continue its ongoing program to assist Miami-Dade County in
806 identifying and making available land appropriate for sewer and drainage facilities.

807 **Policy 9.3:**

808 The Village shall continue to coordinate with Miami-Dade County to connect
809 remaining areas of the Village to central sanitary sewer.

810 **Policy 9.4:**

811 The Village shall assist and support Miami-Dade County in planning for and
812 pursuing all available federal, state and private funding sources necessary to
813 implement the policies of this Comprehensive Plan, including, as appropriate, the
814 preparation of studies and master plans.

815 **Objective 10: Innovative development regulations.**

816 Encourage ~~the use of innovative land development regulations which may include~~
817 ~~provisions for patterns, including but not limited to planned unit, age-friendly, energy~~
818 ~~efficient developments and other mixed use development techniques, while promoting~~
819 ~~the use of sustainable and resilient construction practices.~~

820 Monitoring and Evaluation: ~~The Village shall evaluate the development environment~~
821 ~~and Land Development Regulations, and adopt Land Development Regulations that~~
822 ~~include effective policies and innovative strategies. This objective shall also be~~
823 ~~measured by implementation of its supporting policy.~~

824 **Policy 10.1:**

825 The Village shall periodically review and consider the recent published literature on
826 “innovative” and best new practices for land development zoning regulations in
827 relation to its own land development regulations and the local and regional
828 development environment, and determine if there are “innovative” techniques
829 including planned unit developments and other mixed use development techniques
830 which, if any, may be suited to the Village and may offer reasonable promise for
831 accomplishing substantive (rather than process) goals and objectives of the Village.

832 **Policy 10.2:**

833 Create The Village shall adopt and implement an age-friendly community initiative.
834 An age-friendly initiative would plan for will allow the Village to become a community
835 for where people of all ages, where older adults in Miami-Dade can stay are able to
836 live active and healthy lives for as long as possible with dignity and enjoyment by
837 creating and adopting long term policies which affect, through age-supportive
838 community health and development patterns, building design, accessibility to
839 services, and opportunities to stay engaged and to contribute.

840 **Policy 10.3:**

841 The Village shall allow and encourage innovative land use development patterns,
842 including mixed uses at appropriate locations designated in the FLUM, through the
843 provision of bonus density and/or floor area in specific future land use categories,
844 as well as other regulatory incentives to be determined in the Zoning Code, and
845 which may help the Village achieve substantive goals and objectives of the Village.

846 **Policy 10.4:**

847 The Village shall encourage development measures that include climate adaptation
848 and mitigation designs through the Zoning Code.

849 **Policy 10.5:**

850 The Village shall encourage attractive parking design and efficient use of parking.
851 For Main Street, complete a comprehensive parking study and, if appropriate, revise
852 parking standards in the Zoning Code, including consideration of maximum on-site
853 parking requirements, shared and on-street parking incentives and approvals, fee-
854 in-lieu of construction options, parking lot design and connectivity, neighborhood
855 compatibility and new technologies to reduce stormwater and other environmental
856 impacts.
857

858 **Objective 11: Criteria for school siting and collocation of schools, libraries, parks**
859 **and community centers.**

860 The Village shall allow for public schools to be located on sites designated
861 "Government and Institutionals" and "Mixed Use Residential/Institutional-
862 Neighborhood" on the Future Land Use Map. In addition, the Village shall encourage
863 the collocation of schools, libraries, parks and community centers.

864 **Policy 11.1.**

865 Proposed schools sites shall be consistent with the Village Comprehensive Plan
866 Future Land Use Map, shall be compatible with adjacent land uses, and shall be
867 located away from heavy industry, railroads, and similar land uses to avoid noise,
868 odor, dust, and traffic hazards. Similarly, site planning for schools shall incorporate
869 appropriate landscaping and buffers in order to minimize adverse impacts on
870 adjacent neighborhoods.

871

872 **Objective 12: Future Land Use Map Designations.**

873 In determining the boundaries of any future land use map designation the following
874 rules shall apply:

- 875 A. Boundaries indicated as approximately the centerline of streets, highways, or alleys
876 shall be construed to follow such centerlines;
- 877 B. Boundaries indicated as approximately following platted plot lines shall be
878 construed as following such plot lines;
- 879 C. Whenever any street, alley or other public way is vacated by official action of the
880 ~~v~~Village ~~e~~Council, the future land use designation adjoining each side of such
881 street, alley, or public way shall be automatically extended to the center of such
882 vacation and all area included in the vacation shall then and henceforth be subject
883 to all regulations of the extended designation;
- 884 D. Where the streets or alleys on the ground differ from the streets or alleys as shown
885 on the future land use map, the streets or alleys on the ground shall control;
- 886 E. Boundaries indicated as approximately following Village limits shall be construed
887 as following Village limits;
- 888 F. Boundaries indicated as following railroad lines shall be construed to be midway
889 between the right-of-way lines;
- 890 G. Boundaries indicated as following the centerline of all canals, streams or drainage
891 ways shall be construed to follow such centerline and boundaries indicated as
892 following shore lines shall be construed to follow such shore lines, and in the event
893 of a change in the shore line shall be constructed to move with the actual shore
894 line; and
- 895 H. Distances not specifically indicated on the future land use map shall be determined
896 by the scale of the map.
- 897

898 **Objective 13: Flood Risk Reduction.**

899 ~~Miami Shores~~ The Village will continue to promote the use of development and
900 redevelopment principles, strategies and engineering solutions contained in the Florida
901 Building Code~~;~~. The Village shall insure consistency and coordination with objectives and
902 policies of the Coastal Management Element and with the Land Development Regulations
903 Zoning Code and the Flood Damage Prevention Ordinance in order to:

904 A. reduce the over-all flood risk resulting from or associated with high-tide events,
905 storm surge, flash floods, storm water runoff and the impacts related to sea-level
906 rise.

907 **Policy 13.1:**

908 The Village ~~will~~ shall comply with the requirements of Sec. 163.3178, FS in pre-
909 disaster planning and post-disaster redevelopment activities in order to:

- 910 A. reduce the flood risk in coastal areas resulting from high tide events, storm
911 surge, flash floods, storm water runoff, and related impacts of sea level rise;
912 B. reduce potential damage for properties located in FEMA flood zone
913 designations;
914 C. be consistent with the flood resistant construction requirements of the Florida
915 Building Code and federal flood plain management regulations;
916 D. if so designated, require construction seaward of the coastal construction line
917 to be consistent with Chapter 161, F.S.;
- 918 E. the Village participates in and supports the National Flood Insurance Program
919 Rating System to reduce the chance of damage from flooding and to achieve
920 flood insurance premium discounts for property owners in ~~Miami Shores~~ the
921 Village, and the Village encourages other municipalities to join for the same
922 benefits.

923 **Policy 13.2:**

924 Require that first floor elevations be constructed at FEMA's required minimum flood
925 elevation at mean low tide to allow maximum protection during flood conditions.

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APPENDIX A

932

COMPREHENSIVE PLAN MAP SERIES

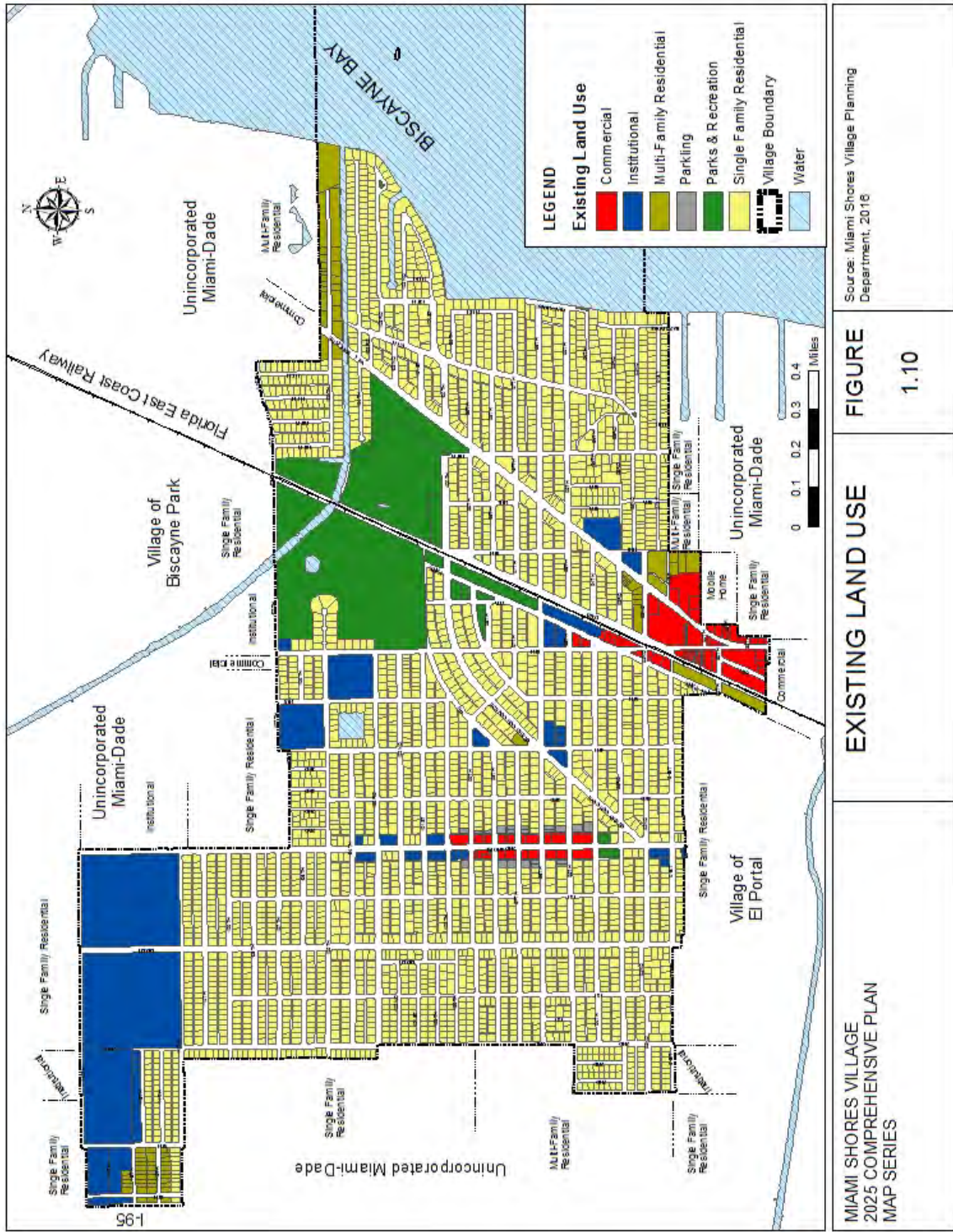
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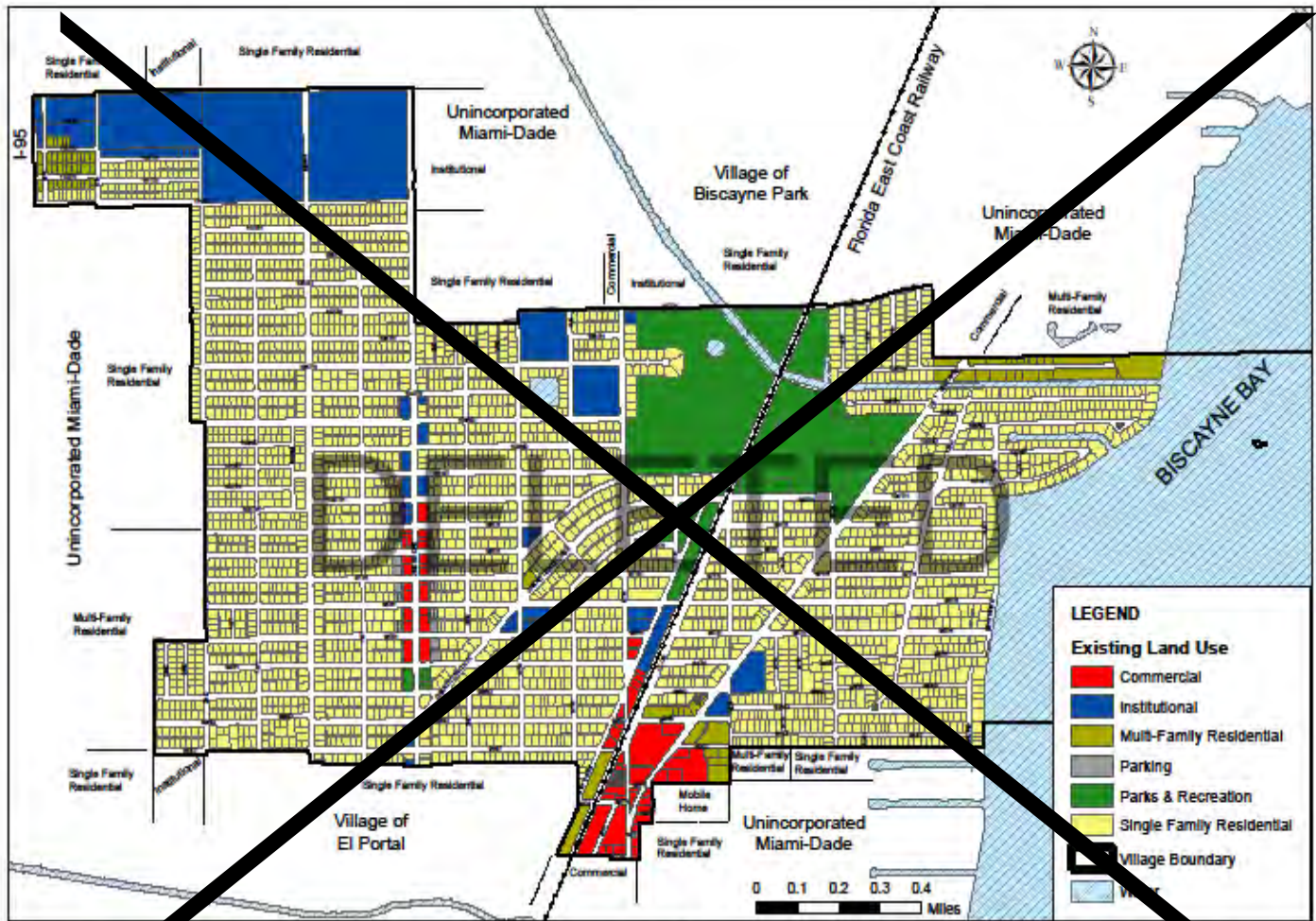


MIAMI SHORES VILLAGE
 2025 COMPREHENSIVE PLAN
 MAP SERIES

EXISTING LAND USE

FIGURE 1.10

Source: Miami Shores Village Planning Department, 2016



MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

FUTURE LAND USE

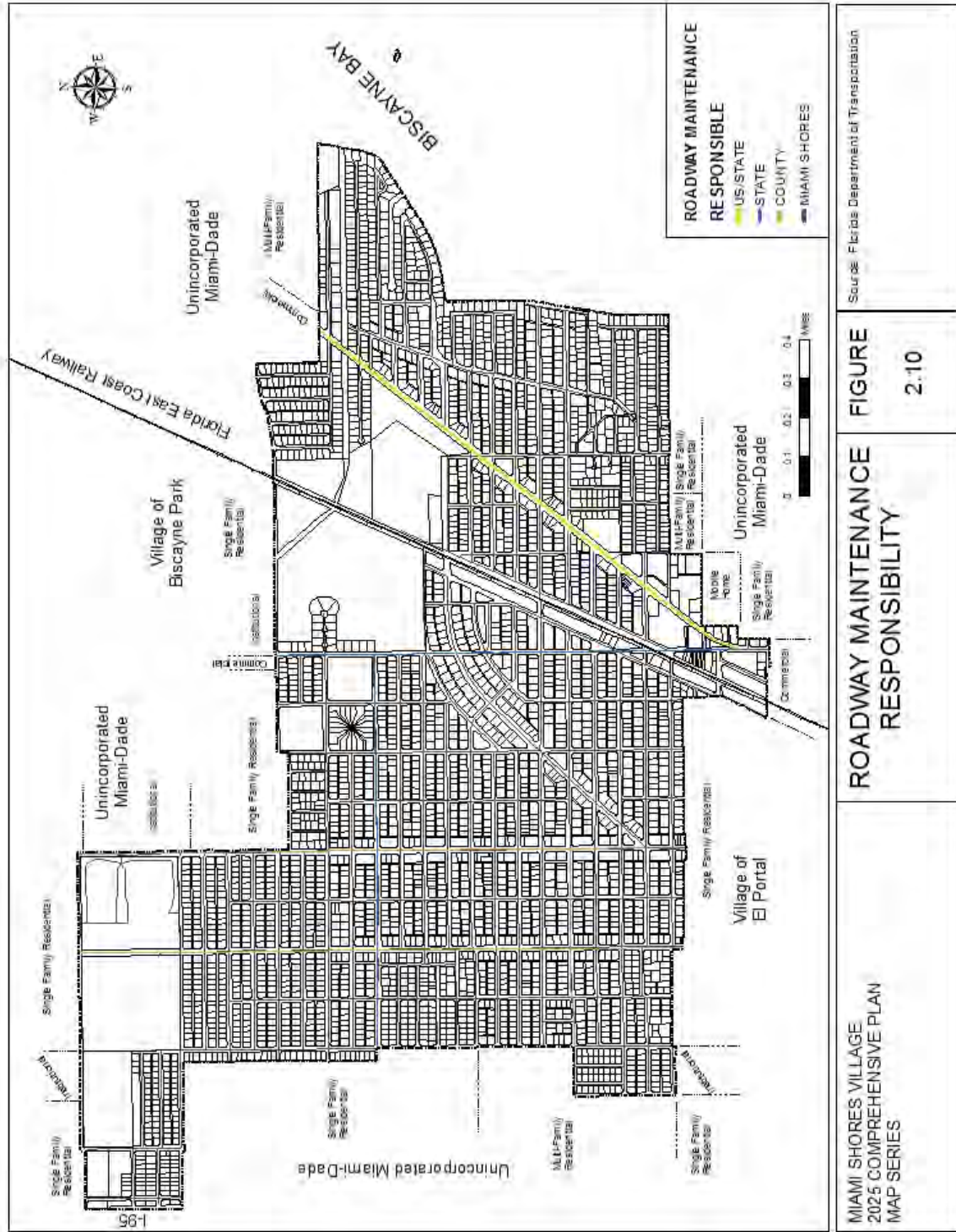
FIGURE

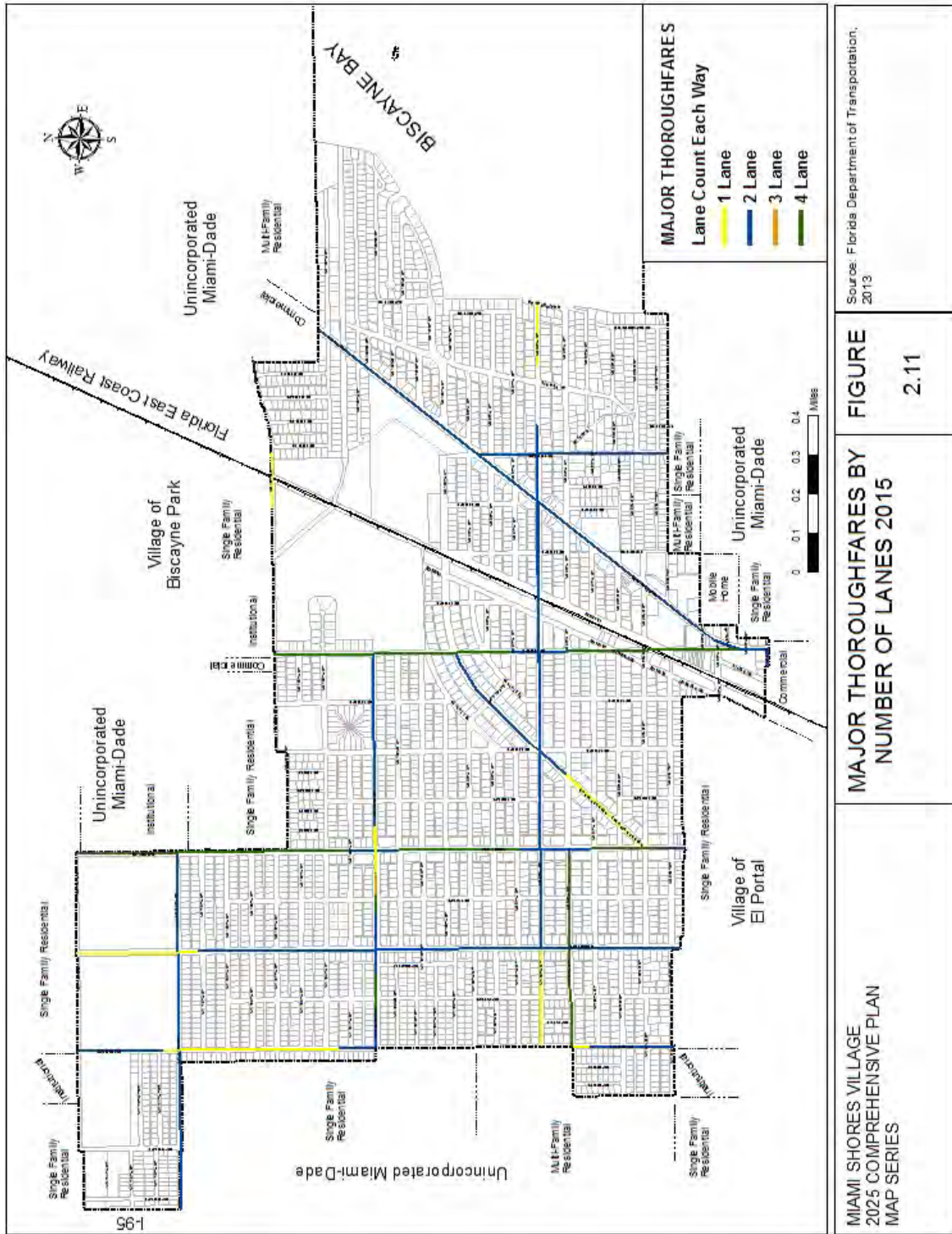
Source: Miami Shores Village Planning
Department, 2018

1.10

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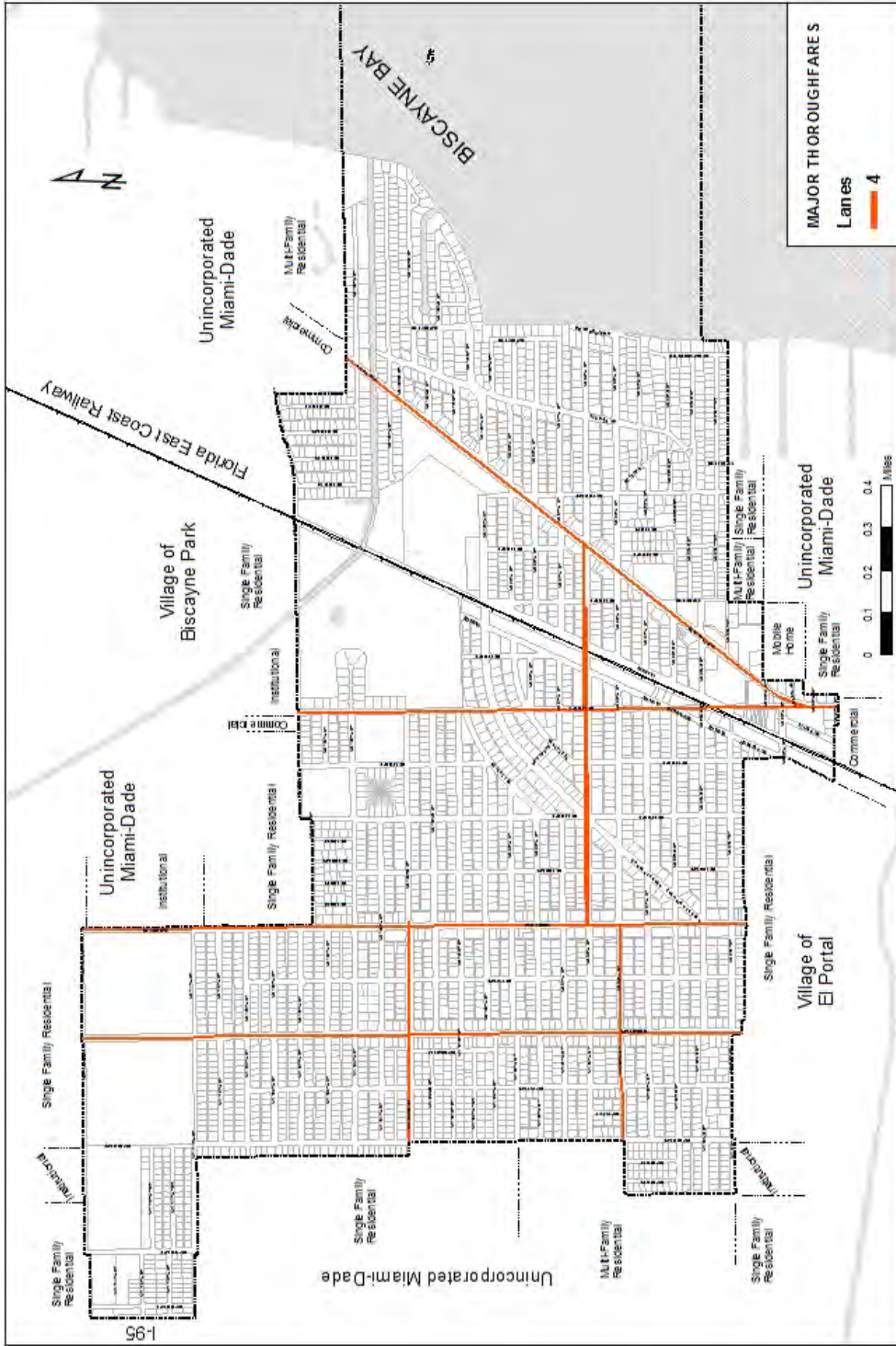




MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

FIGURE 2.11
MAJOR THOROUGHFARES BY NUMBER OF LANES 2015

2.11



MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

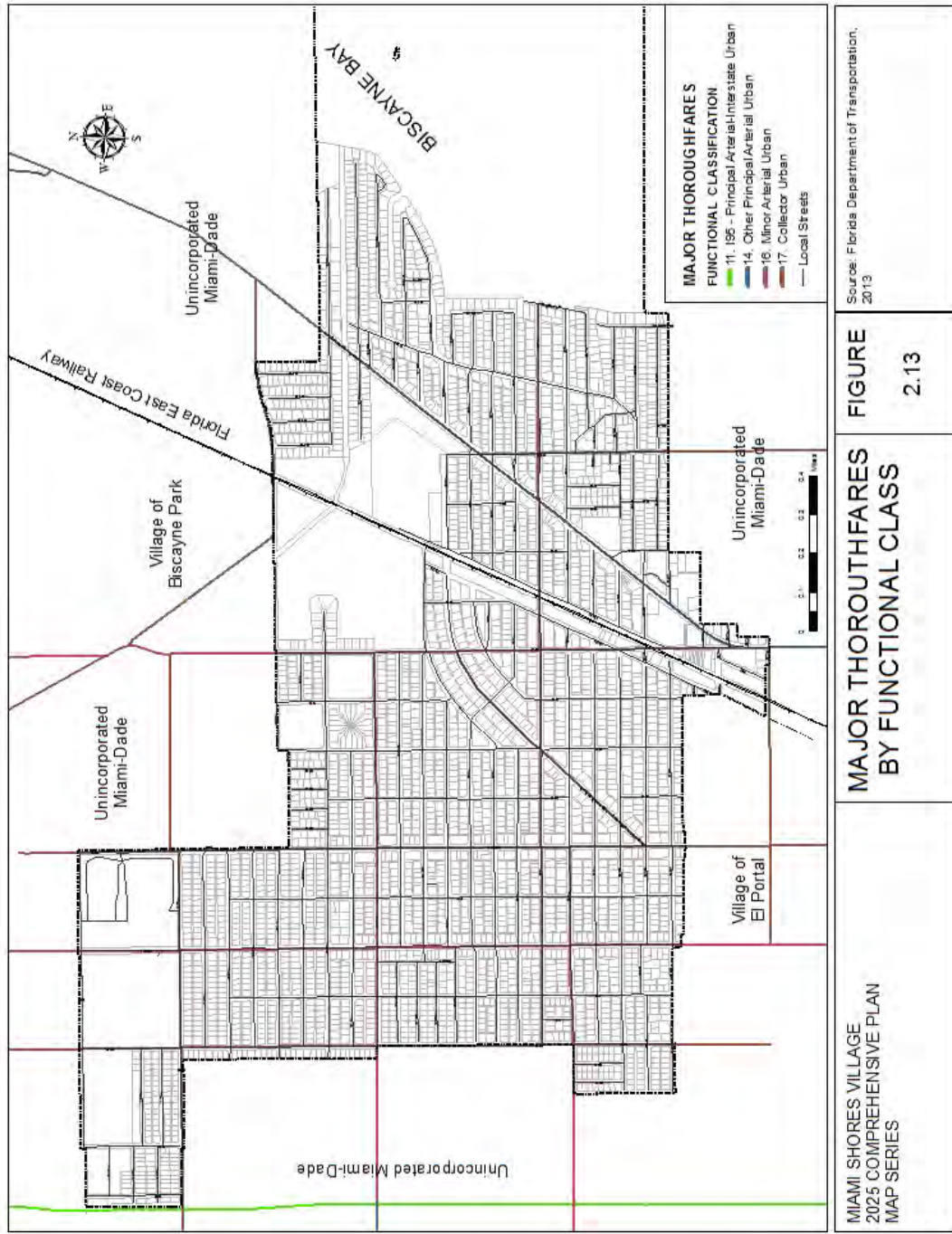
**MAJOR THOROUGHFARES BY
NUMBER OF LANES (2030)**

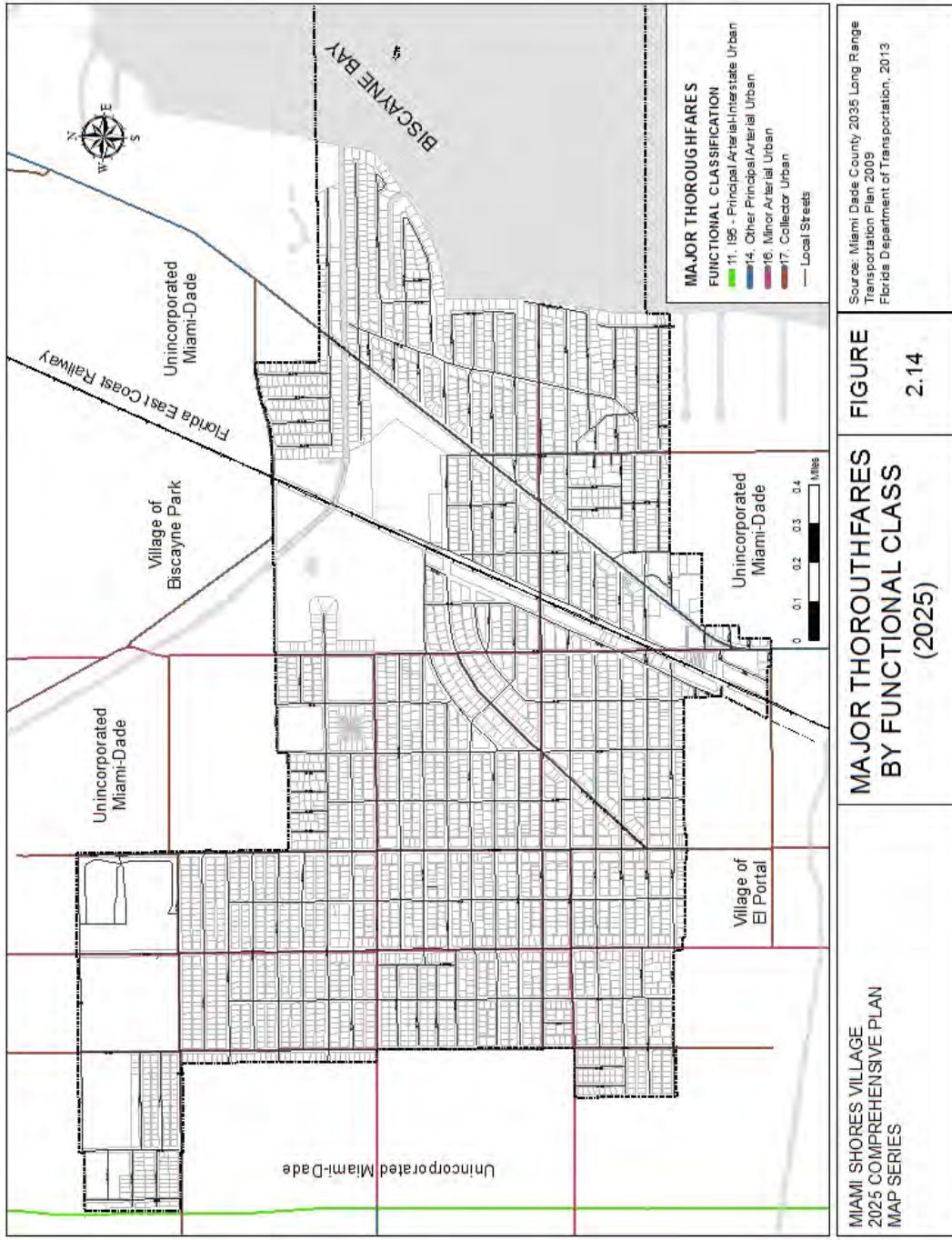
FIGURE 2.12

Sources: Miami-Dade Long Range Transportation Plan, 2006
Miami-Dade Comprehensive Development Master Plan, 2013

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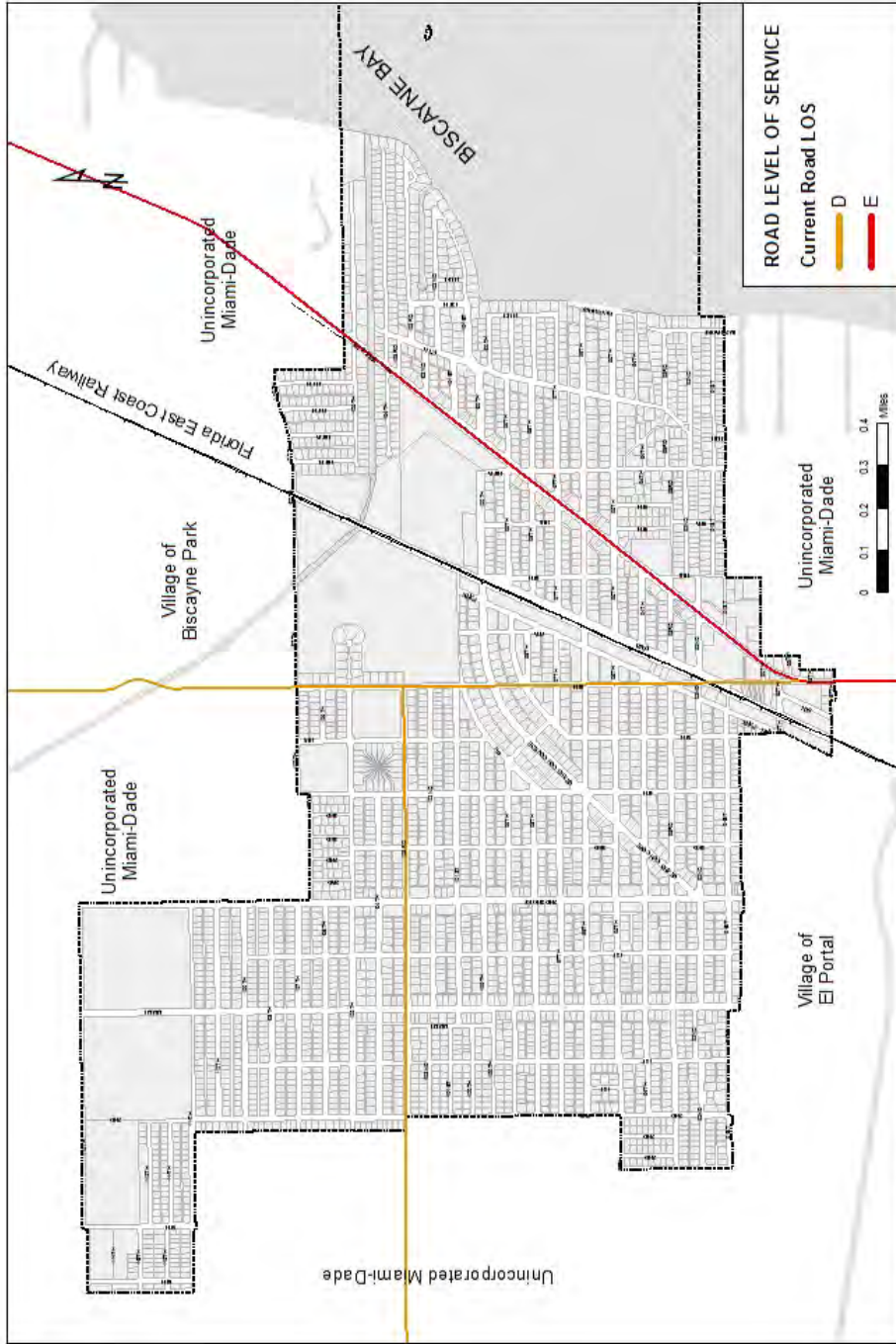




MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

FIGURE
2.14

MAJOR THOROUGHFARES
BY FUNCTIONAL CLASS
(2025)

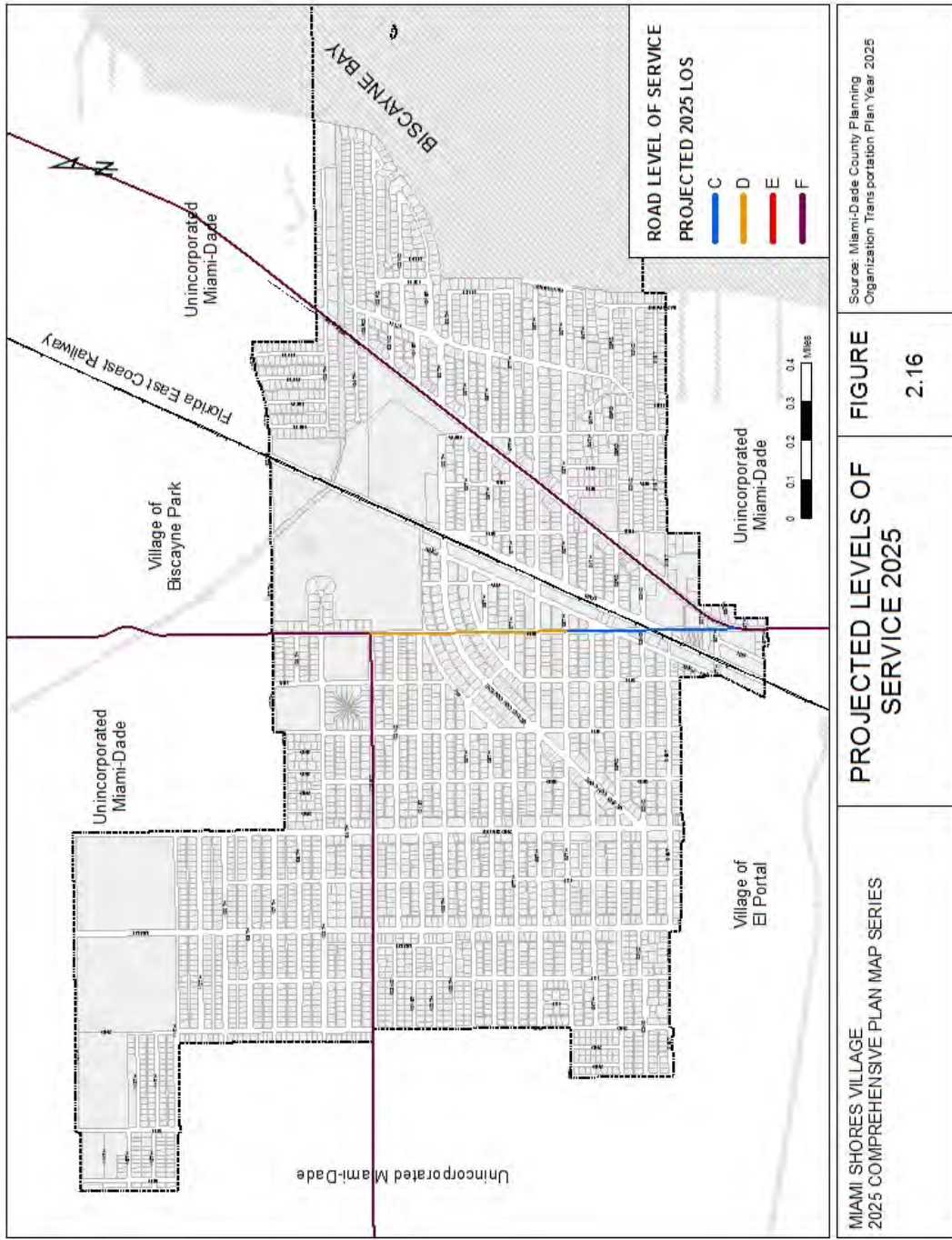


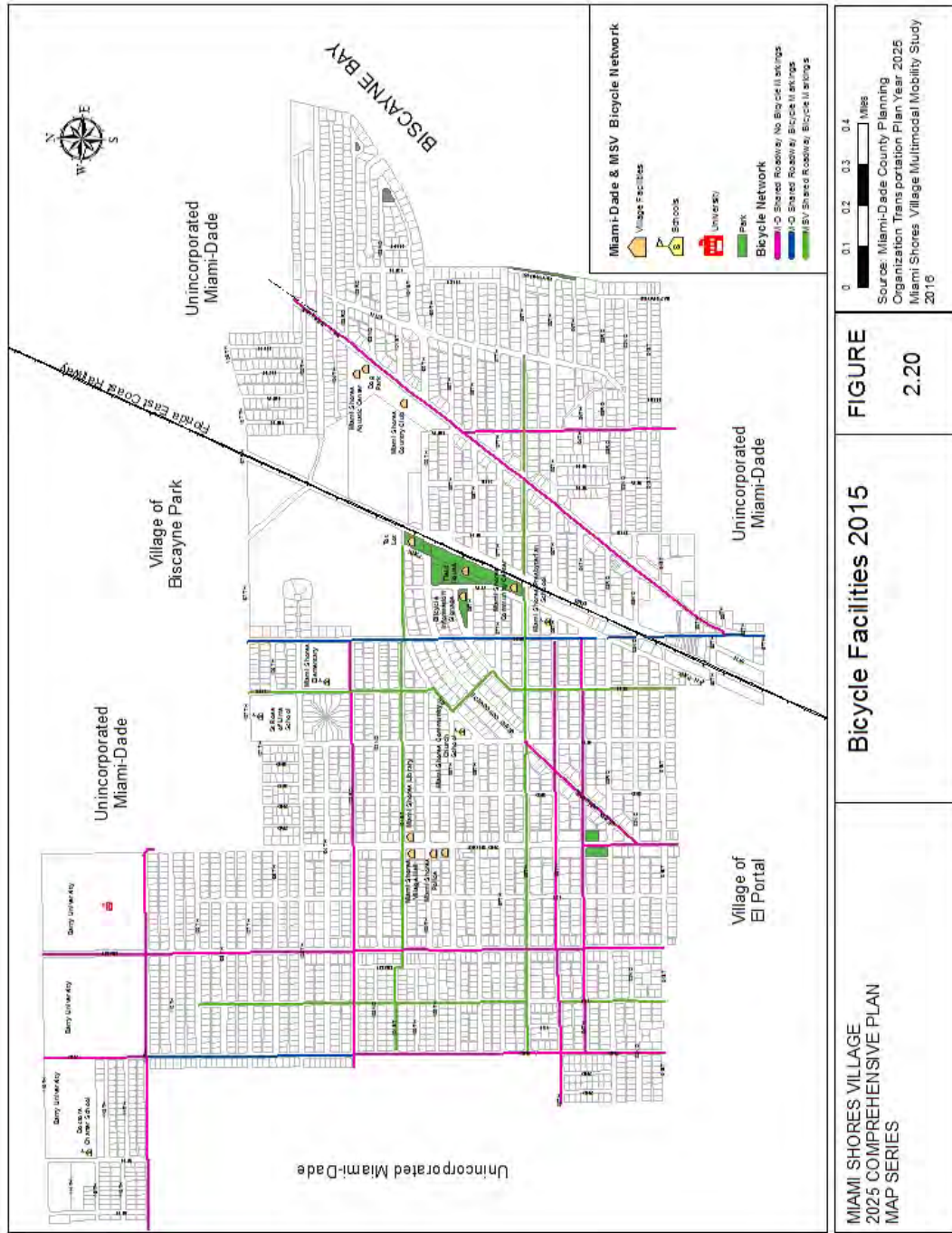
MIAMI SHORES VILLAGE
 2025 COMPREHENSIVE PLAN MAP SERIES

2015 ROAD LEVEL OF SERVICE

FIGURE 2.15

Source: Miami-Dade County Planning Organization Transportation Plan Year 2025

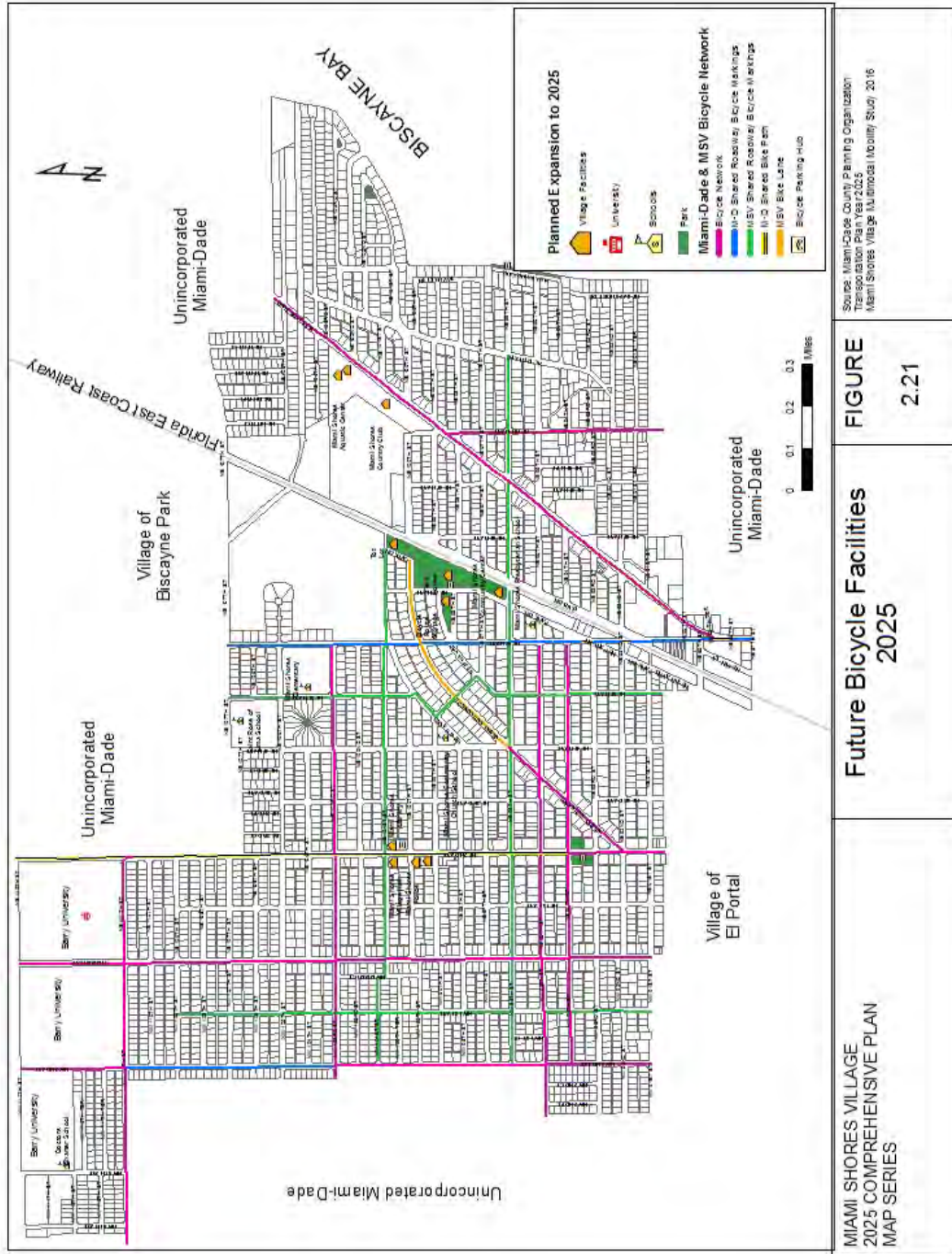


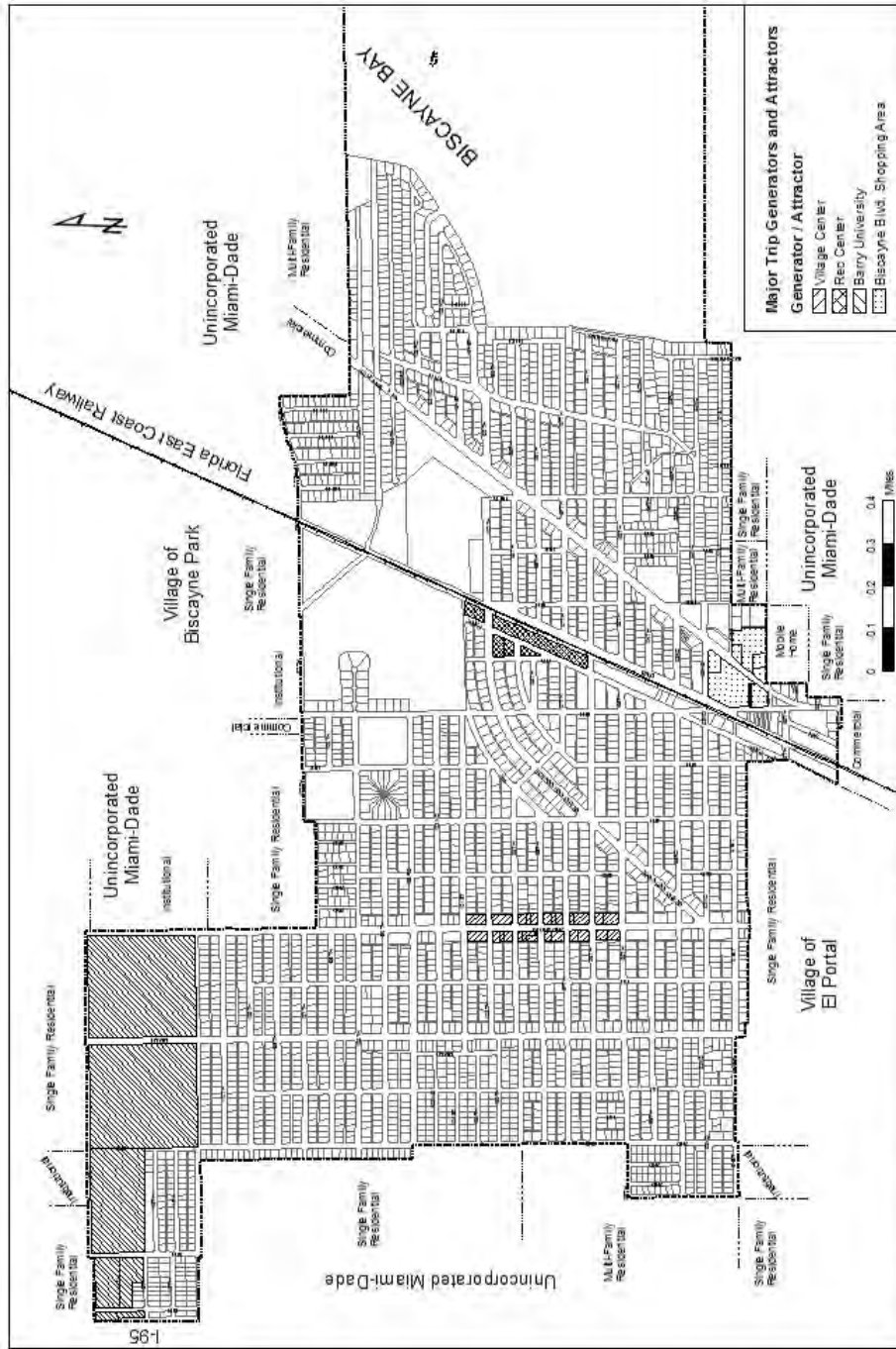


MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

Bicycle Facilities 2015

FIGURE 2.20



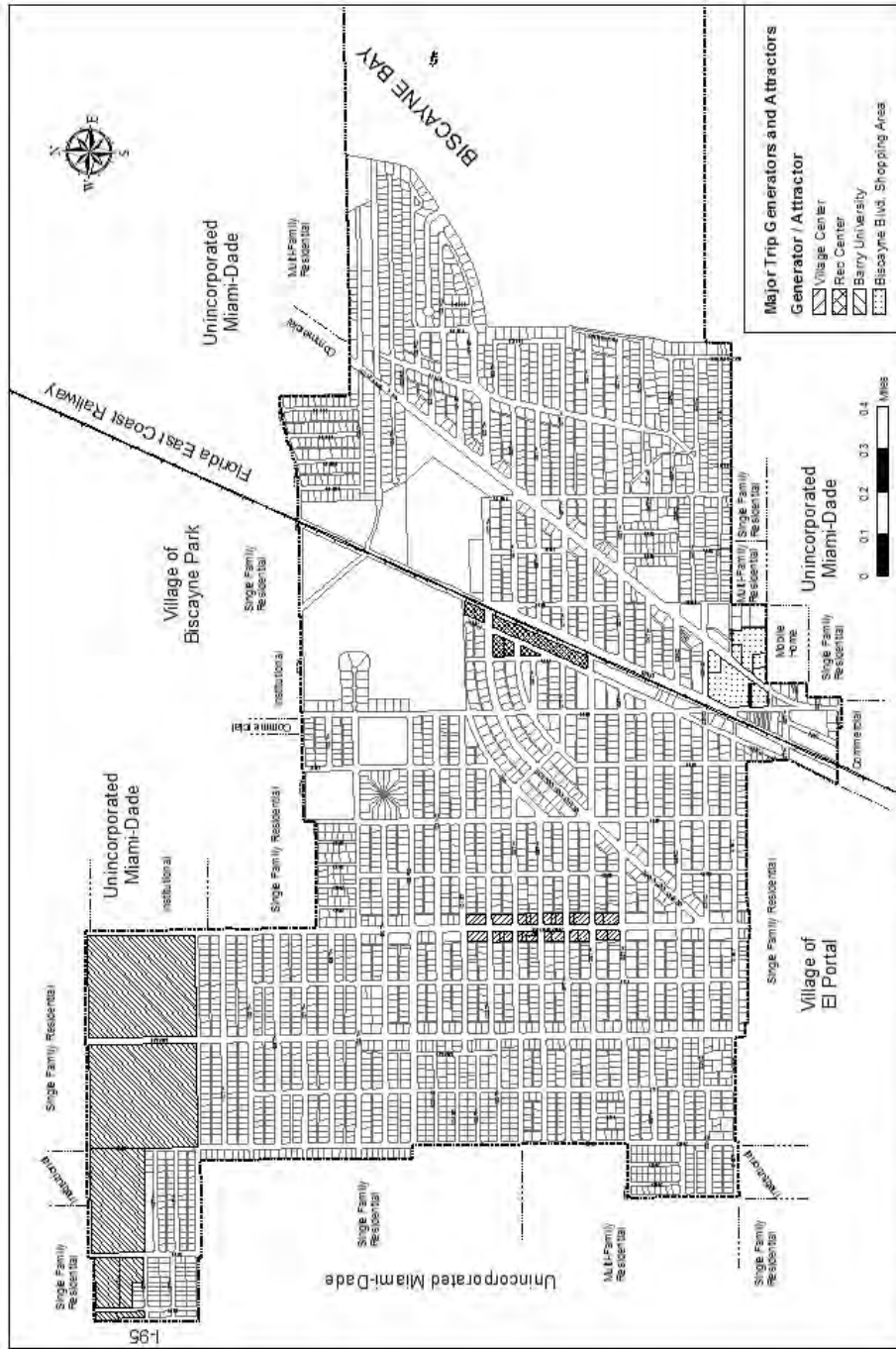


MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

MAJOR TRIP GENERATORS
AND ATTRACTORS
2015

FIGURE
2.30

Source: Miami Shores Village Planning Department 2016

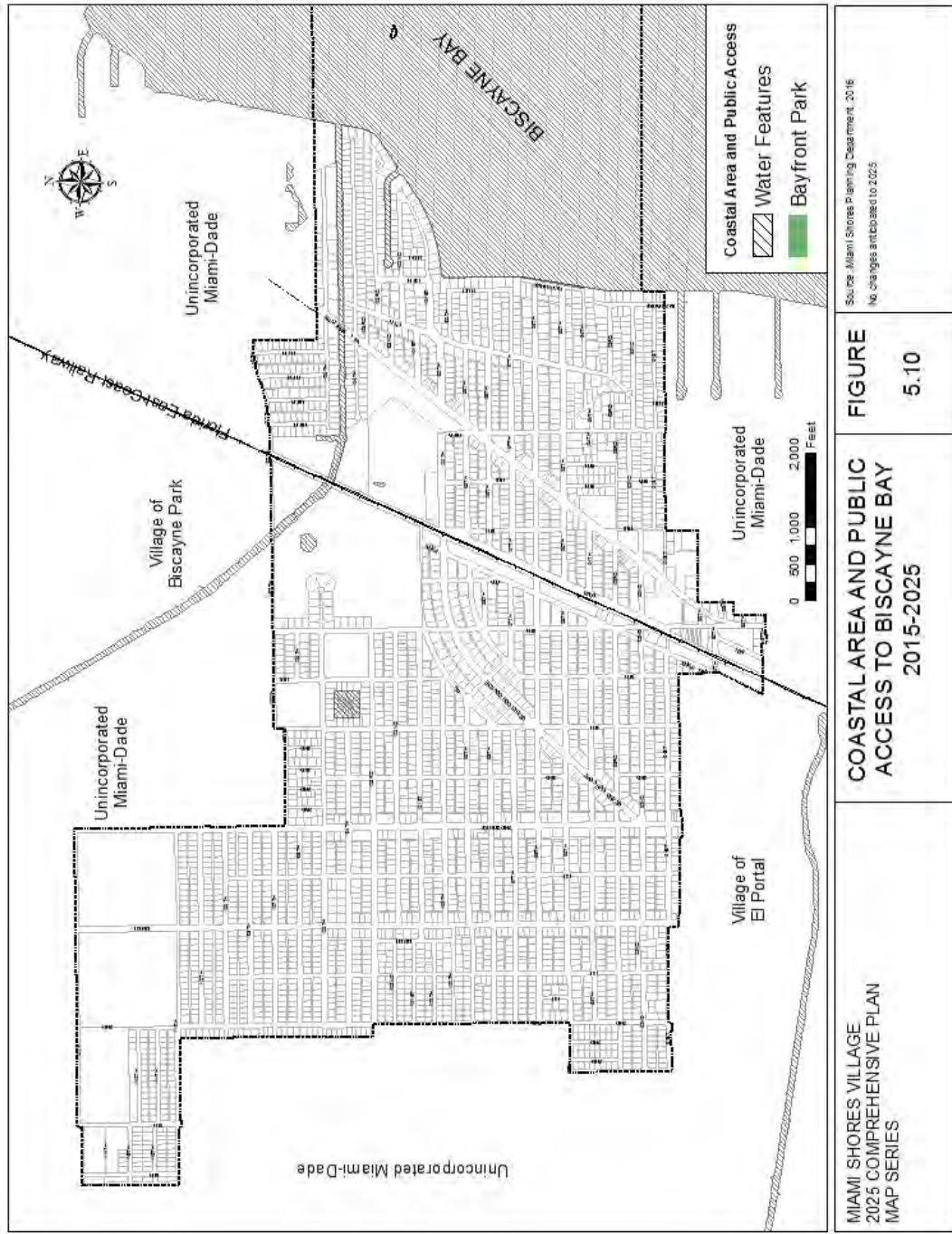


MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

MAJOR TRIP GENERATORS
AND ATTRACTORS
2025

FIGURE
2.31

Source: Miami Shores Village Planning Department, 2016



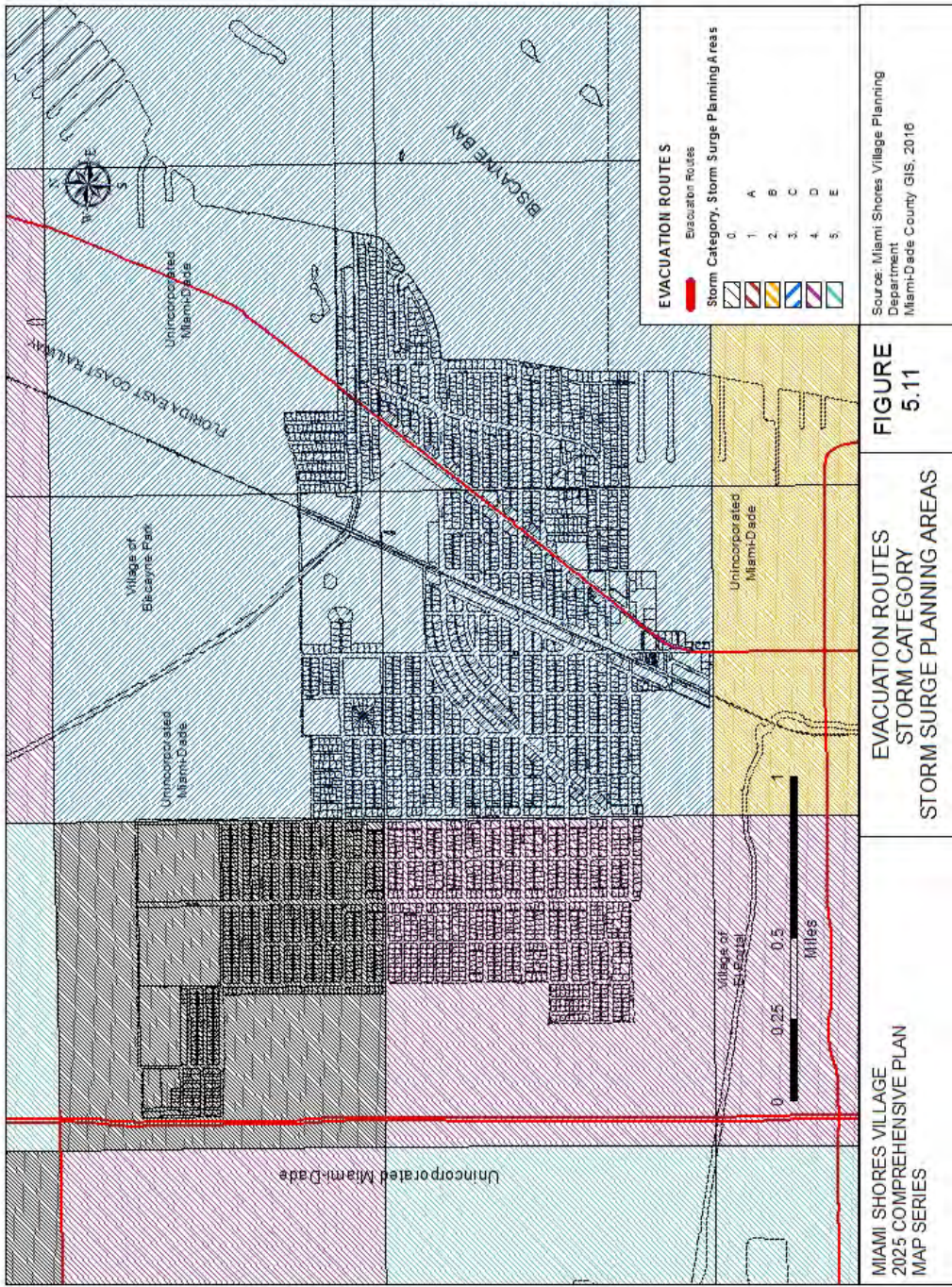
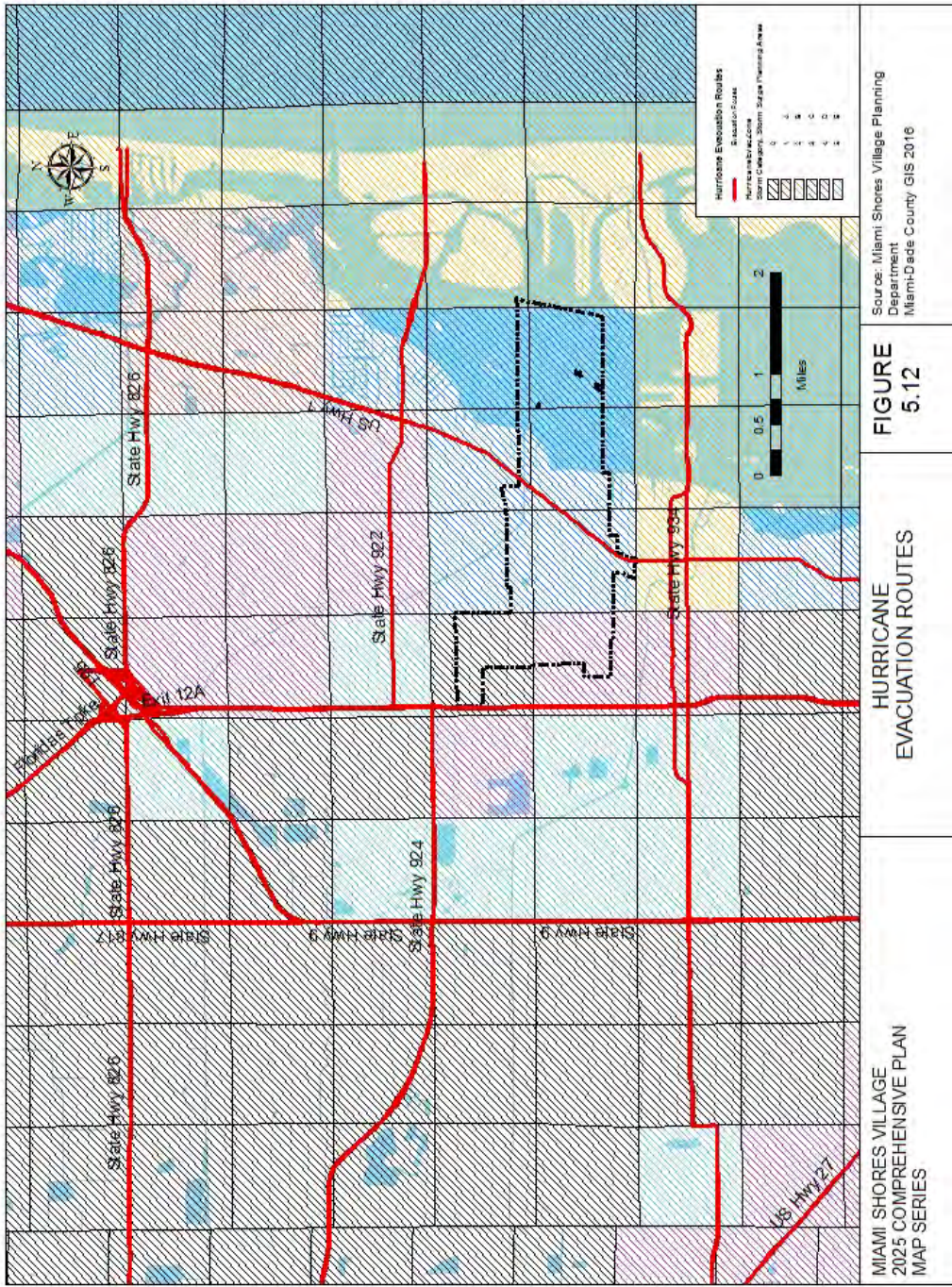


FIGURE 5.11

**EVACUATION ROUTES
STORM CATEGORY
STORM SURGE PLANNING AREAS**

**MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES**



ORDINANCE NO. _____ - 2022

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami Shores Village (the “Village”) Council recognizes that, periodically, it is necessary to amend the Village Comprehensive Plan (the “Plan”) in order to ensure that the Plan is current and consistent with the Village’s planning and regulatory needs; and

WHEREAS, amendments to the Comprehensive Plan are permitted in accordance with Village and State regulations governing such amendments; and

WHEREAS, the Village identified a number of inconsistencies, errors and obsolete provisions within and between the text of the goals, objectives and policies in the Plan’s Future Land Use Element and Future Land Use Map (“FLUM”); and

WHEREAS, on March 2022, the Village contracted with Calvin, Giordano & Associates, Inc. (the “Consultant”) to provide recommendations to resolve the inconsistencies, errors, and obsolescence in the Plan; and

WHEREAS, after conducting an extensive public outreach process in coordination with the Village, the Consultant prepared detailed analyses to substantiate and validate proposed amendments to the Plan’s Future Land Use Element text and FLUM that resolve the issues raised; and

30 **WHEREAS**, the Village Council finds that the proposed amendments will help
31 strengthen the Village’s long-term ability to protect its residential neighborhoods, revitalize
32 targeted areas, and improve overall community character and quality of life; and

33 **WHEREAS**, the Planning Board, sitting as the Local Planning Agency, reviewed
34 the Ordinance, and voted to recommend approval of the Ordinance; and

35 **WHEREAS**, the Village Council has reviewed the Ordinance at a duly noticed
36 public hearing in accordance with law and determined that it is consistent with the Village
37 Comprehensive Plan; and

38 **WHEREAS**, the Village Council finds that the proposed Ordinance serves to
39 further enhance the protection of the public health, safety and welfare.

40 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE**
41 **COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AS FOLLOWS:**¹

42 **Section 1. Recitals Adopted.** That each of the above stated recitals is hereby
43 confirmed, adopted, and incorporated herein and made a part hereof by reference.

44 **Section 2. Amendment to the Comprehensive Plan.** That the Village
45 Comprehensive Plan is hereby amended as provided in Exhibit “A,” which is incorporated
46 and made a part hereof by this reference.

¹ ~~Strikethrough words~~ are deletions to the existing text. Underlined words are additions to the existing text. Changes between first and second reading are indicated with ~~highlighted double-strikethrough~~ and double underline. Strikethrough words are deletions to the existing text. Text highlighted in **yellow** reflects FL DEO courtesy comments from 07/12/22. Text highlighted in **cyan** reflects revisions recommended by the Planning Board on 07/13/22. Text highlighted in **green** (with matrix) reflects revision recommended by CGA at Planning Board on 07/13/22. Text highlighted in **pink** reflects revisions recommended by the Village Council at the Council meeting on 07/19/2022. Text highlighted in **dark green** reflects revisions recommended by the Village Council at the Council meeting on 10/06/2022. The highlighted in **red** reflects revisions recommended by the Village Council at the Council meeting on 11/15/2022. The highlighted in **teal** reflects revisions recommended by the Village Council at the Council meeting on 12/14/2022.

47 **Transmittal.** The City Clerk is authorized to transmit the Comprehensive Plan
48 Amendments adopted by this Ordinance to the Department of Economic Opportunity
49 (DEO) and all other units of local government or governmental agencies required by
50 Florida Statutes, Section 163.3184.

51 **Section 3. Conflicting Provision.** Any provisions of the Code of Ordinances of
52 Miami Shores Village, Florida, in conflict with the provisions of this Ordinance are hereby
53 repealed, but only to the extent of such conflict.

54 **Section 4. Severability.** That the provisions of this Ordinance are declared to
55 be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for
56 any reason, be held to be invalid or unconstitutional, such decision shall not affect the
57 validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but
58 they shall remain in effect, it being the legislative intent that this Ordinance shall stand
59 notwithstanding the invalidity of any part.

60 **Section 5. Inclusion in the Village Comprehensive Plan.** That it is the
61 intention of the Village Council and it is hereby ordained that amendments indicated in
62 Exhibit A this Ordinance shall become and be made a part of the Miami Shores Village
63 Comprehensive Plan.

64
65 **Section 6. Effective Date.** That this Ordinance shall be effective immediately
66 upon passage by the City Council on second reading, except that the effective date of
67 this plan amendment, if the amendment is not timely challenged, shall be 31 days after
68 the state land planning agency notifies the local government that the plan amendment
69 package is complete. If the amendment is timely challenged, this amendment shall

70 become effective on the date the state land planning agency or the Administration
71 Commission enters a final order determining this adopted amendment to be in
72 compliance. No development orders, development permits, or development dependent
73 on this amendment may be issued or commence before it has become effective.

74 **PASSED and ADOPTED** this ____ day of _____, 2022.

75
76 First Reading: _____, 2022
77 Second Reading: _____, 2022
78

79
80 Attest:

81
82
83 _____
84 Ysabely Rodriguez, CMC
85 Village Clerk

86
87
88 _____
89 Sandra Harris
90 Mayor

91
92 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

93 _____
94 Weiss, Serota, Helfman, Cole + Bierman, P.L.
95 Village Attorney

FINAL VOTES AT ADOPTION	
Council Member Alice Burch	_____
Council Member Katia Saint Fleur	_____
Council Member Crystal Wagar	_____
Vice Mayor Daniel Marinberg	_____
Mayor Sandra Harris	_____

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EXHIBIT A

MIAMI SHORES VILLAGE, FLORIDA
2025 COMPREHENSIVE PLAN

Goals, Objectives, Policies

Approved: July 1, 5, 2008

- Amended: January 6, 2009**
- Amended: July 6, 2010**
- Amended: November 2, 2010**
- Amended: April 17, 2011**
- Amended: November 6, 2012**
- Amended: November 19, 2013**
- Amended: October 2, 2018**
- Amended: March 5, 2019**
- Amended: _____, 2022**

INTRODUCTION

145 The Comprehensive pPlan serves as the guiding policy document which that governs
146 land use development, concurrency, and LOS standards for the Village’s public facilities
147 and services. The Ddocument includes an extensive data, inventory, and analysis of the
148 Village’s facilities (Roads, parks, drainage, etc.) together with goals, objectives, and

149 policies to provide or improve upon such facilities to reach, maintain, and/or exceed LOS
150 standards through 2025.

151 **CHAPTER 1. FUTURE LAND USE ELEMENT**

152 ***FUTURE LAND USE ELEMENT GOAL***

153 Ensure that the balance, character and location of future land uses provides for the
154 highest possible long-term economic and quality of life benefits, while preserving and
155 restoring natural resources, residential strengthening and enhancing overall community
156 character, including the Village's residential neighborhoods, and providing appropriate
157 levels of public services to meet the needs of the Village's present and future population.

158 **Objective 1: Coordination of land uses with topography and soils Planning for the** 159 **Village's Future.**

160 ~~Maintain existing development and achieve new development and redevelopment~~
161 ~~which is consistent with the goal above and which otherwise coordinates future land~~
162 ~~uses with topography and soil conditions and the availability of facilities and services.~~
163 ~~Monitoring and Evaluation~~ **Monitoring and Evaluation:** ~~The Village shall monitor the~~
164 ~~following policies:~~ Establish land use categories and a Future Land Use Map (FLUM)
165 that provide for compatible and coordinated land uses, allowing for the protection of
166 natural resources and the preservation of community character and overall scale, as
167 well as capitalizing on the Village's redevelopment and economic development
168 opportunities.

169 **Policy 1.1:**

170 The Village is an established community that is nearing build out. Therefore, the
171 Village's Future Land Use designations and FLUM shall describe, assign, and depict
172 land for existing, well-established land uses as well as aspirational future land uses
173 determined to be in the long-term public interest of the Village.

174 **Policy 1.2:**

175 ~~The Village FLUM shall maintain, improve~~ contain and identify ~~enforce~~ land
176 ~~development code provisions which are consistent with the Future Land Use Map,~~
177 ~~including the land uses and the densities and intensities specified thereon and~~
178 ~~described below:~~ appropriate locations for the following land use categories:

179 **Single Family Residential:**

180 This land use designation, intended for permanent detached single-family
181 dwelling, is reflected primarily in the Village's existing neighborhoods of detached
182 single-family homes built on individual platted lots. The residential densities
183 allowed in this designation category shall not exceed vary between a minimum of
184 two and a half (2.5) and a maximum of ten (10) nine (9) dwelling units per gross
185 acre. This density category is characterized solely by detached single family
186 homes on relatively large lots. This density range acknowledges the built
187 environment and the wide variety of lot sizes that has existed historically in Miami
188 Shores, from large estates to small lots. No platted lot shall be reduced in size from

189 that currently platted. This shall not limit the right to build on an existing platted lot,
190 nor does it prevent the combination of smaller lots to make larger ones.

191 **Multi-family Residential:**

192 Multi-family units or single family detached and This land use designation is
193 intended primarily for apartment and condominium developments, but may also
194 include other types of attached units such as duplexes. Areas outlined for this land
195 use accommodate multifamily dwellings at a density up to 6.0 thirty-one (31)
196 dwelling units per gross acre and/or single family detached units at a density up
197 to six (6) per gross acre except where Florida Department of Environmental
198 ResourcesProtection regulations including related to septic tanks standards may
199 require a lower density. Floor area ratios may be incorporated in development
200 code regulations the Zoning Code. Whenever possible, land for multifamily
201 residential development should be located so as to provide a transition between
202 lower density residential areas and areas developed and/or designated for more
203 dense or intense uses. Zoning regulations shall be implemented to preserve the
204 existing densities of developed properties within established multi-family
205 residential districts.

206 **Mixed Use:**

207 Mixed Use land use designations are intended to accommodate a coordinated,
208 integrated and balanced range of retail, office, service, residential, institutional,
209 and civic land uses. Permitted building heights shall be specified in the Zoning
210 Code. In addition, regulations regarding density and intensity in zoning districts for
211 areas designated as Mixed Use shall provide incentives for mixed-use
212 development. Development shall be considered Mixed Use when no one use is
213 less than 20% or no greater than 80% of the net overall square footage of a
214 development.

215
216 There are two three distinct sub-designations that provide different levels of Mixed
217 Use, as described in the following pages. Specific types of retail, service, office
218 and auto-related, oriented, or dependent uses that may be permitted, conditioned,
219 or prohibited in each sub-designation are defined in the Zoning Code. Auto-
220 related, oriented or dependent uses may include but are not limited to, gas
221 stations, car washes, vehicle repair and maintenance facilities, auto parts and
222 accessory stores (wholesale or retail), vehicle sales, drive-through service, retail
223 and restaurant uses not subordinate to a permitted principal use, and any other
224 motor vehicle-related uses.

225
226 Within the two three sub-designations, urban form may include the following
227 variations:

- 228
- 229 • Vertical mixed use, where retail, service and civic uses are located on the
230 ground floor of a building, with office and/or residential uses located on upper
231 floors.
- 232 • Horizontal (attached) mixed use, where separate uses are located side by side
233 in the same building.

234 • Horizontal (detached) mixed use, where separate uses are located in separate
235 buildings within the same site.

236
237 1. Main Street Mixed Use Miami-Shores Downtown District Sub-designation: The
238 Mixed Use-Main Street Miami-Shores Downtown District land use sub-
239 designation shall accommodate retail, office, service and residential dwelling units
240 with an emphasis on vertical mixed use development that is characteristic of
241 traditional main streets in business districts and downtown areas. Along with
242 governmental, arts, culture and entertainment uses, the use mix in this land use
243 sub-designation shall promote development of a compact, pedestrian-oriented
244 area that provides opportunities for live-work lifestyles and supports the creation
245 of a place that reflects a unique and memorable destination for the Village
246 residents and visitors. The following criteria shall apply in the Mixed Use-Main
247 StreetMiami-Shores Downtown District sub-designation:

248
249 1. Base density and intensity: Twenty-five (25) dwelling units per gross acre and
250 floor area ratio (FAR) of 1.5.

251 2. Density and intensity limits: Density up to thirty-five (35) dwelling units per gross
252 acre and floor area ratio of up to 2.5 may be granted in the form of bonuses for
253 development projects that provide community benefits. Such benefits may
254 include but shall not be limited to historic building designation; donation of
255 public art, parkland or civic spaces in excess of minimum code requirements;
256 provision of senior or workforce housing; and/or community contribution fees
257 toward central sanitary sewer or other capital investments, the nature of which
258 shall be specified in the Zoning Code.

259 3. Range of uses: Business and professional offices, retail sales and service
260 establishments, eating and drinking establishments including outdoor dining,
261 artisanal retail, and a variety of attached multifamily residential uses. Auto-
262 related, oriented or dependent uses are prohibited.

263 4. Compatibility: Mixed use projects shall be encouraged to ensure that the scale
264 and intensity is not out of character with adjacent residential uses and the
265 development is appropriately buffered. The existing parking lots shall serve as
266 buffers between the single-family areas and any other uses. Transition
267 standards and regulations shall be specified in the Zoning Code to ensure the
268 protection of the Single-Family Residential designation.

269 5. Use mix target: The overall mix of uses in the Mixed Use-Main Street district
270 shall be about 40% residential and 60% non-residential determined in the
271 Zoning Code. In vertical mixed-use projects, residential uses shall be permitted
272 on the second floor and above and the ground floor must allow retail, service,
273 dining, or office uses. Horizontal mixed-use projects shall include at least two
274 of the use categories listed in subsection 3 above.

275 6. The Zoning Code regulations implementing this category shall encourage a
276 compact and walkable environment to reduce vehicle miles of travel and
277 encourage use of public transit.

278 7. Unified architectural and streetscape themes shall be encouraged for all
279 developments within the Mixed Use-DMS sub-designation Main Street-Corridor
280 category, with incentives provided to reduce on-site parking, promote active

281 forms of transportation, and minimize environmental impacts. For parcels that
282 are assembled into a larger, multi-building development, on-site structured
283 parking is preferred.

284 8. Building height: The height limitation shall ~~not to exceed four (4) stories.~~ be 40
285 feet.

286
287 2. Neighborhood Sub-designation: The Mixed Use-Neighborhood (MUN) land use
288 sub-designation shall accommodate small-scale retail, commercial, service,
289 institutional, and/or residential dwelling units in patterns that offer residents the
290 ability to live, shop, work, study, and play in one place. Mixed Use-Neighborhood
291 includes a mixture of housing types and residential densities integrated with goods
292 and services, both in vertical and/or horizontal mixed-use developments, with the
293 goal of creating complete communities for residents. The following criteria shall
294 apply in the Mixed Use-Neighborhood sub-designation:

295
296 1. Base density and intensity: Thirty (30) dwelling units per gross acre and FAR
297 of 1.5.

298 2. Density and intensity limits: Density up to thirty-five (35) dwelling units per gross
299 acre and floor area ratio of up to 2.5 may be granted in the form of bonuses for
300 development projects that provide community benefits. Such benefits may
301 include but shall not be limited to donation of parkland or civic spaces; inclusion
302 of senior or workforce housing; and/or community contribution fees toward
303 central sanitary sewer or other capital investments, the nature of which shall be
304 specified in the Zoning Code.

305 3. Range of uses: Various types of residential uses including single-family,
306 detached and attached, and multifamily units; educational services; business
307 and professional offices; neighborhood-serving retail; service establishments;
308 and eating and drinking establishments. ~~Auto-related, oriented or dependent~~
309 ~~uses are prohibited. Auto-oriented and Auto-dependent uses are prohibited~~
310 ~~uses are discouraged and may be restricted through the Zoning Code. Auto~~
311 ~~oriented and auto-related land uses are directly related to automobile services~~
312 ~~or accommodations, these type of uses are built around the automobile~~
313 ~~discouraging pedestrian-friendly designs.~~

314 4. Compatibility: Mixed use projects shall ~~be encouraged to~~ ensure that the scale
315 and intensity is not out of character with adjacent residential uses and the
316 development is appropriately buffered.

317 5. Overall mix target: The overall mix of uses in Mixed Use-Neighborhood districts
318 shall be ~~about 70% residential and 30% non-residential determined in the~~
319 ~~Zoning Code.~~ For vertical mixed-use projects, the ground floor must allow for
320 retail, service, dining, educational and/or office-uses. ~~Horizontal mixed-use~~
321 ~~projects may include two or more shall include at least two of the use categories~~
322 ~~listed in subsection 3 above.~~

323 6. The Zoning Code regulations implementing this category shall encourage a
324 compact and walkable environment to reduce vehicle miles of travel and
325 encourage use of public transit.

326 7. Unified architectural and streetscape themes shall be encouraged for all
327 developments within the Mixed Use-Neighborhood sub-designation

328 Neighborhood Use Corridor category, with incentives provided to reduce on-
329 site parking, promote active forms of transportation, and minimize
330 environmental impacts. For parcels that are assembled into a larger, multi-
331 building development, on-site structured parking is preferred.

332 8. Building height: The height limitation shall be not to exceed five (5) stories. 50
333 feet. Notwithstanding the foregoing, property designated MU-N and located on
334 105th Street west of Biscayne Blvd shall not exceed 35 feet.

335
336
337 3. Corridor Sub-designation: The Mixed Use Corridor land use sub-designation
338 shall accommodate a wide range of residential, commercial, service,
339 entertainment, and civic uses. This designation is intended to support walking,
340 bicycling, and transit-friendly development patterns along the Village's southern
341 portion of the Biscayne Boulevard corridor, capitalizing on the proximity of the
342 anticipated commuter rail station of Miami-Dade County's SMART PLAN at 79th
343 Street, while at the same time supporting the conversion of underutilized or
344 outdated commercial areas for conversion to mixed use development. The
345 following criteria shall apply in the Mixed Use Corridor sub-designation:

346
347 1. Base density and intensity: Forty (40) dwelling units per gross acre and FAR of
348 2.0.

349 2. Density and intensity limits: Density up to sixty-five (65) dwelling units per gross
350 acre and floor area ratio of up to 3.0 may be granted in the form of bonuses for
351 development projects on sites that are at least 1.0 acres and provide
352 community benefits. Such benefits may include but shall not be limited to
353 donation of parkland or civic spaces; inclusion of senior or workforce housing;
354 and/or community contribution fees toward central sanitary sewer or other
355 capital investments, the nature of which shall be specified in the Zoning Code.

356 3. Range of uses: Various types of residential use types, including attached and
357 multifamily units; lodging; business and professional offices, retail and service
358 establishments; eating and drinking establishments, including breweries
359 and but not limited to outdoor dining; and arts and entertainment uses. Auto-
360 related uses may be subject to additional standards and requirements in order
361 to mitigate impacts on the public realm.

362 4. Compatibility: The above range of uses shall be permitted in conjunction with
363 mixed use buildings or horizontal mixed-use projects, provided that the project
364 provides appropriate scale and intensity transitions to adjacent development
365 and buffers to surrounding residential neighborhoods. Transition and buffer
366 requirements shall be specified in the Zoning Code.

367 5. Overall mix target: The overall mix of uses in the Mixed Use Corridor sub-
368 designation Mixed Use Main Street districts shall be about 60% non-residential
369 and 40% residential determined in the Zoning Code. For vertical mixed-use
370 projects, at least the ground floor must allow retail, service or office uses.
371 Horizontal mixed-use projects shall include at least two of the use categories
372 listed in subsection 3 above.

373 6. The Zoning Code regulations implementing this category shall encourage a
374 compact and walkable environment to reduce vehicle miles of travel and
375 encourage use of public transit.

376 7. Unified architectural and streetscape themes shall be encouraged for all
377 developments within the Mixed Use Corridor sub-designation category, with
378 incentives provided to reduce on-site parking, promote active forms of
379 transportation, and minimize environmental impacts. For parcels that are
380 assembled into a larger, multi-building development, on-site structured parking
381 is preferred.

382

383

Restricted Commercial:

384 This land use designation is intended to support light retail, office and services
385 Office, food including restaurants, wine and craft beer bars and light retail uses
386 that are compatible with and support nearby housing; residential uses that are
387 compatible with nearby commercial. The floor area ratio shall not exceed 1.0.
388 Residential uses are permitted on the second floor and above in conjunction with
389 a mixed use buildings provided that the scale and intensity is not out of character
390 with adjacent nearby development, and the project does not negatively affect any
391 area neighborhoods. The maximum floor to area ratio for mixed use projects with
392 deed restrictions is 3.0. Land uses in the Restricted Commercial designation
393 typically experience relatively low volumes of clients or visitors and have low trip-
394 generation rates. The following criteria shall apply in the Restricted Commercial
395 designation:

- 396 1. Maximum intensity: FAR of 2.0.
- 397 2. Range of uses: Small-scale business and professional offices, light retail and
398 service establishments. Auto-oriented and auto-dependent Auto-related,
399 oriented or dependent uses are prohibited.
- 400 3. Restricted Commercial areas may be allowed closer to residential
401 neighborhoods.
- 402 4. Pedestrian connectivity is encouraged between Restricted Commercial and
403 surrounding residential developments.
- 404 5. The Zoning Code regulations implementing this category shall encourage
405 heavy landscaping and screening for parking areas, trash storage and other
406 site characteristics that might impact adjacent residential uses. Further,
407 Restricted Commercial sites shall be developed with adequate parking and
408 vehicular access that does not rely on neighborhood streets.

409

410

General Commercial:

411 This land use designation is intended to support light industrial, commercial, retail,
412 office and/or services. Land uses in the General Commercial designation are
413 intended to sustain a broader and intense nature of uses due to the proximity to
414 major corridors. The following criteria shall apply in the General Commercial
415 designation.

416

1. Maximum intensity: FAR of 3.0.

- 417 2. Range of uses: Medium to high-scale business, professional offices,
418 commercial, retail and service establishments. Auto-related, oriented or
419 dependent Auto-oriented and auto-related uses are permitted.
420 3. General Commercial areas shall not be allowed adjacent to Single-Family
421 Residential designation.
422 4. Pedestrian and bicycle connectivity is encouraged between General
423 Commercial and surrounding multi-family residential and restricted commercial
424 developments.
425 5. The Zoning Code regulations implementing this category shall encourage
426 heavy landscaping and screening for parking areas, trash storage and other
427 site characteristics that might impact adjacent uses. Further, General
428 Commercial sites shall be developed with adequate parking and vehicular
429 access that does not rely on neighborhood streets.
430

431 **General Commercial:**

432 A broader range of office, food, studio arts, personal care and retail uses than the
433 Restricted Commercial category but no heavy highway or distribution kinds of
434 uses. The maximum floor to area ratio is 1.0.

435 **Government and Institutionals:**

436 This land use designation is intended to accommodate a full range of community
437 support facilities, including governmental buildings and facilities, public utility
438 installations, parking, public and private educational, medical, religious, civic,
439 cultural Schools, universities, churches, medicadministrative facilities for school
440 boards, churches and similar institutions; municipal buildings and public utility
441 installations. The floor area ratio in this land use designation shall not exceed 2.0.

442 **Parks and Recreation:**

443 This land use designation is intended to accommodate recreation and open space
444 uses that serve public recreation needs, including Village parks and recreational
445 facilities, the Miami Shores-Golf Course Country Club and Golf Course and similar
446 compatible and complimentary uses including food service establishments in
447 conjunction with the previously listed uses. The floor area ratio in this land use
448 designation shall not exceed 1.0. The extent of all incidental uses shall not exceed
449 50% of the land area of any individual park. In general, any development within
450 this category shall be low intensity in character with a minimum of impervious
451 surface coverage and retain as much natural vegetation and landscape as
452 possible.

453 **Water and Conservation Areas:**

454 This land use designation is intended to identify areas which may exhibit unique
455 or special environmental characteristics. Public conservation areas are intended
456 solely for preservation and/or recreational use. No residential or commercial
457 development may occur other than that typically related to park service and
458 security functions.

459 **Policy 1.3:**

460 The maximum densities/intensities described above are not guaranteed for all sites
461 within each category. The Village's Zoning Map and Zoning Code may impose more
462 restrictive guidelines for development based on zoning district and design criteria,
463 which may include but is not limited to suitable geologic conditions, coordination of
464 future land uses with topography and soil conditions and the availability of adequate
465 facilities and services.

466 **Policy 1.4:**

467 The Village shall coordinate future land uses and any resulting development or
468 redevelopment with topography and soil conditions and the availability of adequate
469 facilities and services.

470 **Policy 1.45:**

471 Sufficient land shall be provided in the Future Land Use Map (FLUM) for various
472 types of residential development and the community facilities required to adequately
473 meet the housing needs of the present and projected population.

474 **Policy 1.56:**

475 The Village shall maintain current versions of the Existing and Future Land Use
476 Maps through zoning changes, permitting activity and fieldwork (if necessary), and
477 shall set a schedule for map updates and maintaining updated maps online.

478 **Policy 1.67: Future Designation of Areas Annexed from**
479 **Unincorporated Miami-Dade:**

480 Land that is annexed from Miami-Dade County shall enter the ~~v~~Village with its
481 current Miami-Dade County future land use and zoning designation. The Miami-
482 Dade County development regulations shall apply until such time as ~~Miami Shores~~
483 the Village adopts an amendment to its ~~cthis~~ Comprehensive ~~p~~Plan to include the
484 annexed area and adopts ~~a new~~ an appropriate ~~Miami Shores~~ Village zoning
485 designation for the annexed area.

486 ~~• Comprehensive Plan Future Land Use designation and Zoning District~~
487 ~~Designation~~

488 a. The future land use and zoning designation for areas annexed from Miami-
489 Dade County ~~will~~ shall be amended to an appropriate ~~Miami Shores~~ Village
490 future land use and zoning designation.

491 b. ~~Miami Shores~~ The Village may create new future land use or zoning
492 designations for annexed areas where the existing development or potential
493 future development would not be consistent with any existing ~~Miami Shores~~
494 Village future land use or zoning designation.

495 c. ~~Miami Shores~~ The Village ~~will~~ shall consider the existing Miami-Dade County
496 comprehensive plan and zoning regulations ~~in~~ when developing new
497 designations for annexed areas.

498 **Policy 1.278:**

499 The Village shall regulate all development in accordance with the Future Land Use
500 Map (Map 1.4), including the land uses and the densities and intensities specified
501 thereon and in Policy 1.1, all of which are incorporated by reference into this Policy
502 1.2.

503 **Policy 1.389:**

504 The Village shall maintain and/or improve ~~land development~~ Zoning Code
505 provisions governing subdivisions, signs and floodplain protection. Such provisions
506 shall be consistent with this plan and with the applicable Florida statutory and
507 administrative code guidelines.

508 **Policy 1.4910:**

509 The Village shall maintain and improve as part of the ~~Land Development Zoning~~
510 Code a concurrency management system. The Village shall ensure that the public
511 facilities necessitated by a development (in order to meet level of service standards
512 specified in the Infrastructure Element) will be in place no later than the anticipated
513 date of issuance ~~by Miami Shores~~ of a temporary certificate of occupancy or
514 certificate of occupancy by the Village.

515 **Policy 1.51011:**

516 The Village shall maintain and/or improve land development code standards and
517 incentives to achieve new development, renovated development and/or
518 redevelopment that meet high standards for drainage and storm-water
519 management, open space and landscaping, and on-site circulation and parking
520 and other development standards in keeping with the goals, objectives and policies
521 of this plan.

522 **Policy 1.61112:**

523 The Village shall maintain and/or improve ~~land development e~~Zoning Code
524 standards to maintain ~~current~~ densities in single family residential districts current
525 as of July 1, 2022

526 **Policy 1.71213:**

527 In its discretion, the Village may enact zoning regulations which allow the
528 appropriate mixing of residential and non-residential uses in mixed use, commercial
529 and institutional land use categories.

530 **Policy 1.8:**

531 ~~As a matter of policy, the Village will compare the Future Land Use Map referred to~~
532 ~~in Policy 1.1 and the land use densities and intensities set forth in Policy 1.1 with~~
533 ~~the land uses and intensities found in the report entitled Transit/Land Use~~
534 ~~Relationship Report as interpreted in part by the state land planning agency.~~

535 **Policy 1.91314:**

536
537 The Village ~~will~~shall continue to work with transportation and transit agencies and
538 coordinate the improvement and expansion of the Village's park system and
539 pedestrian connections ~~with opportunities to improve and expand new walkways.~~
540 ~~The Village will continue to work with transportation agencies to~~ through
541 opportunities such as ~~implement~~ the FEC Greenway or FEC corridor greenway
542 improvements. The Village ~~will~~ shall work with Miami-Dade County and other
543 groups to ensure that the greenway and parks and systems within the Village
544 effectively linked to proposed regional trails. The Village ~~will~~ shall continue to
545 advocate for funding for these trails identified in the Miami-Dade Planning
546 Organization ~~2040~~2045 Long Range Transportation Plan.

547 **Policy 1.15**

548 In addition, any project, building or structure previously approved by the Village
549 Council, through the adoption of any resolution or ordinance, shall be vested in its
550 right to be developed at its previously approved density and intensity,
551 notwithstanding the maximum densities and intensities contained in Policy 1.2.

552 **Policy 1.16**

553 In the event of destruction and/or redevelopment of any lawfully existing structure
554 exceeding the maximum density and/or intensity contained in Policy 1.2, the
555 structure may be restored or reconstructed to its original density and/or intensity
556 upon a filing of a vested rights determination application, which shall be approved
557 based on criteria outlined in the Zoning Code.

558 **Objective 2: Protection of single family residential areas.**

559 Direct future growth and development and redevelopment so as to minimize the
560 intrusion of incompatible developments, buildings or land uses into single family
561 residential areas.

562 Monitoring and Evaluation: ~~The existing Future Land Use Map (FLUM) is consistent~~
563 ~~with this objective. Upon an application request to amend the FLUM, the Village shall~~
564 ~~evaluate application for consistency with the FLUM. Achievement of this objective~~
565 ~~shall also be quantified by the implementation of the following policies:~~

566 **Policy 2.1:**

567 Maintain a ~~future land use map pattern~~ FLUM and zoning patterns which that keeps
568 multi-family, office, commercial and other incompatible uses out of single family
569 residential areas.

570 Future Land Use District Compatibility Matrix

DISTRICT ADJACENCY	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	MIXED USE-DOWNTOWN	MIXED USE-NEIGHBORHOOD	GENERAL COMMERCIAL	RESTRICTED COMMERCIAL	GOVT AND INSTITUTIONS	PARKS AND RECREATION	WATER & CONSERVATION AREAS
SINGLE FAMILY RESIDENTIAL	■	■	■	■		■	■	■	■
MULTI-FAMILY RESIDENTIAL	■	■	■	■		■	■	■	■
MIXED USE-DOWNTOWN	■	■	■				■	■	■
MIXED USE-NEIGHBORHOOD	■	■		■			■	■	■
GENERAL COMMERCIAL		■			■	■	■	■	■
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

571
572

573 **Policy 2.2:**

574 ~~Maintain a future land use map pattern and Guide and support~~ a traffic circulation
575 pattern ~~which that~~ directs through traffic to Biscayne Boulevard and other arterials
576 and collectors and away from local residential streets.

577 **Policy 2.3:**

578 ~~Utilize vehicular barricades to block traffic on Biscayne Boulevard and other arterials~~
579 ~~and collectors from entering local streets except for local access.~~ Consider, as
580 necessary, other traffic control strategies such as pedestrian crossings, speed
581 bumps, barricades to block streets, turn prohibitions, stop signs, and raised
582 pavement markers, and temporary barricades to block streets which will contribute
583 to the safety and character of residential streets. Any previously existing street
584 barricades not temporary in nature shall be maintained to the extent permitted by
585 applicable law.

586 **Policy 2.4:**

587 Update the Zoning Code to promote compatibility of scale, height, massing, and
588 overall character through the provision of clear standards, including but not limited
589 to maximum height, maximum land coverage, maximum floor area ratio, minimum
590 setbacks, minimum lot size, minimum green space, parking and landscaping
591 requirements, for the development of single-family residential uses.

592 **Policy 2.5:**

593 Consider consolidating the number of zoning districts and permitted land uses in the
594 Zoning Code.

595 **Policy 2.6:**

596 Create locational and design criteria in the Zoning Code to assure that new and
597 expanded uses are compatible with existing residential uses.

598 **Objective 3: Redevelopment and renewal.**

599 In general, encourage the redevelopment and renewal of any areas which ~~are~~ may be
600 at risk to of become blighted deteriorating. In particular, ~~1) encourage target incentives~~
601 and capital investment to leverage private investment in the revitalization of the
602 following areas consistent with their intended character, as reflected by their Future
603 Land Use designations in the FLUM:

604 ~~1) "Main Street," Downtown Miami Shores encompassing the business commercial~~
605 ~~area along N.E. 2nd Avenue;~~

606 ~~2) encourage private investment in the revitalization and redevelopment of the general~~
607 ~~commercial area located along the Biscayne Boulevard corridor between 94st 87th~~
608 ~~Street and 93rd Street;~~

609 ~~3) encourage private investment in the revitalization and redevelopment of the~~
610 ~~Biscayne Boulevard/105th Street residential area; and~~

611 ~~4) encourage private investment in the redevelopment of the area west of Barry~~
612 ~~University previously occupied by the Biscayne Kennel Club; and~~

613 ~~5) encourage private investment in the revitalization and redevelopment of the Special~~
614 ~~Multi-Use District that promotes a coordinated and balanced range of land uses that~~
615 ~~provide for a mix of commercial, residential and institutional land uses.~~

616 ~~Monitoring and Evaluation~~ **Monitoring and Evaluation:** ~~The Village Manager, or~~
617 ~~appropriate designee, shall identify and monitor the number of sites deemed slum and~~
618 ~~blighted areas. Achievement of this objective shall also be quantified by the~~
619 ~~implementation of the following policies:~~

620 **Policy 3.1:**

621 Maintain, and improve where appropriate, zoning regulations which permit the
622 concentration of ~~an~~ appropriate "Main Street" ~~business commercial mix of~~ uses and
623 parking in and around the established "Main Street" ~~business commercial~~ area along
624 N.E. 2nd Avenue. The Village shall support and incentivize the inclusion of
625 residential uses along "Main Street". ~~Blighted neighborhoods or areas may be~~
626 ~~characterized by a prevalence of older structures with major deficiencies and~~
627 ~~deterioration of potential high residential vacancies, wide spread abandonment of~~
628 ~~properties, litter, and poor maintenance of the property.~~

629 **Policy 3.2:**

630 ~~Maintain, and improve where appropriate, Create or adjust~~ zoning regulations which
631 ~~permit to encourage~~ the concentration of ~~general commercial mixed~~ uses and
632 ~~parking~~ in and around the ~~established general business~~ area located along Biscayne
633 Boulevard between ~~94st~~ 87th Street and 93rd Street.

634 **Policy 3.3:**

635 ~~Maintain, and improve where appropriate, zoning regulations which permit general~~
636 ~~commercial uses or a planned development type mix of commercial and a variety of~~
637 ~~residential uses west of the Biscayne Boulevard/105th Street intersection.~~

638 **Policy 3.4**

639 ~~The Special Multi-Use Redevelopment Area designation is an overlay to the Future~~
640 ~~Land Use Map that is applied to areas of the Village that are at risk to become~~
641 ~~blighted and where mixed use development may be appropriate.~~

642 ~~• The Village shall identify blighted areas and areas that are at risk to become~~
643 ~~blighted and shall designate these areas as Special Multi-Use~~
644 ~~Redevelopment Area.~~

645 ~~• New development within the NE 2nd Avenue overlay area shall be consistent~~
646 ~~with the guidelines of the Future Land Use Element and the Future Land Use~~
647 ~~Map and consistent with the zoning districts appropriate to these~~
648 ~~designations:~~

649 ~~1. Development or the use of land, within the Special Multi-Use~~
650 ~~Redevelopment Area, that is not specifically permitted within the~~
651 ~~existing Future Land Use Map or zoning map designation will not be~~
652 ~~permitted absent appropriate amendment of said maps.~~

653 ~~2. The Village may bring the zoning map into conformity with the Future~~
654 ~~Land Use Map as appropriate and necessary after adoption of this~~
655 ~~comprehensive plan.~~

656 ~~3. Development sites shall be accessible to and/or provide essential~~
657 ~~public services at levels of service adopted within the~~
658 ~~Comprehensive Plan.~~

659 ~~4. Commercial land use designations and accompanying proposals~~
660 ~~shall consider compatibility between commercial and surrounding~~
661 ~~land uses, including, but not limited to, traffic circulation, pedestrian~~
662 ~~access, hours of operation, and visual impacts.~~

663 ~~5. Designation of a Special Multi-Use Redevelopment Area shall not be~~
664 ~~utilized as justification for amending the Comprehensive Plan to~~
665 ~~permit uses not compatible with the neighborhoods surrounding the~~
666 ~~Special Multi-Use Redevelopment Area.~~

667 The Village shall supports innovative, sustainable and resilient planned
668 development and mixed land use development techniques in order to ~~promote~~
669 development that is achieve consistency with the goals and objectives of ~~the~~ this

670 Comprehensive Plan, promote a livable, walkable community with a high
671 quality of life standard, and compatibility with the surrounding neighborhoods:

672 1. The Village shall ~~focus~~ support public and private efforts to ~~renew~~
673 ~~blighted~~ revitalize deteriorating areas and/or prevent areas from
674 ~~becoming blighted~~ deteriorating.

675 2. The Village shall maintain and improve where appropriate, zoning
676 regulations for mixed land use patterns that permit and regulate
677 general commercial uses, residential uses, institutional uses, or, a
678 planned development type mix of commercial, institutional and
679 residential uses ~~in Special Multi-Use Redevelopment Areas~~ as
680 designated on the Future Land Use Map to create a healthy mix of
681 land uses in proximity to one another.

682 3. The Village shall evaluate all proposed ~~mixed-use~~ development for
683 compatibility with existing and proposed uses ~~within the~~
684 ~~redevelopment area and with~~ on neighboring properties.

685 4. The Village shall implement appropriate land use regulations to
686 achieve compatibility of development.

687 5. The Village shall implement appropriate land development zoning
688 regulations ~~that include~~ including, but not limited to requirements for
689 massing, building height, setbacks, natural vegetation and other
690 appropriate buffers that screen residential and other land uses when
691 new or expanded development is proposed and shall implement
692 other measures as necessary to protect the neighboring residential
693 properties.

694 6. The Village shall implement zoning regulations that ~~include~~
695 ~~protection of the surrounding~~ protect residential neighborhoods from
696 ~~the~~ potential noise, light, and visual effects of ~~the mixed-use district~~
697 new development, keeping the ambient noise or night light
698 ~~originating from the mixed-use property to levels at or below the~~
699 ~~background levels at the boundaries of the surrounding residential~~
700 ~~properties~~.

701 ~~7. The Village will consider the effect of building height within the~~
702 ~~development area on neighboring properties when considering~~
703 ~~proposed development.~~

704 7. ~~8.~~ The Village will work with the private sector to ~~improve~~ expand the
705 housing mix ~~within the special mixed-use area~~ including the provision
706 of mixed-use neighborhoods and accommodation for affordable,
707 workforce, and age-friendly housing.

708 **Policy 3.5:**

709 Promote well designed neighborhoods with walkable concepts and a variety of uses.

710 **Policy 3.6:**

711 Maintain, and improve where appropriate, zoning regulations which permit a
712 ~~planned~~ development ~~type mix~~ of a variety of residential, office, commercial and/or
713 institutional types and compatible uses for large tracts of land.

714 **Policy 3.7:**

715 Maintain, and improve where appropriate, zoning regulations which require
716 landscape treatments to improve the appearance of at grade parking areas.

717 **Policy 3.8:**

718 Maintain, and improve where appropriate, the quality of streetscapes in the business
719 areas.

720

721 **Objective 4: Elimination or reduction of uses which are inconsistent with**
722 **community character.**

723 In general, encourage the elimination or reduction of uses which are inconsistent with
724 the community's character and future land uses.

725 **Policy 4.1:**

726 Inconsistent uses as referred to in Objective 4 above are hereby defined as any
727 uses which are located on a site where they would not be permitted by this
728 comprehensive plan.

729 **Objective 5: Ensure protection of natural resources.**

730 In general, ensure protection of natural resources. In particular, ensure that storm-
731 water systems which discharge into surface water bodies do not further degrade the
732 ambient water quality. ~~This will be accomplished by: 1) upgrading the drainage system~~
733 ~~if necessary so that storm water outfalls into Biscayne Bay (and adjacent canals) fully~~
734 ~~meet National Pollution Discharge Elimination System (NPDES) standards (as may be~~
735 ~~applicable now or as may be applicable in the future under relevant inter-local~~
736 ~~agreements between the Village and Miami Dade County, or otherwise pursuant to~~
737 ~~NPDES rules); and/or 2) upgrading the drainage system to the extent financially~~
738 ~~feasible to meet the standards of Chapter 17-25, FAC and of Chapter 17-302.500,~~
739 ~~FAC; and 3) Furthermore, maintaining or upgrading on-site drainage standards to~~
740 ensure that private properties retain at least the first one inch of storm water on site
741 and permit no more runoff after development than before development, if no other
742 mitigation measures or improvements are added.

743 Monitoring and Evaluation: The Village shall continue the on-going monitoring of the
744 drainage systems and coordinate upgrades, as necessary, with appropriate entities.
745 ~~Progress towards meeting this objective shall also be measured by the implementation~~
746 ~~of the following policies:~~

747 **Policy 5.1:**

748 The Village shall ~~implement any~~ upgrade its drainage system so that storm water
749 outfalls into Biscayne Bay (and adjacent canals) fully meet National Pollution
750 Discharge Elimination System (NPDES) standards program which that may now or
751 ~~may be~~ in the future be applicable to the Village under relevant inter-local
752 agreements with Miami-Dade County based on NPDES rules or otherwise, to the
753 extent financially feasible, meet the standards of Sections 62-302.500 and 62-
754 600.520, FAC.

755 **Policy 5.2:**

756 Following completion of any improvements pursuant to Policy 5.1 above, the Village
757 shall monitor ~~the Village's~~ its stormwater drainage system to determine what
758 additional actions may be necessary to improve the storm drainage system.

759 **Policy 5.3:**

760 The Village shall maintain and enforce storm water management standards which
761 require that future development provide for on-site storm water retention of at least
762 ~~to the standards cited in Objective 5~~ the first one inch (1") of stormwater on site and
763 permit no more runoff after development than before development of a site.

764 **Policy 5.4:**

765 The Village shall prohibit the deposit of solid waste or industrial waste including
766 spent oils, gasoline by-products or greases accumulated at garages, filling stations
767 and similar establishments that create a health or environmental hazard upon any
768 vacant, occupied or unoccupied premises, parkway or park, and in any canal or
769 waterway within the Village.

770 **Policy 5.5:**

771 The Village shall monitor Bayfront properties to ensure that there is no storm-water
772 drainage into Biscayne Bay.

773 **Policy 5.6:**

774 The Village shall not establish new point source discharge of ~~S~~s storm-water into
775 coastal waters, except in pursuit of a comprehensive upgrading of the ~~S~~s storm-water
776 system which has or will have the effect of substantially improving surface water
777 quality in accordance with the standards set forth ~~in Objective 5 above~~.

778 **Policy 5.7:**

779 New development shall comply with the sanitary sewer requirements contained
780 within the Infrastructure Element, Objective 3.

781 **Policy 5.8:**

782 The Village shall utilize drought tolerant plant materials to the extent feasible on the
783 natural area portions of the Miami Shores **Country Club and** Golf Course and water-
784 efficient landscaping in all Village parks and public spaces.

785 **Policy 5.9:**

786 The Village shall ~~maintain desirable support and incentivize~~ development code
787 ~~provisions~~ designed to help ensure protection for the limited natural vegetative
788 communities which may be found in the Village.

789 **Policy 5.10:**

790 The Village shall facilitate calculations, through the Zoning Code, that implement
791 and track the management and storage of surface water on residential areas.

792

793 **Objective 6: Protection of historic resources.**

794 In general, ensure the protection of historic resources. In particular, conserve local
795 structures and sites which are of historic significance.

796 Monitoring and Evaluation: The Village shall periodically inventory the loss of historic
797 resources. ~~In furtherance of this objective, the Village shall monitor the following~~
798 ~~policies:~~

799 **Policy 6.1:**

800 The Village's Historic Preservation **Review** Board shall continue to review all
801 building or demolition permit applications for those properties designated "historic
802 landmarks".

803 **Policy 6.32:**

804 The Planning, Zoning and Resiliency Director shall ~~perform historic preservation~~
805 ~~monitoring activities~~ monitor development activities that could impact the
806 preservation of local historic resources, referring all demolition and rehabilitation
807 applications pertaining to Landmark properties to the Historic Preservation Review
808 Board to avoid, if possible, loss of any historic resources.

809 **Policy 6.3:**

810 Historic resources shall continue to be protected through designation by the County
811 or the State.

812 **Policy 6.4:**

813 Adaptive reuse of historic structures shall be given priority over activities that would
814 harm or destroy the historic value of such resources in conformance with the Zoning
815 Code and the policies of this Comprehensive Plan.

816

817 **Objective 7: Coordination of population with hurricane evacuation plans.**

818 Coordinate population densities with the applicable local or regional coastal evacuation
819 plan and coordinate future land uses by encouraging the elimination or reduction of
820 land uses which are inconsistent with applicable interagency hazard mitigation report
821 recommendations.

822 Monitoring and Evaluation: ~~The Village shall coordinate with the South Florida~~
823 ~~Regional Planning Council to utilize the regional hurricane evacuation model. The~~
824 ~~Village shall also coordinate plans with Miami-Dade County and adjacent~~
825 ~~municipalities as needed. This objective shall also be measured by implementation of~~
826 ~~its supporting policies.~~

827 **Policy 7.1:**

828 The Village shall coordinate with the South Florida Regional Planning Council to
829 utilize the regional hurricane evacuation model. The Village shall also coordinate
830 local evacuation plans with Miami-Dade County and adjacent municipalities as
831 needed.

832 **Policy 7.2:**

833 The Village Manager or designee shall annually assess the Village's existing and
834 permitted population densities to determine if changes are significant enough to
835 transmit such data to the Miami-Dade Office of Emergency Management to assist
836 in their hurricane evacuation planning.

837 **Policy 7.23:**

838 The Village shall regulate all future development within its jurisdiction in accordance
839 with ~~the a~~ Future Land Use Map which is consistent with the ~~Interagency Hazard~~
840 ~~Mitigation Team Report, FEMA 955-DR-FL, August 1992~~ Florida Enhanced State
841 Hazard Mitigation Plan 2018 or subsequent approved updates thereof. ~~The Village,~~
842 and shall periodically review and revise the Future Land Use Map in light of future
843 consistent with interagency hazard mitigation reports in order FLUM to reduce or
844 eliminate uses which are inconsistent therewith.

845 **Policy 7.45:**

846 Enhance the efforts of the Miami-Dade Office of Emergency Management by
847 providing it with relevant information.

848 **Objective 8: Discourage the proliferation of urban sprawl.**

849 Discourage the proliferation of urban sprawl.

850 Monitoring and Evaluation: ~~Achievement of this objective shall be quantified by the~~
851 ~~implementation of its policy:~~

852 **Policy 8.1:**

853 ~~Policy 1.1 is incorporated as Policy 8.1 by reference. Policy 1.1 incorporates the~~
854 ~~Future Land Use Map and defines the regulatory significance of its land use~~
855 ~~categories. It is a legislative determination of the Village that d~~Development
856 according to the Future Land Use Map will shall be used to discourage urban sprawl
857 by continuing to provide and enhance residential and employment opportunities in
858 the Village, which is inside the Miami-Dade County Urban Infill Boundary.

859 **Objective 9: Drainage and sewer system land needs.**

860 Ensure the availability of suitable land for drainage and sanitary sewer system facilities
861 needed to support planned infrastructure improvements.

862 Monitoring and Evaluation: ~~The Village shall continue its ongoing program to identify~~
863 ~~locations for drainage and sewer facilities. This objective shall be quantified by the~~
864 ~~implementation of its policies:~~

865 **Policy 9.1:**

866 The Village shall not vacate any road rights-of-ways without either a) determining
867 that the vacated right-of-way is not necessary to accommodate future storm and/or
868 sanitary sewer facilities; or b) reserving appropriate utility easements.

869 **Policy 9.2:**

870 The Village shall continue its ongoing program to assist Miami-Dade County in
871 identifying and making available land appropriate for sewer and drainage facilities.

872 **Policy 9.3:**

873 The Village shall continue to coordinate with Miami-Dade County to connect
874 remaining areas of the Village to central sanitary sewer.

875 **Policy 9.4:**

876 The Village shall assist and support Miami-Dade County in planning for and
877 pursuing all available federal, state and private funding sources necessary to
878 implement the policies of this Comprehensive Plan, including, as appropriate, the
879 preparation of studies and master plans.

880 **Objective 10: Innovative development regulations.**

881 Encourage ~~the use of innovative land development regulations which may include~~
882 ~~provisions for patterns, including but not limited to planned unit, age-friendly, energy~~
883 ~~efficient developments and other mixed use development techniques, while promoting~~
884 ~~the use of sustainable and resilient construction practices.~~

885 Monitoring and Evaluation: ~~The Village shall evaluate the development environment~~
886 ~~and Land Development Regulations, and adopt Land Development Regulations that~~
887 ~~include effective policies and innovative strategies. This objective shall also be~~
888 ~~measured by implementation of its supporting policy.~~

889 **Policy 10.1:**

890 The Village shall periodically review and consider the recent published literature on
891 “innovative” and best new practices for land development zoning regulations in
892 relation to its own land development regulations and the local and regional
893 development environment, and determine if there are “innovative” techniques
894 including planned unit developments and other mixed use development techniques
895 which, if any, may be suited to the Village and may offer reasonable promise for
896 accomplishing substantive (rather than process) goals and objectives of the Village.

897 **Policy 10.2:**

898 ~~Great~~ The Village shall adopt and implement an age-friendly community initiative.
899 An age-friendly initiative would plan for will allow the Village to become a community
900 for where people of all ages, where older adults in Miami-Dade can stay are able to
901 live active and healthy lives for as long as possible with dignity and enjoyment by
902 creating and adopting long-term policies which affect, through age-supportive
903 community health and development patterns, building design, accessibility to
904 services, and opportunities to stay engaged and to contribute.

905 **Policy 10.3:**

906 The Village shall allow and encourage innovative land use development patterns,
907 including mixed uses at appropriate locations designated in the FLUM, through the
908 provision of bonus density and/or floor area in specific future land use categories,
909 as well as other regulatory incentives to be determined in the Zoning Code, and
910 which may help the Village achieve substantive goals and objectives of the Village.

911 **Policy 10.4:**

912 The Village shall encourage development measures that include climate adaptation
913 and mitigation designs through the Zoning Code.

914 **Policy 10.5:**

915 The Village shall encourage attractive parking design and efficient use of parking.
916 For Main Street, complete a comprehensive parking study and, if appropriate, revise
917 parking standards in the Zoning Code, including consideration of maximum on-site
918 parking requirements, shared and on-street parking incentives and approvals, fee-
919 in-lieu of construction options, parking lot design and connectivity, neighborhood
920 compatibility and new technologies to reduce stormwater and other environmental
921 impacts.

923 **Objective 11: Criteria for school siting and collocation of schools, libraries, parks**
924 **and community centers.**

925 The Village shall allow ~~for~~ public schools to be located on sites designated
926 “Government and Institutionals” and “Mixed Use Residential/Institutional-
927 Neighborhood” on the Future Land Use Map. In addition, the Village shall encourage
928 the collocation of schools, libraries, parks and community centers.

929 **Policy 11.1.**

930 Proposed schools sites shall be consistent with the Village Comprehensive Plan
931 Future Land Use Map, shall be compatible with adjacent land uses, and shall be
932 located away from heavy industry, railroads, and similar land uses to avoid noise,
933 odor, dust, and traffic hazards. Similarly, site planning for schools shall incorporate
934 appropriate landscaping and buffers in order to minimize adverse impacts on
935 adjacent neighborhoods.

936

937 **Objective 12: Future Land Use Map Designations.**

938 In determining the boundaries of any future land use map designation the following
939 rules shall apply:

- 940 A. Boundaries indicated as approximately the centerline of streets, highways, or alleys
941 shall be construed to follow such centerlines;
- 942 B. Boundaries indicated as approximately following platted plot lines shall be
943 construed as following such plot lines;
- 944 C. Whenever any street, alley or other public way is vacated by official action of the
945 ~~Village~~ Council, the future land use designation adjoining each side of such
946 street, alley, or public way shall be automatically extended to the center of such
947 vacation and all area included in the vacation shall then and henceforth be subject
948 to all regulations of the extended designation;
- 949 D. Where the streets or alleys on the ground differ from the streets or alleys as shown
950 on the future land use map, the streets or alleys on the ground shall control;
- 951 E. Boundaries indicated as approximately following Village limits shall be construed
952 as following Village limits;
- 953 F. Boundaries indicated as following railroad lines shall be construed to be midway
954 between the right-of-way lines;
- 955 G. Boundaries indicated as following the centerline of all canals, streams or drainage
956 ways shall be construed to follow such centerline and boundaries indicated as
957 following shore lines shall be construed to follow such shore lines, and in the event
958 of a change in the shore line shall be constructed to move with the actual shore
959 line; and
- 960 H. Distances not specifically indicated on the future land use map shall be determined
961 by the scale of the map.
962

963 **Objective 13: Flood Risk Reduction.**

964 ~~Miami Shores~~ The Village will continue to promote the use of development and
965 redevelopment principles, strategies and engineering solutions contained in the Florida
966 Building Code~~;~~. The Village shall insure consistency and coordination with objectives and
967 policies of the Coastal Management Element and with the Land Development Regulations
968 Zoning Code and the Flood Damage Prevention Ordinance in order to:

- 969 A. reduce the over-all flood risk resulting from or associated with high-tide events,
970 storm surge, flash floods, storm water runoff and the impacts related to sea-level
971 rise.

972 **Policy 13.1:**

973 The Village ~~will~~ shall comply with the requirements of Sec. 163.3178, FS in pre-
974 disaster planning and post-disaster redevelopment activities in order to:

- 975 A. reduce the flood risk in coastal areas resulting from high tide events, storm
976 surge, flash floods, storm water runoff, and related impacts of sea level rise;
- 977 B. reduce potential damage for properties located in FEMA flood zone
978 designations;

- 979 C. be consistent with the flood resistant construction requirements of the Florida
980 Building Code and federal flood plain management regulations;
981 D. if so designated, require construction seaward of the coastal construction line
982 to be consistent with Chapter 161, F.S.;
- 983 E. the Village participates in and supports the National Flood Insurance Program
984 Rating System to reduce the chance of damage from flooding and to achieve
985 flood insurance premium discounts for property owners in ~~Miami Shores~~ the
986 Village, and the Village encourages other municipalities to join for the same
987 benefits.

988 **Policy 13.2:**

989 Require that first floor elevations be constructed at FEMA's required minimum flood
990 elevation at mean low tide to allow maximum protection during flood conditions.

991
992

993
994

995

996

APPENDIX A

997

COMPREHENSIVE PLAN MAP SERIES

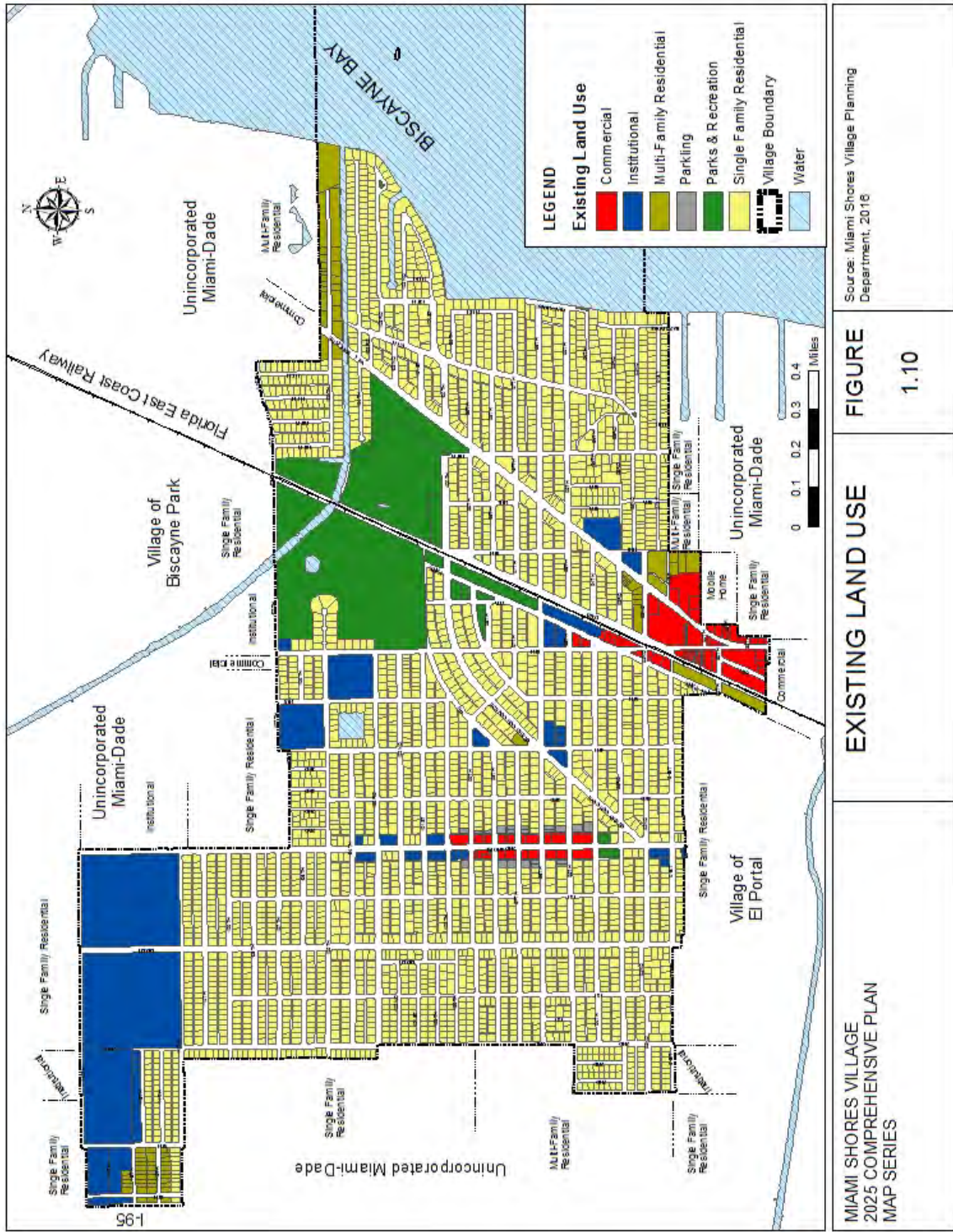
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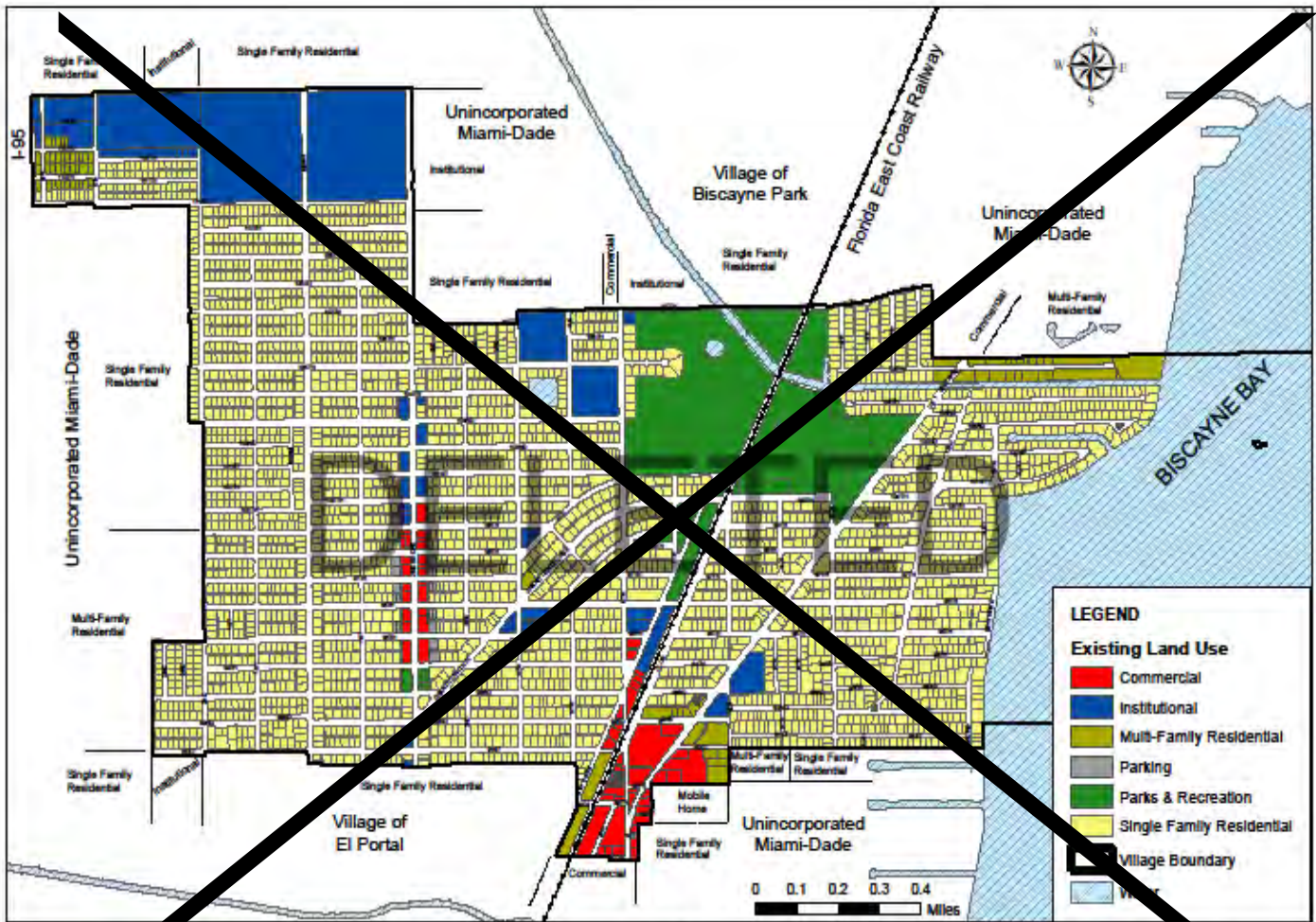
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MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

FUTURE LAND USE

FIGURE

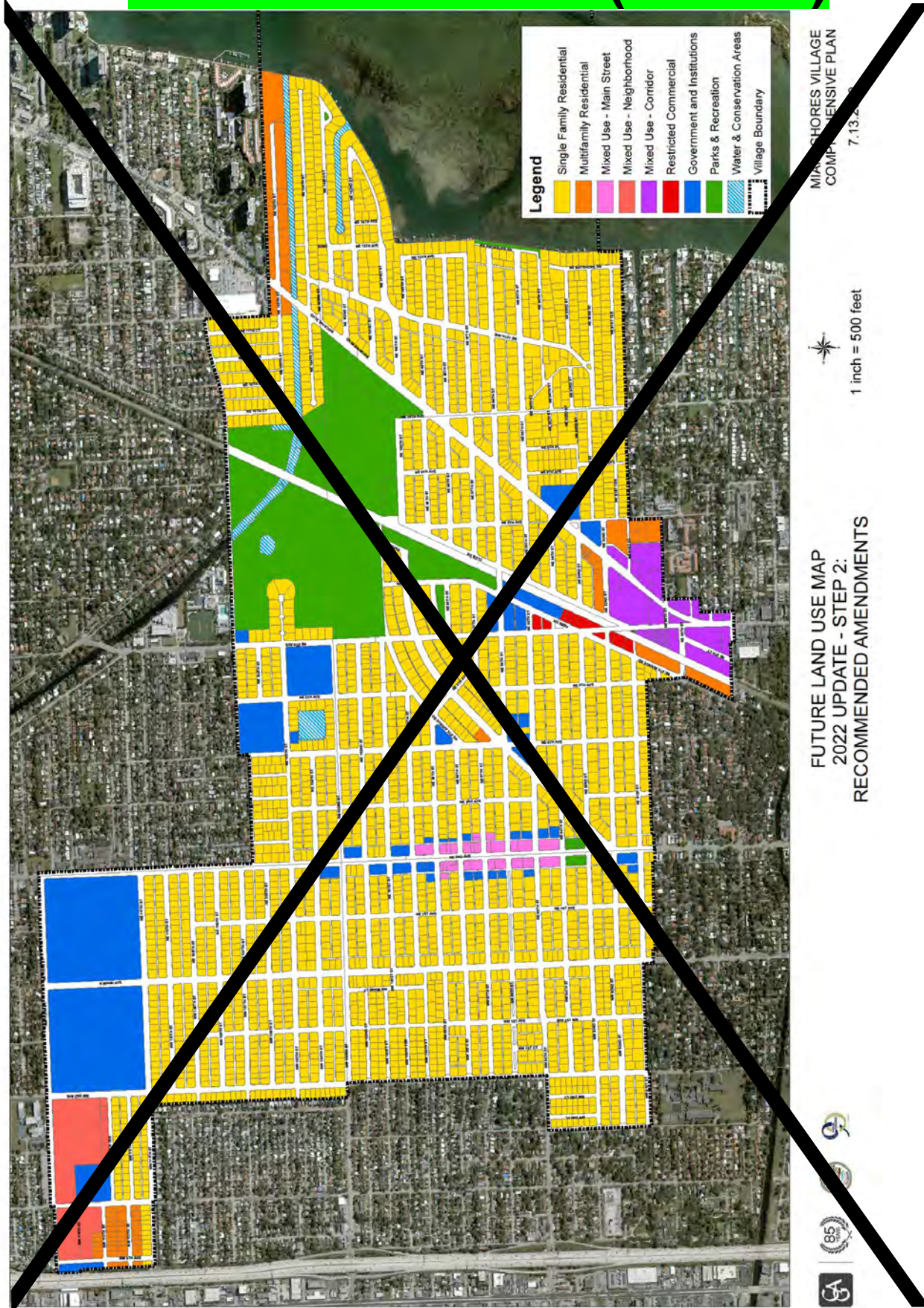
Source: Miami Shores Village Planning
Department, 2018

1.10

1004

1005

DELETED DRAFT (7/13/22)



DELETED DRAFT (7/15/22)



FUTURE LAND USE MAP 2022 UPDATE:
RECOMMENDED AMENDMENTS

MIAMI SHORES VILLAGE
COMPREHENSIVE PLAN



DELETED DRAFT (10/07/22)



MIAMI SHORES VILLAGE
COMPREHENSIVE PLAN

Date: 8/19/2022



1 inch = 500 feet

FUTURE LAND USE MAP 2022 UPDATE:
RECOMMENDED AMENDMENTS





MIAMI SHORES VILLAGE
COMPREHENSIVE PLAN

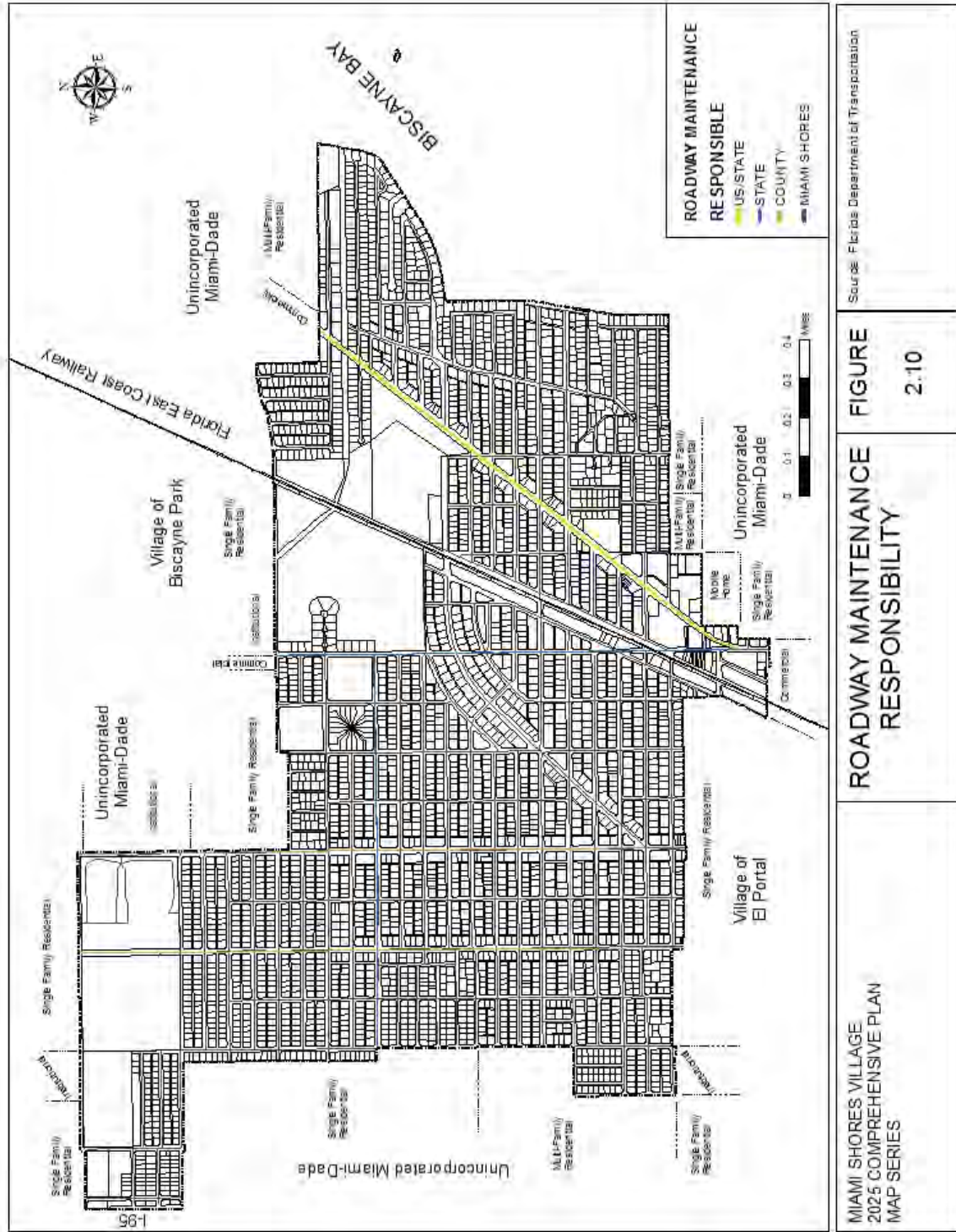
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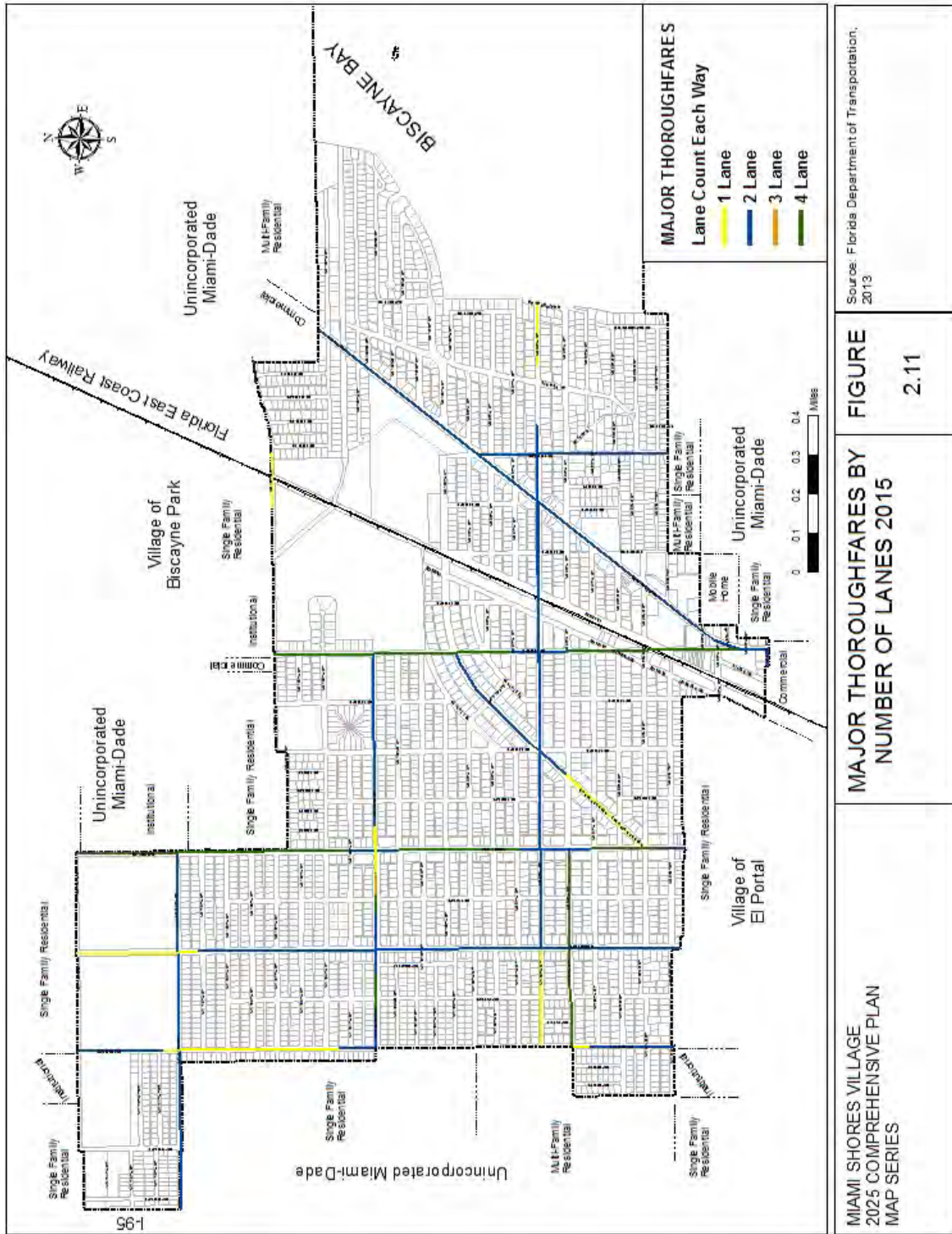


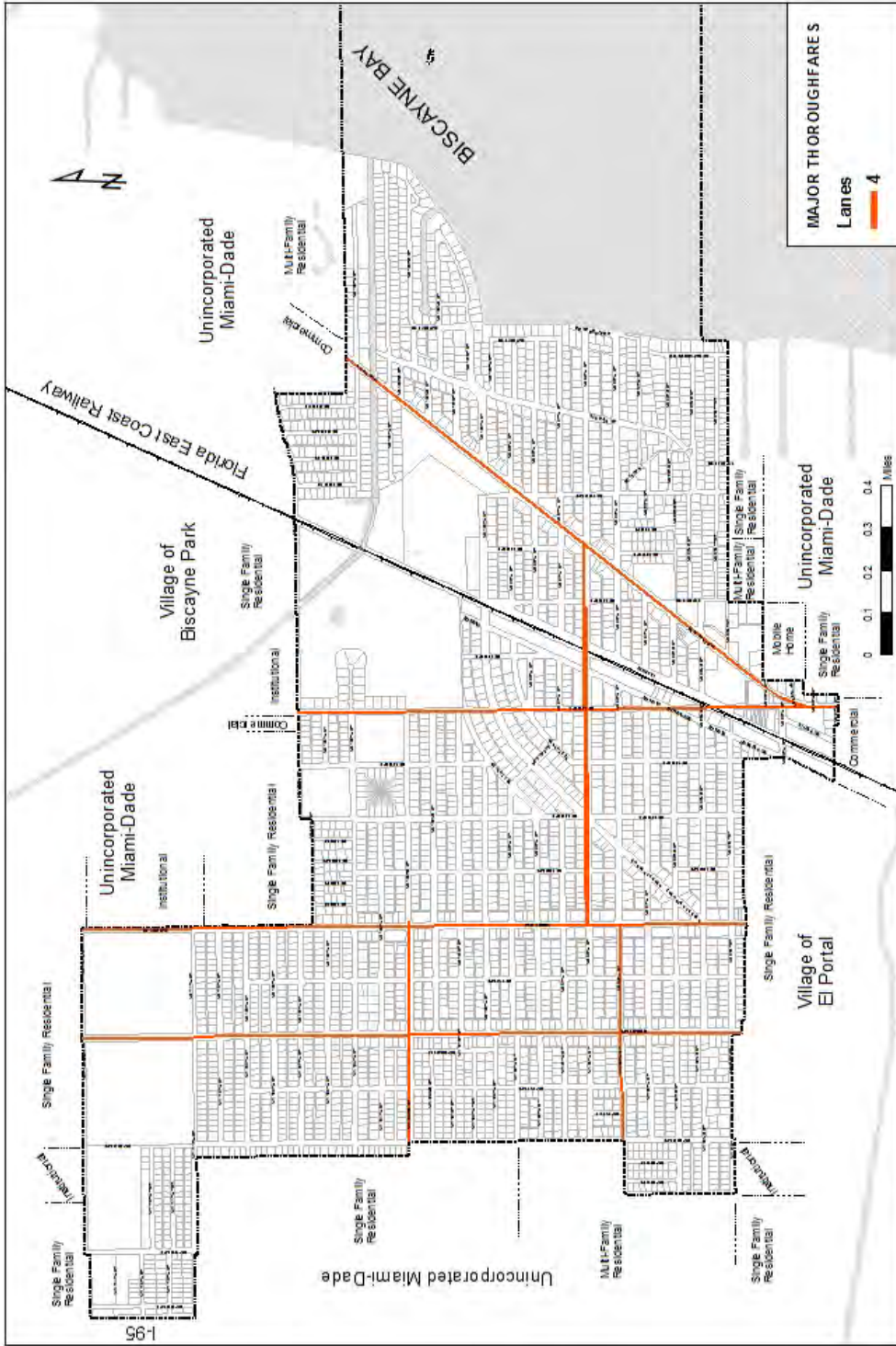
1 inch = 500 feet

FUTURE LAND USE MAP 2022 UPDATE:
RECOMMENDED AMENDMENTS









MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

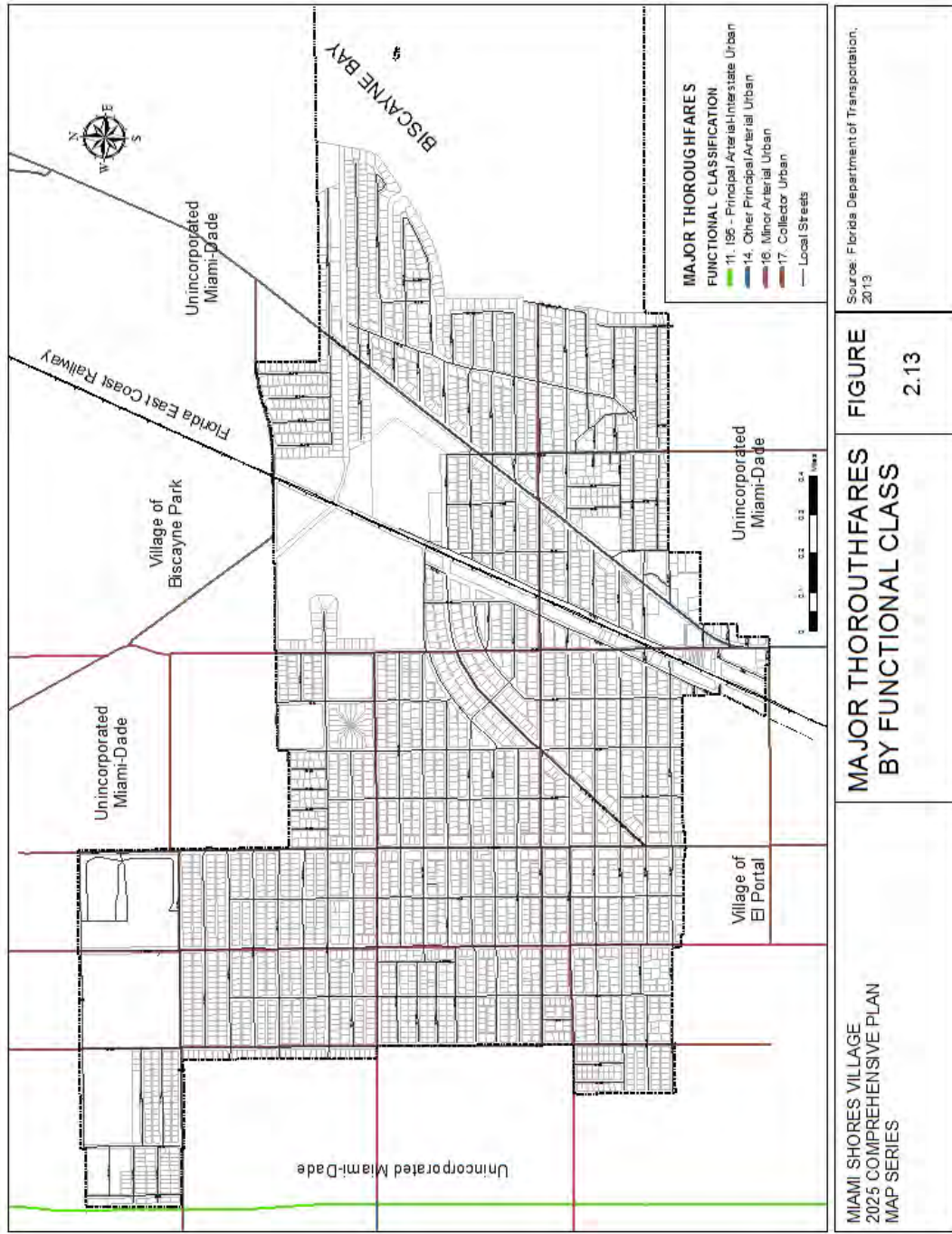
**MAJOR THOROUGHFARES BY
NUMBER OF LANES (2030)**

FIGURE 2.12

Sources: Miami-Dade Long Range Transportation Plan, 2006
Miami-Dade Comprehensive Development Master Plan, 2013

1019

1020



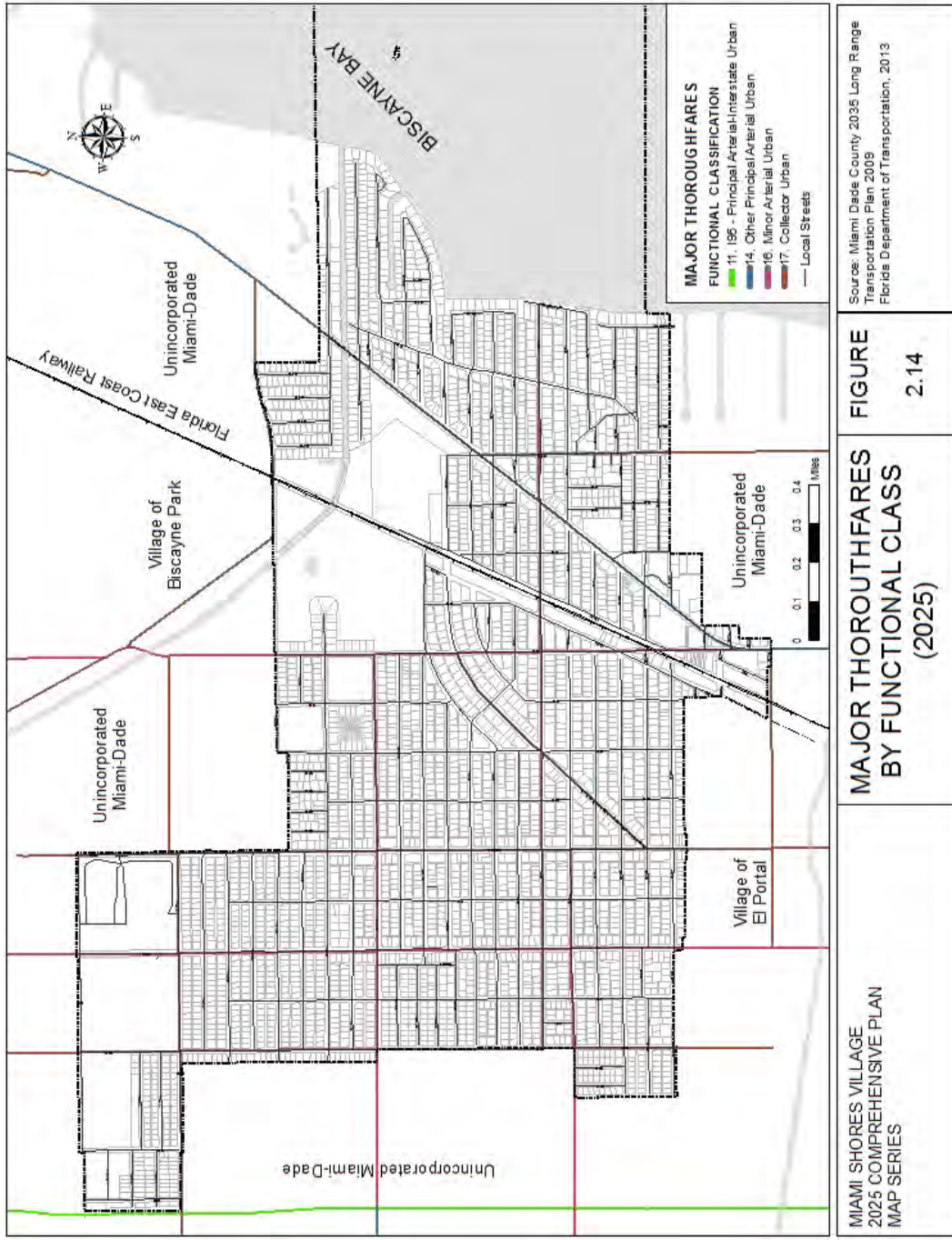
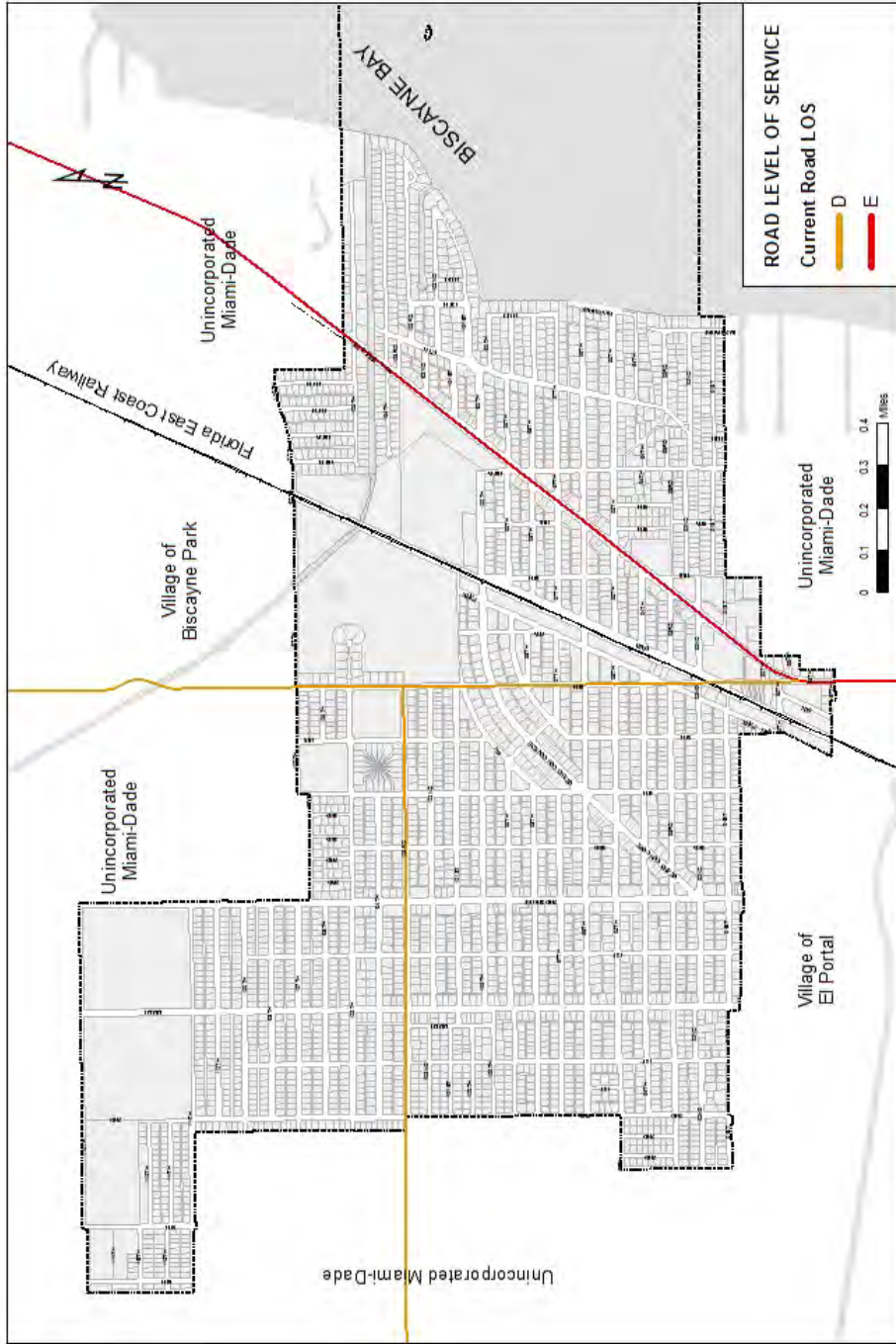


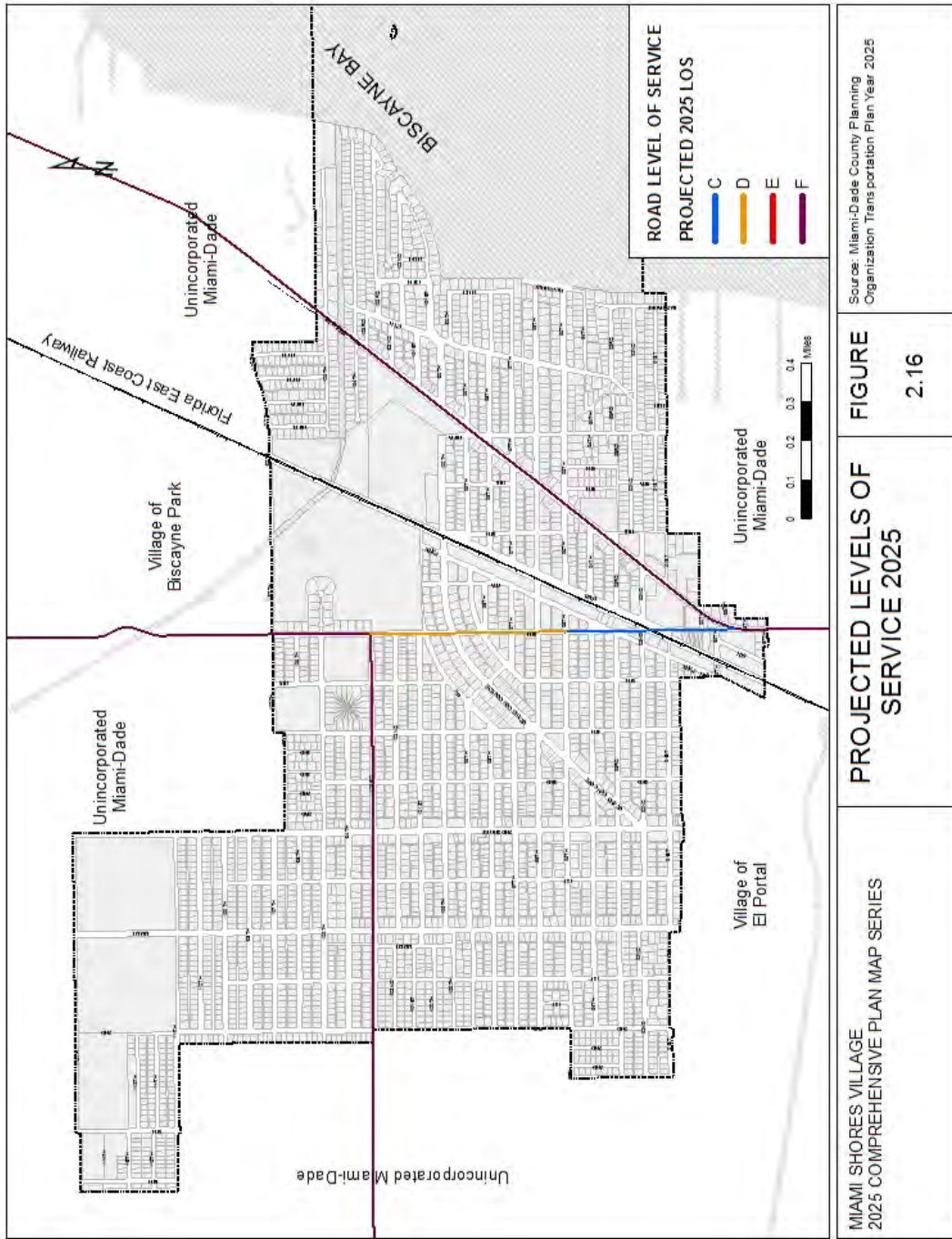
FIGURE 2.14

MAJOR THOROUGHFARES BY FUNCTIONAL CLASS (2025)

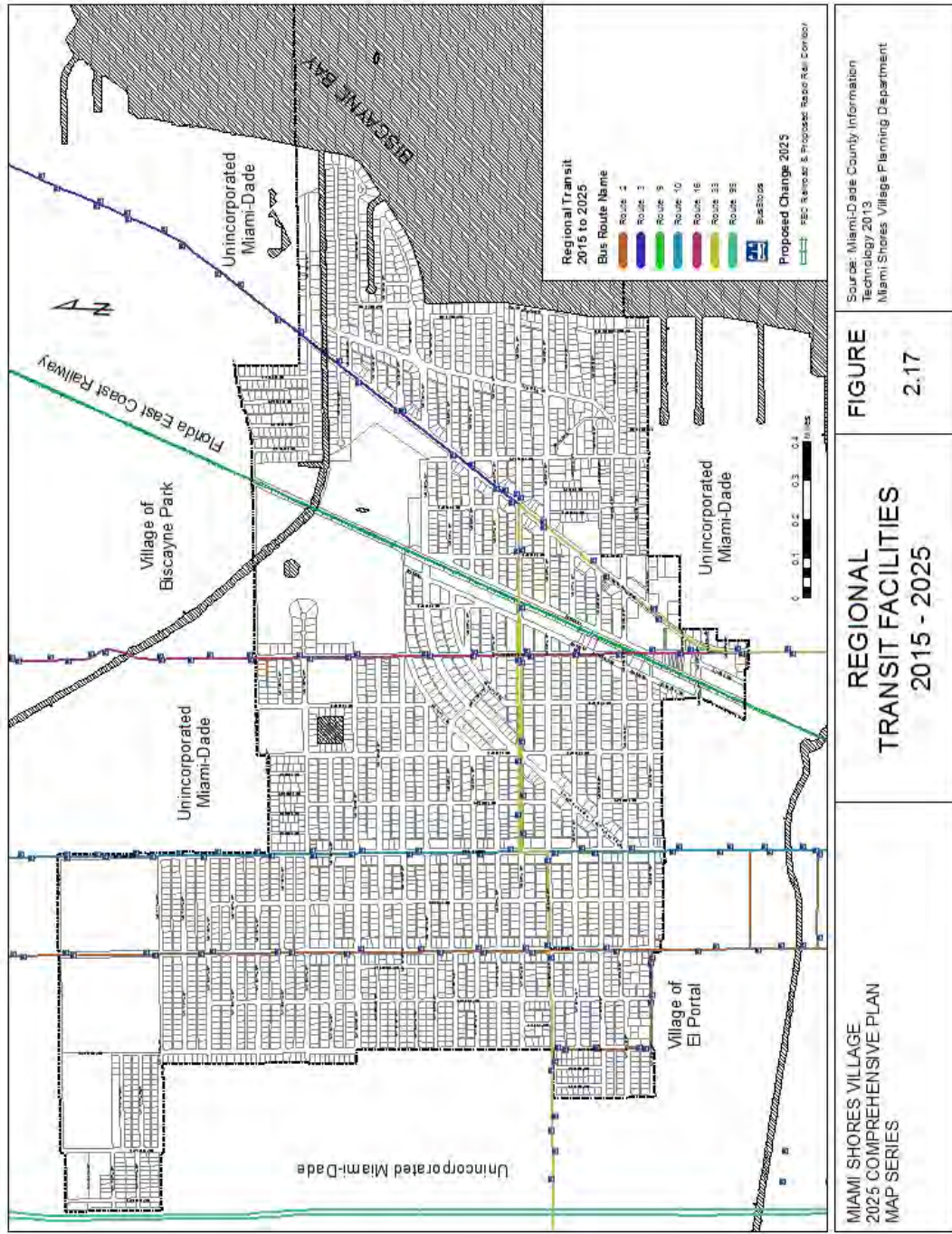
MIAMI SHORES VILLAGE 2025 COMPREHENSIVE PLAN MAP SERIES

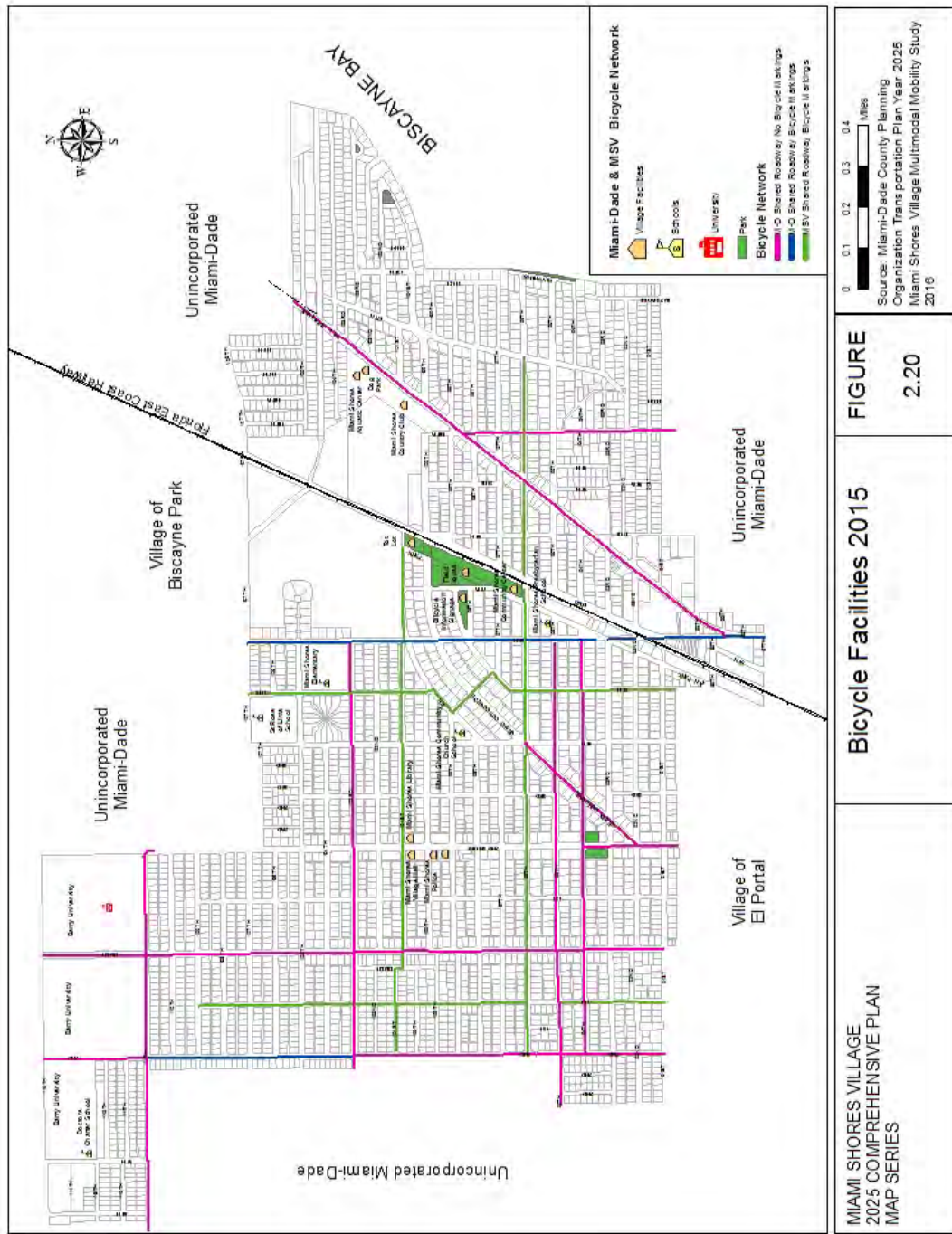


MIAMI SHORES VILLAGE 2025 COMPREHENSIVE PLAN MAP SERIES	2015 ROAD LEVEL OF SERVICE	FIGURE 2.15	Source: Miami-Dade County Planning Organization Transportation Plan Year 2025
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1030
1031



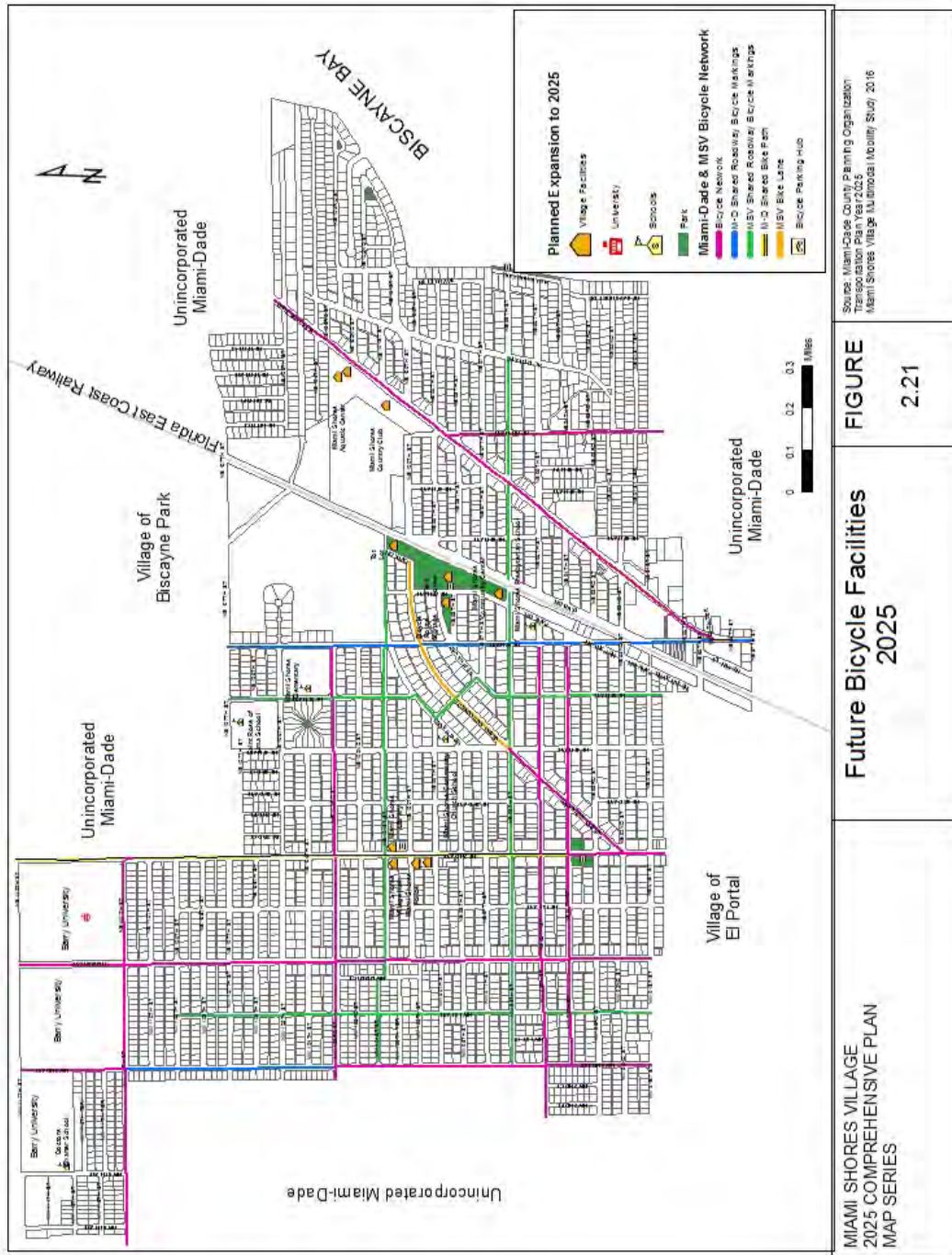


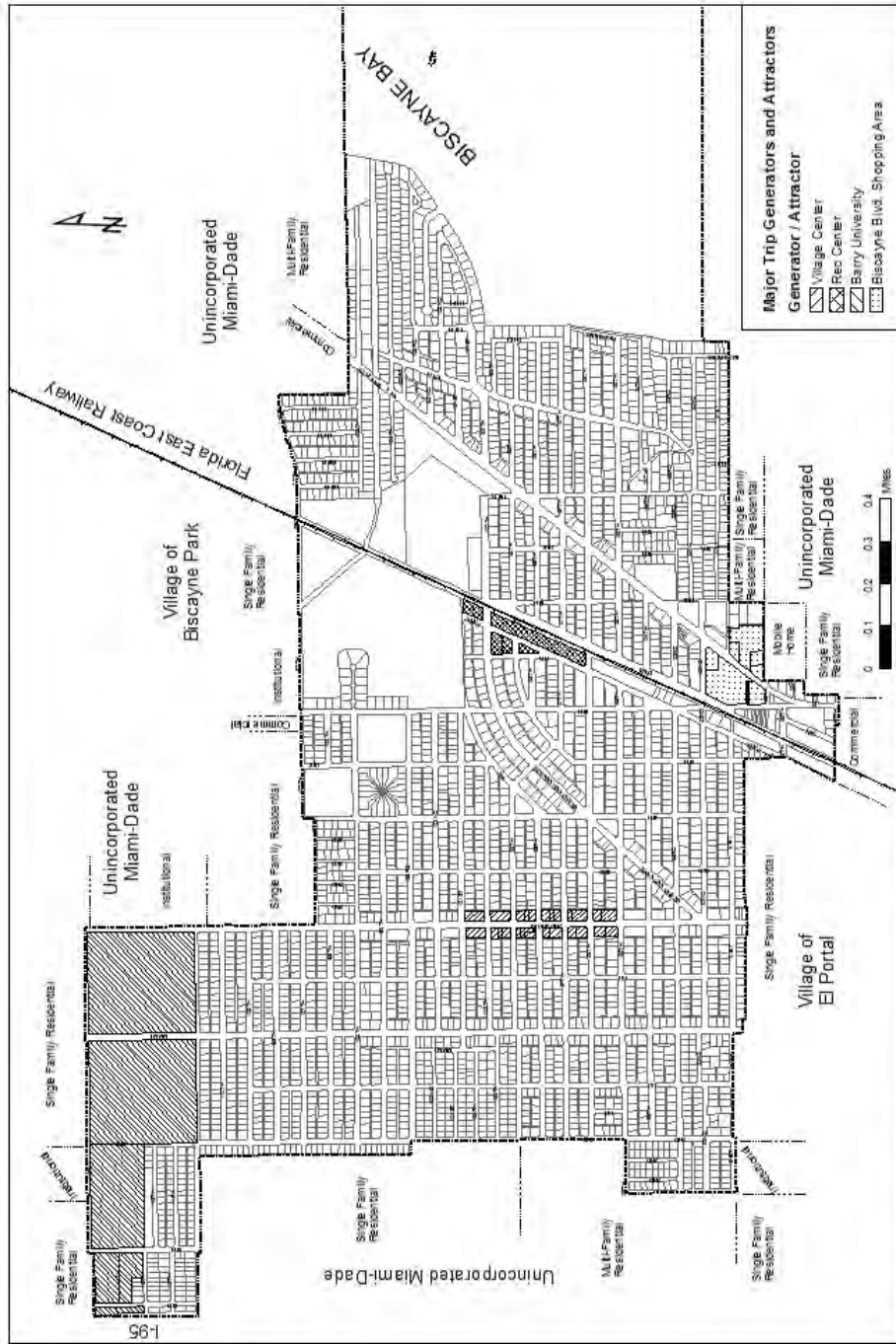
MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

Bicycle Facilities 2015

FIGURE

2.20



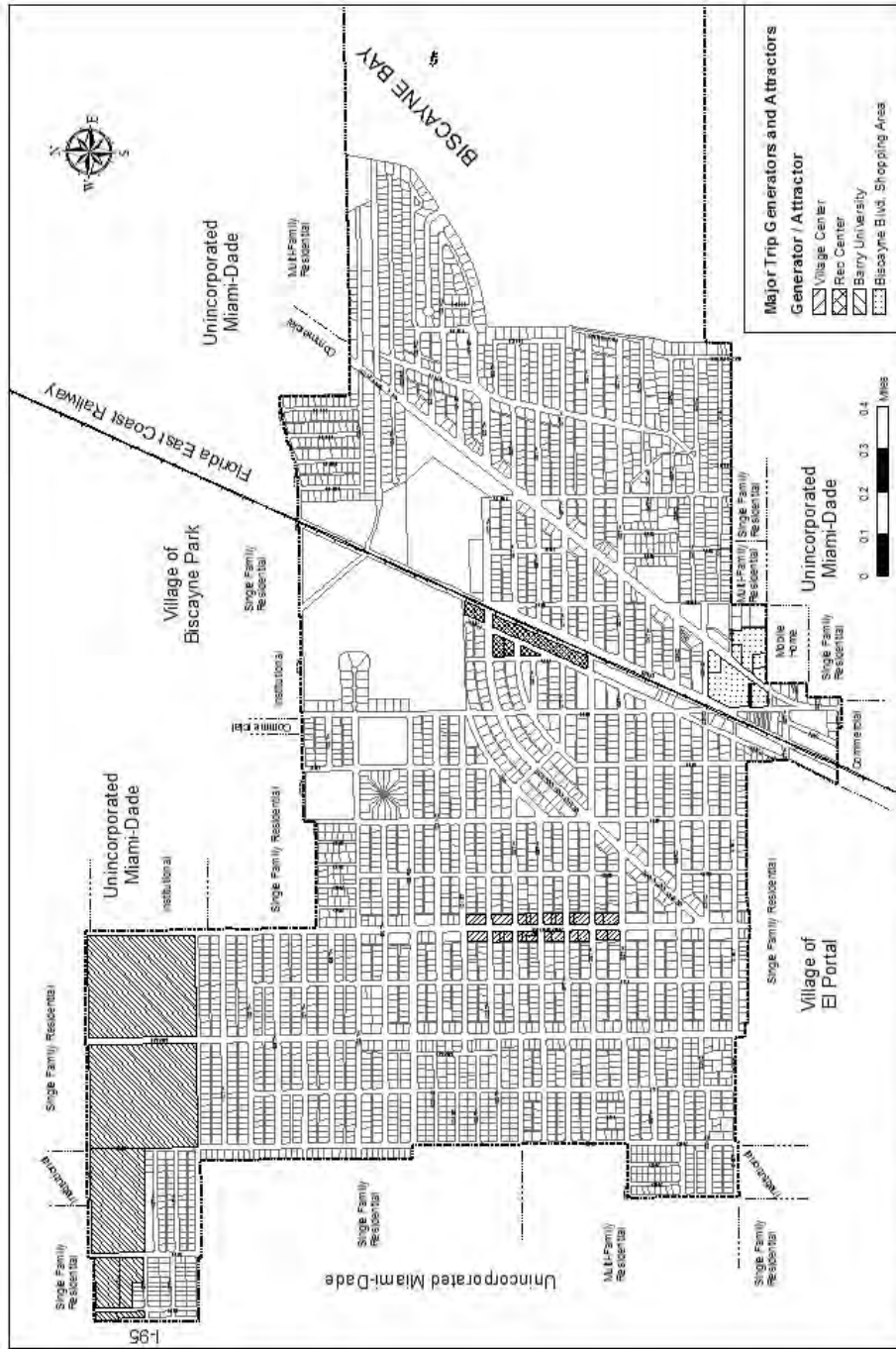


MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

MAJOR TRIP GENERATORS
AND ATTRACTORS
2015

FIGURE
2.30

Source: Miami Shores Village Planning Department 2016

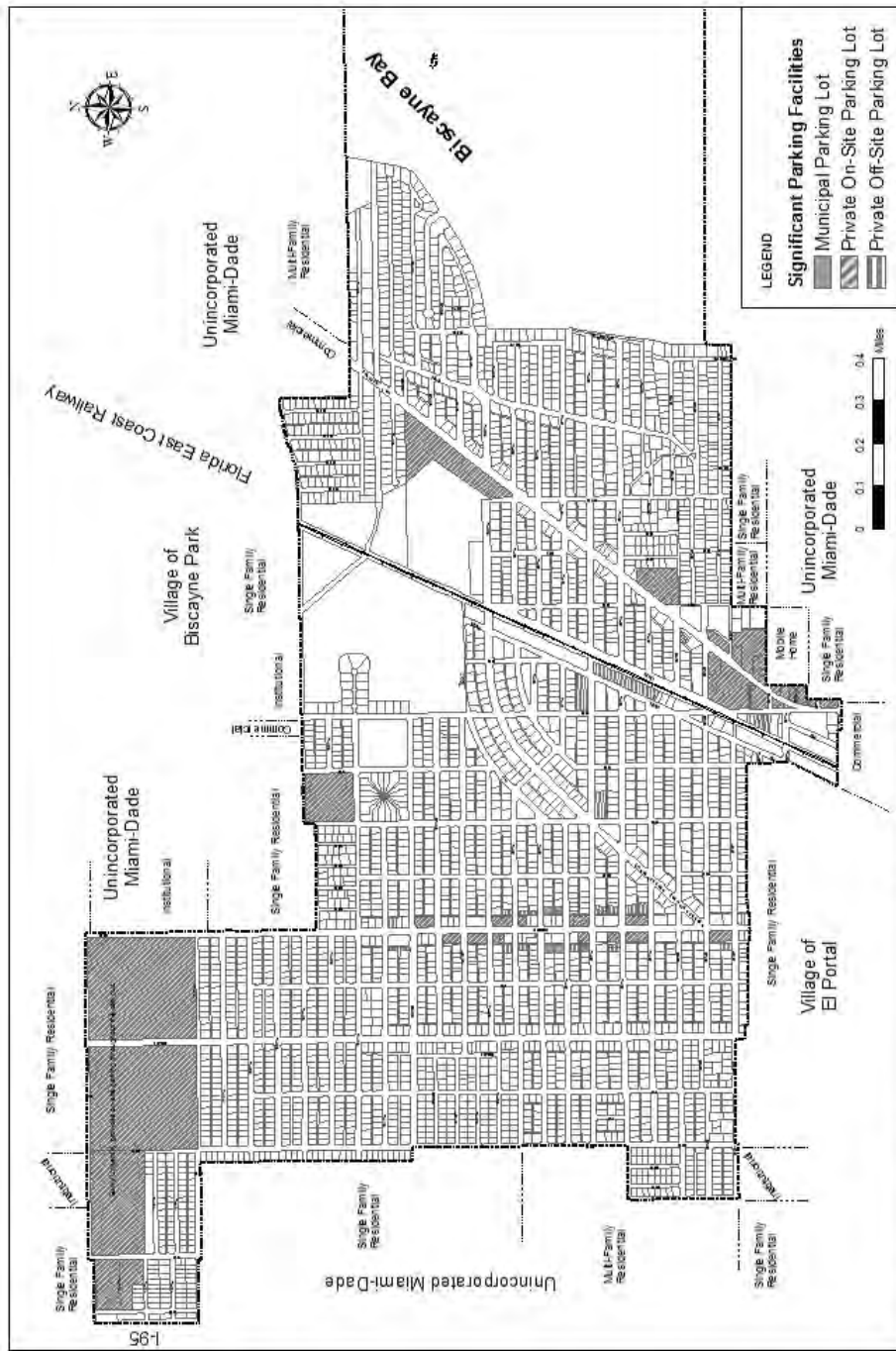


MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

MAJOR TRIP GENERATORS
AND ATTRACTORS
2025

FIGURE
2.31

Source: Miami Shores Village Planning Department, 2016

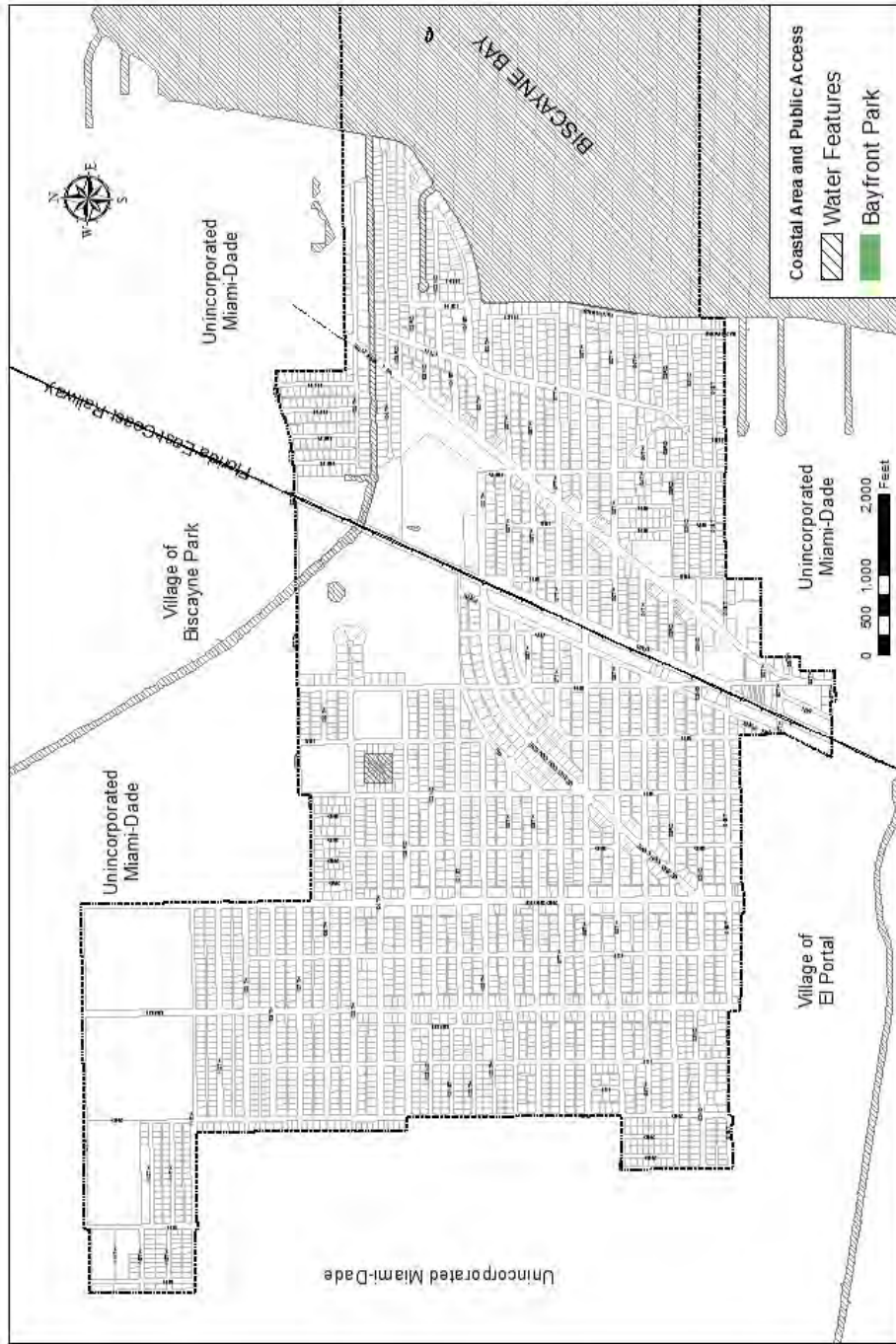


Source: Miami Shores Village Planning Department, 2016

FIGURE
2.40

SIGNIFICANT PARKING FACILITIES

MIAMI SHORES VILLAGE
 2025 COMPREHENSIVE PLAN
 MAP SERIES

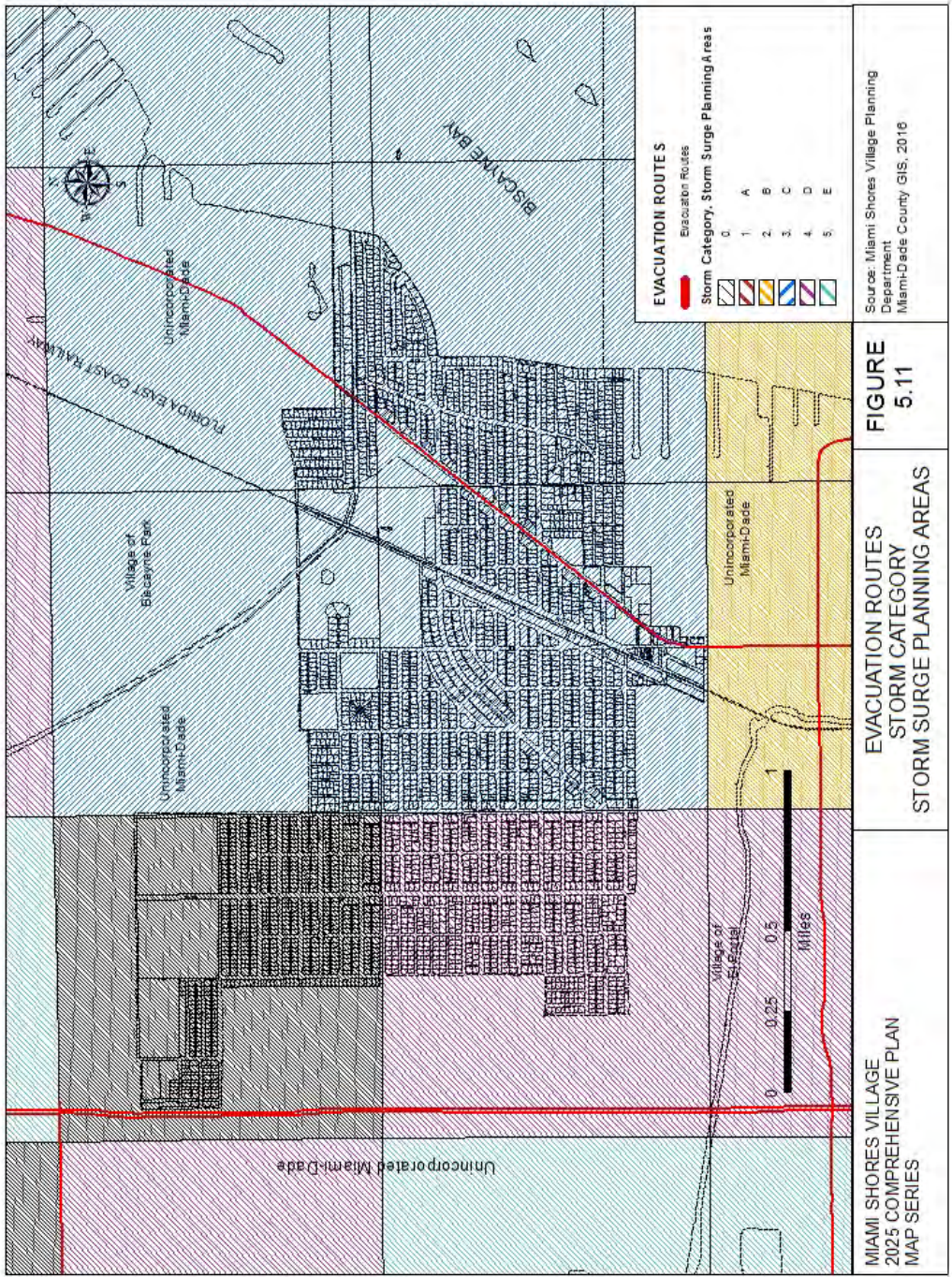


MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

**COASTAL AREA AND PUBLIC
ACCESS TO BISCAYNE BAY
2015-2025**

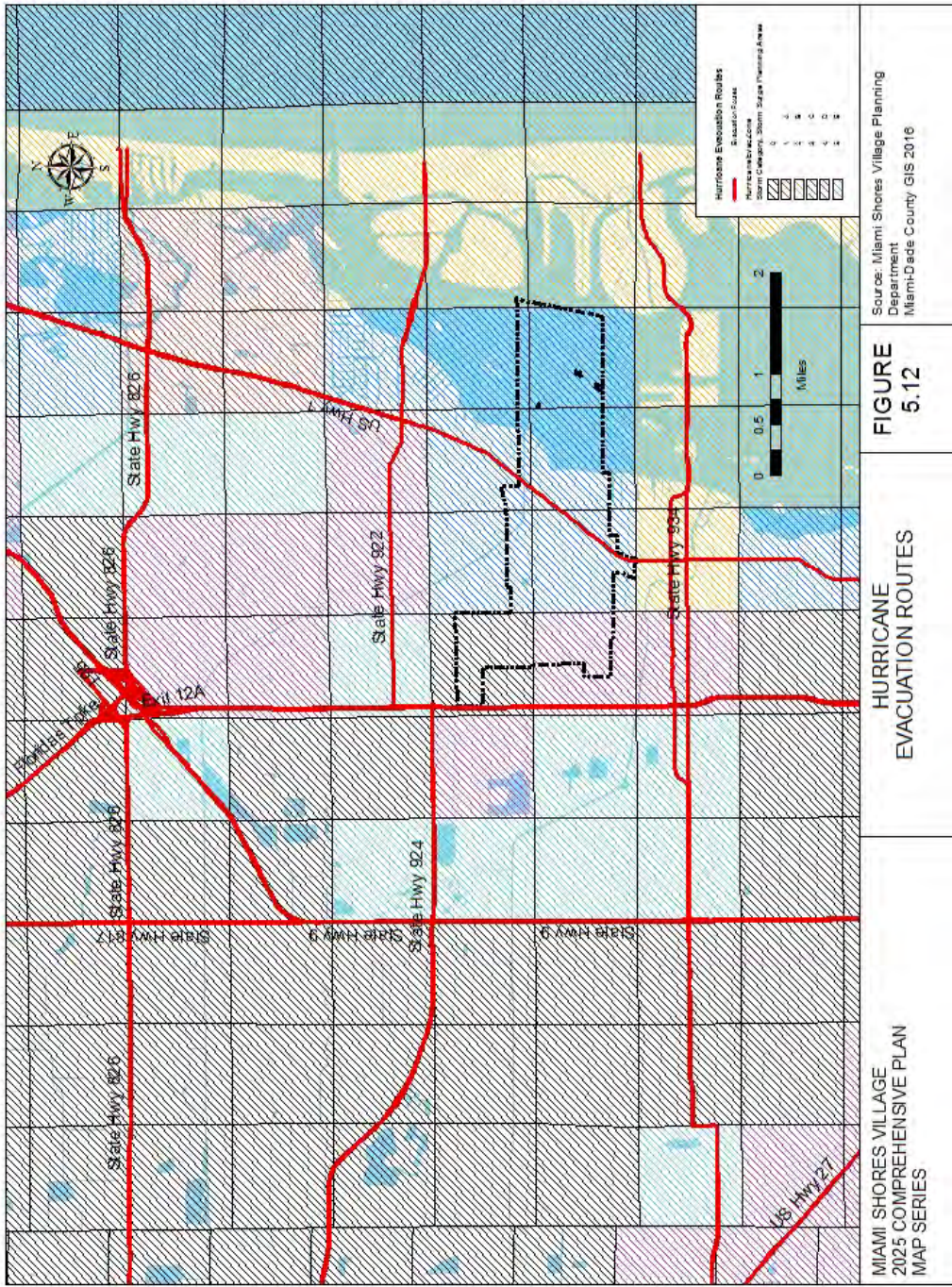
**FIGURE
5.10**

Source: Miami Shores Planning Department, 2016
No changes anticipated to 2025



**FIGURE
5.11**

**EVACUATION ROUTES
STORM SURGE PLANNING AREAS**



MIAMI SHORES VILLAGE - PUBLIC HEARING MEETING SIGNING SHEET

DATE: NOVEMBER 14, 2022

TIME: 6:30 PM

COMPREHENSIVE PLAN AMENDMENTS - FIRST READING ORDINANCE

NAME	ADDRESS	EMAIL	PHONE NUMBER
MANN LOU HADGITHA	10627 N BLOCT	MANNLOU@GMAIL.COM	305-927-8539
Bill & Tanya Davis	872 E 100th		
Edwina B. Davis			

Special Meeting- Comprehensive Plan (Ordinance on First Reading)

Meeting Time: 12-14-22 18:30

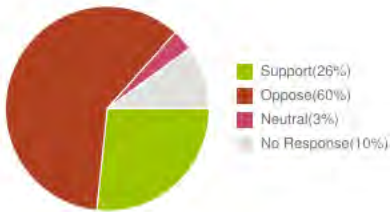
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Special Meeting- Comprehensive Plan (Ordinance on First Reading)	12-14-22 18:30	6	30	8	18	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Special Meeting- Comprehensive Plan (Ordinance on First Reading)

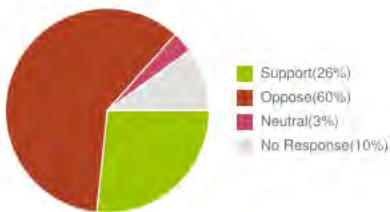
12-14-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
4.A) AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (STAFF: PLANNING & ZONING DIRECTOR).	30	8	18	1

Sentiments for All Agenda Items

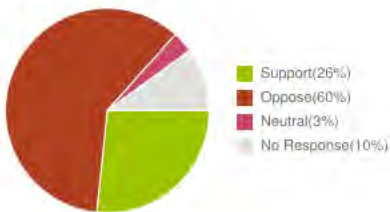
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 4.A) AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (STAFF: PLANNING & ZONING DIRECTOR).

Overall Sentiment



Guest User

Location:

Submitted At: 3:29pm 12-14-22

Please give serious consider to the Voice of the majority of residents as expressed at multiple meetings and vote not to the proposed plan.

Cathleen Charles

John R Van Beekum

Location:

Submitted At: 3:13pm 12-14-22

I oppose the proposed amendment to the Village's existing 2025 Comprehensive Plan and ask our Village Councilmembers to vote NO as well, if for no other reason than to respect the voices and the signatures of our residents being raised to put on the brakes, regroup and put forth a more reasonable, moderate amendment next year.

Jade Ocean Moran

Location:

Submitted At: 3:01pm 12-14-22

Miami shores is such a unique gem. Changing the entire course of the village would be a disservice to everyone. This village is what other villages/ towns wish they could be.

We need more of what we have not less.

Please take this into account as we are all raising the next generation right here in our backyard. We want this to be a better future for our children and hopefully their children too.

Keep Miami Shores A Village Not a City!!!!

John Dunlap

Location:

Submitted At: 3:01pm 12-14-22

The community has spoken very clearly regarding the density increases that are proposed by the council and it is clearly a resounding no. Through my attendance either in person or online i have estimated at minimum 95% of attendees have opposed the changes. To ignore the communities concerns regarding the proposed density changes would be irresponsible and contrary to what the council is elected to do which is represent and listen to the community. In my opinion at this point if a council member votes for this plan it can only be surmised that the council member is either operating for a special interest group or for their own personal interest. These changes are overwhelmingly opposed by the community. Please vote no to continue to support the community that you were elected to represent. Thank you,

Roxana Santamaria

Location:

Submitted At: 2:58pm 12-14-22

We are a small beautiful historic village and big money interests want it ruined for their own purposes. The people of this village don't want more taxes, more traffic, and more issues that are the terrible reality of most cities. High population densities create problems. We Don't Want Those Issues Here!!

Nora Olasso

Location:

Submitted At: 2:57pm 12-14-22

I'm speaking on the comp plan.

Need to start by stating that:

I'm not against growth

I'm not against improvement

I'm not against rentals

I'm not some sort of an old fashion rigid legacy owner

I'm not part of a militant, angry mob or elite minority

Nor have I, or do I intend, to offend or antagonize anyone on the board or my neighbors. I'm just a worried owner of a home here. Not a house a home.

With that said...safeguarding the quality of life for my family and that of my neighbors fuels me tonight.

For clarity, I have carefully read the comp plan drafts, I have attended all session including a few from Barry and do understand some changes need to be made for correction and compliance sake. However, I believe this

board should respect the fact we are not all in agreement with the current proposal. A reasonable compromise was discussed and presented at the recent workshop by a large audience of involved residents. If the board does not agree with it, then they should make minimal changes to reach state compliance and then strive to become the leaders of facilitating a future vision, one which would uphold communal quality of life as paramount.

I also stand here to request that any changes allowing for the possibility of accelerated growth, specially those with impact on our communal resources, be first backed by solid, forecasting of verifiable, empirical evidence, rather than pushing that responsibility down the line. Also, the considerations should take into account the growth of adjacent areas.

Please vote against passing the plan as written today, because in my view it would allow for an irresponsibly aggressive density growth which would benefit few and be detrimental to most.

Guest User

Location:

Submitted At: 2:51pm 12-14-22

Richard Fernandez

The council has heard from the majority of residents responding in opposition to the proposed wholesale changes that will impact the entire community. Resident opposition has been large and consistent. Filling council chambers and the community center repeatedly to overflowing. The largest outpouring that I can remember ..ever. Over the decades, where are the damages caused by the limited inconsistencies in our mostly built out community? However, consider the damage to thousands of residents quality, of life and property values. It will be substantial, widespread and hard to turn around. Even the next door neighbor Biscayne Park Council has come out voicing concerns. over two differently elected bodies --- in writing. What is the rush? Why were standard bidding processes over ridden? The original directions were to fix minor inconsistencies in the comp plan. Suddenly, the whole process explodes with consultants, additional staff and new Village attorneys who are tepid in their advocacy for the benefit of the residents and property owners. How much has been the fee cost to date? Key staff and consultants come from a background of pro-development., most know each other prior to employment here. Barry, who does not pay taxes and benefits from being in Miami Shores, now has apparently come upon hard times and wants to sell property that has long been zoned and built upon consistent with the existent comp plan and zoning code. They imply legal action. They have a reasonable use of the property and were part of the process that resulted in the current zoning. Lennar, one of the largest builders in the country, is reported to have a contract to acquire the property. So really the benefit of changes will accrue to a developer for profit. And in my opinion we will see a long line of additional changes being petitioned for by that developer. This is not about about a benevolent non-profit charitable Barry University. Here's a thought, make public the purchase contract. Do a straw ballot in April and see what the community is really thinking. Yet, council who may be listening is apparently not comprehending the negative side that will affect the approximate 11,000 residents. We have too many council persons who are lobbyists or act as advocates for developers. They have lost their way or are looking at their futures in the consultant lobbying world.

Guest User

Location:

Submitted At: 2:40pm 12-14-22

abuse they've been subjected to in this procedd by the naysayers and their leaders in the Legacy bunch. No amount of salary, no profession, is sufficient to, in any way, compensate for that abuse.

I hope that in time, when tempers settled these bad actors will notice their behavior and recover their sense of shame. Till then we must proceed forward for the good of our community, knowing that their given right to discriminate has its limits.

Thank you for your time.

Raul Guerra

Location:

Submitted At: 2:40pm 12-14-22

As a native in a city of transplants, I often find myself lamenting the loss of old buildings or trees that I'd presumed would always just be there. Occasionally, the sense of loss extends beyond any specific building, tree, or object,

& extends to what seems like an entire lost city.

Old bohemian Coconut Grove was a magical place. I remember the old cottages nestled into lush sub-tropical foliage with towering canopies above, growing as tall as hurricanes would permit. I remember the feel of the place. The smell of the blooms in the evenings. The bohemians, and I thank them for the King Mango Strut they bequeathed us

Today, the Grove has lost that sense of place. Tiny lot McMansions, the razing of the tree canopy, & the over-development of its main street has made many people many dollars, but the Grove community & the greater Miami community are incalculably poorer for it.

I fear Miami Shores is next.

Miami is growing, and there is a shortage of affordable housing, but destroying the character of one of the last remaining historical villages along Biscayne Bay is not the way to remedy that problem. Greater Miami needs more density AND more historical preservation. These two concepts are not mutually exclusive.

Most, if not all, residents agree that some development downtown is welcome if it isn't at the expense of the very essence of what makes Miami Shores Village charming & unique. We want a more vibrant downtown & a nominal density increase in the service of that vibrancy would be a good thing.

The Lennar project is particularly worrisome. The 3, 4, & 5-story apartment buildings in the style of Lennar, within the village are mutually exclusive with the sense of place found in Miami Shores & absent from almost every other locale in South Florida. The proposed changes are one more step in the direction of MSV becoming just another facsimile.

The desire to preserve the nature and character of Miami Shores is not elitist or racist as some would claim. The love of trees, small-town charm, green spaces, and historical architecture is not the domain of any one race, religion, or creed. Claims to the contrary are red herrings.

The proposed changes imperil the beauty and idyll of Miami Shores. I urge the council to preserve the charm and unique character of the village: correct the comp plan errors today and disallow the proposed changes.

Guest User

Location:

Submitted At: 2:36pm 12-14-22

My name is Tuyen Tieu at 10634 NE 11th Ave. I have always wanted a vibrant downtown, but I truly believe that adding density by allowing large condos is NOT the way to do it. I think that we should try these first before uprooting the comp plan beyond just the fixes.

1. We can turn Memorial Park and Optimist Park into a vibrant park by connecting the two with a safe walkway across 2nd Ave that forces drivers to slow down. We can add playgrounds, paths, a skatepark, a gathering area, picnic benches, beautiful landscaping and butterfly gardens. Make the parks a desirable place to visit so that we can get more foot traffic there.
2. Let's beautify downtown with tall palm trees and other native trees, better landscaping and add more lighting. Work with landowners and help them re-envision an updated and more cohesive look so it's more attractive for people to walk around. Restrict first floor to commercial use only.
3. Offer some community center activities in the downtown spaces to get more residents and others participating in these activities into our downtown area. That will bring in foot traffic EVERYDAY after school. Senior activities can be offered at the Catholic charities building to get more residents in the daytime.

In addition to downtown revitalization, we need to think about where we can save money. At the moment, our aquatic center is losing us hundreds of thousands of dollars a year in tax payer money. We need to re-envision that space as well and make it profitable for our tax base. Mr. Marinberg campaigned on turning this area into a community space and a gathering place for families. I loved this idea and would love to see something be done

to turn this into a viable area.

Lastly, speaking on behalf of all the residents in Miami Shores Estates, we truly do not want to turn the 105th St property into a commercial lot. We love our neighborhood as it is with the current multi family zoning. Our neighborhood suffers the most from flooding than any other neighborhood in Miami Shores and my biggest concern is the off-waste that will come into our neighborhood during storms. We appreciate that the gas station is no longer on the table and hope you will side with us on keeping the current zoning as multi family residential.

Thank you for your time and energy into this matter.

Guest User

Location:

Submitted At: 2:34pm 12-14-22

The council has heard from the vast majority of residents responding in opposition to the proposed wholesale changes that will impact the entire community. Resident opposition has been large and consistent. Filling council chambers and the community center repeatedly to overflowing. The largest outpouring that I can remember ..ever. Over the decades, where are the damages caused by the limited inconsistencies in our mostly built out community? However, consider the damage to thousands of residents quality, of life and property values. It will be substantial, widespread and hard to turn around. Even the next door neighbor Biscayne Park Council has come out voicing concerns. over two differently elected bodies --- in writing. What is the rush? Why were standard bidding processes overridden? The original directions were to fix minor inconsistencies in the comp plan. Suddenly, the whole process explodes with consultants, additional staff and new Village attorneys who are tepid in their advocacy for the benefit of the residents and property owners. How much has been the fee cost to date? Key staff and consultants come from a background of pro-development., most know each other prior to employment here. Barry, who does not pay taxes and benefits from being in Miami Shores, now has apparently come upon hard times and wants to sell property that has long been zoned and built upon consistent with the existent comp plan and zoning code. They imply legal action. They have a reasonable use of the property and were part of the process that resulted in the current zoning. Lennar, one of the largest builders in the country, is reported to have a contract to acquire the property. So really the benefit of changes will accrue to a developer for profit. And in my opinion we will see a long line of additional changes being petitioned for by that developer. This is not about about a benevolent non-profit charitable Barry University. Here's a thought, make public the purchase contract. Do a straw ballot in April and see what the community is really thinking. Yet, council who may be listening is apparently not comprehending the negative side that will affect the approximate 11,000 residents. We have too many council persons who are lobbyists or act as advocates for developers. They have lost their way or are looking at their futures in the consultant lobbying world.

Guest User

Location:

Submitted At: 2:33pm 12-14-22

The lack of transparency from the beginning of this proposed project and the obfuscation of obvious concerns by both the city council and the principals of Barry University i.e. that the proposed housing would be affordable for the university community, is an indication that something is awry in the projected plans and its inception. Are there conflicts of interest? It would appear so and if there is any semblance of such by anyone on the Barry board or the city council, they should reclude themselves from these negotiations and voting. With Financial profit being of the essence of the ambitions of the developer and the university, it should be taken into deep consideration the financial burden that will be assumed by levies and taxes upon the residents of Miami Shores. Inevitably increased taxes will affect everybody in the community, though ironically the largest landowner, the university, pays no taxes.

Guest User

Location:

Submitted At: 2:26pm 12-14-22

I strongly oppose multi family homes being built in Miami Shores!! I strongly oppose all of the Comprehensive Plan. We pay enough in taxes without adding more by increasing population which would affect infra-structure, police and fire department, etc. We bought, as most people, in Miami Shores because it was a single family community. City officials need to think of the existing residents and not padding their pockets!! All Miami Shores residents should say NO to Comprehensive Plan!!!

Sharon Smaldone
Miami Shores resident

Nicole Hedmark

Location:
Submitted At: 2:06pm 12-14-22

The density proposed for the Barry property is too high. The amendment on the table allows for 1,246 new dwellings, which is nearly 4,000 new residents. That's a 32% increase in population. And this increase is supposed to come with no data to show how we can maintain services for the influx. Florida statute MANDATES comp plan amendments be based on analysis. This is not.

I would like to see development. I think we can agree we want more shops and restaurants downtown. But we need to be smart about it. We need to preserve the large lots, low density, and shaded residential streets. Specifically, we need to prevent developments like Lennar's. We need to SAY NO to this amendment, and instead pass one with low density. Lennar can then request a small scale amendment. That will give us the power to negotiate for community facilities we can all enjoy. We can negotiate for a park.

The argument that Lennar can't build with a low-density designation is bogus. The company builds single family homes all the time. And the threat of a lawsuit if we don't pass this should not decide this matter. Do not be strong-armed. Do not sacrifice the beauty of our village. Be smart. Be strategic. Be aware of what's at stake. Please. Vote no on this version. And let's work on a strategy for the future.

Janet Davis

Location:
Submitted At: 2:01pm 12-14-22

I support what the community has said repeatedly to our elected representatives: The Council offers no justification for increasing population in our small village other than being pro-development. The consultant's Comp Plan far exceeds what the State required to fix errors and to address coastal hazard mitigation, yet at the same time refuses to address traffic and other community impacts because the State does not require this. Attempts to involve the community first relied on catch phrases such as "vibrant downtown" rather than "4-story downtown without parking buffer zones". The facilitator of the most recent event concluded that participants were not fully representative of the entire MSV community despite the Council's effort to provide a forum. The best way to let the community speak is to let residents vote for 3 Council members in 4 months, who will openly and honestly discuss this controversial issue.

Guest User

Location:
Submitted At: 1:56pm 12-14-22

I would like to publicly thank John Ise, Chairperson at the Recreation Board and his lovely wife, Karon Coleman, Assistant General Counsel at Barry University for all their work in bringing attention to the plans for the NW section of Miami Shores. I appreciate his public disclosure this weekend regarding his wife's employment at Barry University and his support of their plans to bring new housing to Miami Shores. Transparency is key during public discourse regarding the Comprehensive Plan. Thank you. Jorge Washington, 9022 NE 8 Avenue

Jayson Yao

Location:
Submitted At: 1:37pm 12-14-22

I am writing in SUPPORT of the Comprehensive Plan, particularly the section that allows for the development of the land on Barry's Campus! This parcel of land needs to be revitalized and Barry's plan makes great sense. Please.....pass the amendments this evening, so the Village can move forward!

Gaixkander Elguezabal

Location:
Submitted At: 1:22pm 12-14-22

The proposal been presented today does not take into account the feedback given by the residents in the last

Comp Plan workshop. The large majority there opposed the plan as is. The one person in favor of the plan, mentioned that there was a silent majority in favor. I suggest they start collecting signatures so the council can see how large this group really is. I suspect is not a majority.

pablo minces

Location:

Submitted At: 12:42pm 12-14-22

Hello all, I want to start by congratulating my fellow Argentinean neighbors for getting to the World Cup finals. And dedicate this beautiful achievement to our Brazilian neighbors who'll watch the final on their TVs. Having said this, I want to call for peace in our neighborhood. Let's stop the insults and have proper discussions. On the issue of the Comp plan, I believe the fairest thing is to put it up to vote. It's relatively easy and inexpensive to organize a direct vote for such a small Village. That's all, thank you.

Kathy Shorr

Location:

Submitted At: 9:48am 12-14-22

Lately, I have seen how some community members are trying to turn the amendment issue into a culture clash. Here in the NW near the Barry lot, our community is completely integrated, solid middle class and all against Barry's mega development. This has never been about what is good for the neighborhood. It has always been about real estate developers making money, those who work for and with them making money and Barry University making money by selling out a community to Lennar, a development company with 25 million dollars of settled lawsuits since 2000, a history of major structural damages to their properties during Hurricane Andrew and 10,000 tenants in their properties now who have made a facebook page telling their tales of frustration and anger at a company that refuses to address their property nightmares from Lennar's shoddy construction. This is Barry University's choice for one reason only- build as many 5 story buildings as you can to make as much money as you can. The real culture issue in Miami Shores is the culture of greed.

Linda Mennes

Location:

Submitted At: 10:48pm 12-13-22

I have attended the council meetings and other meetings discussing the Comp Plan. I have read comments for and against the plan

and I have heard nothing that has changed my opposition to the proposed plan.

In regards to the downtown 2nd Ave., yes it would be great if it were more vibrant. However there is nothing in the current plan that keeps that from happening. We now have multi use with a 3 story limit. Adding another story is not going to make it more vibrant.

With regards to the Barry property, the new plan with its 5 story limit and increased density, will significantly increase the number of residents by a minimum of 10% and upwards depending on what Lennar ultimately decides to build. Miami Shores will no longer be the "hidden gem" that most of us are happy to call home.

Jeffrey Boerner

Location:

Submitted At: 3:06pm 12-13-22

My wife and I are in support to pass the amendment of the Village Comprehensive Plan where it relates to the Barry University property on the western part of Miami Shores. This project would bring additional revenue to the village, which in turn would help with other critical projects that are needed. The development of this land will not affect neighbors who live in the central or eastern parts of the village. This would only help in bringing additional activity to the downtown area. Please pass the plan.

Patrizia Bonaduce

Location:

Submitted At: 1:26pm 12-13-22

As a business owner at Downtown Miami Shores I support the development of this much neglected area. I have seen business owners go bankrupt less than a year of commencing their endeavor and it's really sad. Currently is almost dead, boring and a dark area despite its valuable location. Much opposers shouldn't even make comments for they don't even support our downtown shops and prefer to

drive up to Aventura or drive down to Midtown for their shopping / entertaining / dining instead of helping our own downtown to succeed.

Furthermore, downtown area does not reflect the upscale community our village has become over the years, and has remained the same for almost a century !

A better downtown will definitively help the revalue of the whole village.

WE NEED A BETTER & SUCCESSFUL DOWNTOWN!

Guest User

Location:

Submitted At: 9:29am 12-13-22

Michelle Headley living at 437 NE 102 Street. I'm in support of passing the amendment to the Village Comprehensive Plan that includes the consultants recommendations. It's important to have a vibrant downtown for our village community and small business owners and increase revenue. Barry has a right to develop their property which will increase property values and be a big improvement over an empty lot. Thank you for your service and continuing to move the village forward.

Alejandro Barreras

Location:

Submitted At: 8:50am 12-13-22

I want to start by thanking the Council for their hard work and dedication, especially on this contentious issue. Whether making sure the voices of the residents are heard, explaining the complexities of the plan, uncovering past misdeeds, or digging into the issue despite heated pressure and unwarranted personal attacks, you have served our Village competently and deserve our gratitude.

I support the amendment to the Village Comprehensive Plan. This is a unique opportunity not only to correct mistakes made in the past but to set a path ahead. We need more revenue to develop and maintain the infrastructure and facilities our village deserves. We need a downtown where our local businesses can prosper, instead of rows of empty storefronts. We need gentle density providing more housing options for our growing population. In sum, we need a plan that makes us a better Village—inclusive, vibrant, forward-looking—for all our residents now and in the future.

To just do the minimum would be missing this opportunity. In my view there are caretakers and there are leaders. Caretakers are content with the status quo, don't rock the boat, perform cautiously and protectively, avoiding challenges. It's easy to agree with this approach but if we are being honest, caretaking brought us the problem we are facing today. Now we need a different path. Change can be daunting but don't let it be paralyzing. We need leaders with a vision and the resolve to pursue that vision through this process, for the good of the whole Village. I know you can be the leaders we need. Please vote yes for the amendment and thanks again for your service.

Guest User

Location:

Submitted At: 3:57pm 12-12-22

As a former Mayor of Miami Shores, long time resident of the Village until recently, Trustee Emeritus of Barry University, and a founding Board member of Doctors Charter School I write in support of Barry's desire to develop their land as they have shared with the community. My support starts with the utmost confidence that I have in the leadership of Barry to make decisions that are smart, well thought out, and reflect the best interests of the neighborhood, Village and University.

A diversity of housing options is desperately needed in the Shores. I still have a brother and sister who live in Miami Shores, I have watched with disappointment as several family members and friends, some who are just starting out as young adults and others who are looking to downsize for their retirement years, have found no path to continue living in Miami Shores. Barry's plan is reasonable, it fits with the quality of housing throughout the Shores and will significantly enhance that section of land as well as the important areas immediately around our Charter School.

Thank you for having the foresight and courage to make this happen.

Sincerely Yours

William (Bill) J. Heffernan

John Ise

Location:

Submitted At: 10:55am 12-12-22

The Values of the Comp Plan

The decision the Council has before it today is whether to approve the presented Comp Plan, or continue a process that will never end.

But a larger decision individual Councilmembers need to make is what will be their legacy with today's decision a will align with the civic...even moral values they adhere to.

The Council will decide whether we are a community that values inclusion...or exclusion.

The Council will decide whether the Village promotes socio-economic integration, with mixed-income housing options (relative as it may be) for the local workforce; or we seek to become an economically exclusive community.

The Council will decide whether we seek to be part of the solution to urban sprawl, or our actions perpetuate it.

The Council will determine whether we seek to support Barry University, or actively harm it (possibly gravely).

The Council will determine whether a better downtown corridor is possible, or whether we perpetuate stagnation.

The Council will decide if we move towards becoming a more pedestrian/bicycle-friendly community, or we perpetuate auto dependency.

The Council will determine whether we are a community that fixes the dysfunctions of past Comp Plans, or we perpetuate those dysfunctionalities based on super-charged political rhetoric and public pressure that offers no constructive alternative.

As Spike Lee put it, "Do the Right Thing." But it was incomplete. "Do the Right Thing...even when it's hard...especially when it's hard."

Guest User

Location:

Submitted At: 8:43am 12-12-22

I am totally against Barry selling their land to a developer to build condos

..

Jean Weeks 560 NW 112th Street Miami Shores

Corey Welch

Location:

Submitted At: 7:18pm 12-11-22

Having owned my home for over 10 years (and rented for several years prior to that), I fully support the new comprehensive plan as written. I look forward to long-needed change and improvements to the Village and would like to thank the councilmembers for their hard work and dedication to this issue, correcting the inconsistencies and problems caused by former councils.

Guest User

Location:

Submitted At: 4:20pm 12-09-22

Stacey Laskin
960 NE 97th Street

We support development of vacant, unused, and underutilized land within the village so as to improve amenities, resources, entertainment, and future development opportunities for the Village.

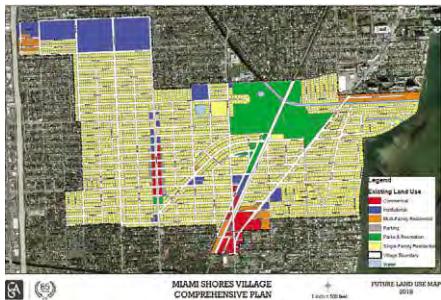


NOTICE OF PUBLIC HEARING MIAMI SHORES VILLAGE

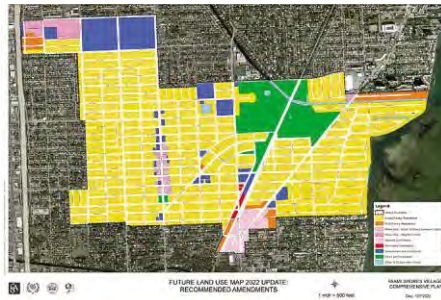
NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Miami Shores Village Council on **Wednesday, December 14, 2022 at 6:30 p.m.** at 9617 Park Drive, Miami Shores, FL 33138. The following item(s) will be reconsidered on first reading:

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

EXISTING FLUM



PROPOSED FLUM



THE AGENDA PACKET AND RELATED MATERIALS CONCERNING THE REQUEST IS AVAILABLE FOR REVIEW AND INSPECTION AT THE VILLAGE CLERK'S OFFICE, 10050 NORTHEAST 2ND AVENUE, MIAMI SHORES, FL DURING REGULAR BUSINESS HOURS.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC HEARING(S), THE PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORDS INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THESE PROCEEDINGS SHOULD CONTACT THE VILLAGE CLERK NO LATER THAN 72 HOURS (3 DAYS) DAYS (OR 5 DAYS IF A SIGN LANGUAGE INTERPRETER IS NEEDED) PRIOR TO THE MEETING AT 305-762-4870 FOR ASSISTANCE.

**YSABELY RODRIGUEZ, MPA, CMC
VILLAGE CLERK**

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19430	352978	MIA-Neighbors - NW Zone 3	Comp. Plan Amendments	\$650.00	3	9.50 in

Attention: Ms. Ysabely (Billing) Rodriguez

MIAMI SHORES VILLAGE
 10050 NE 2ND AVE
 MIAMI, FL 33138

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Stefani Beard, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue(s) of:

Publication: Neighbors

1 insertion(s) published on:

12/04/22

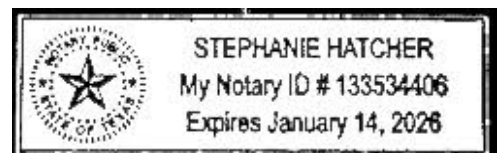
Affiant further says that the said Neighbors is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s).

Stefani Beard


Sworn to and subscribed before me this 15th day of December in the year of 2022

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
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**NOTICE OF PUBLIC HEARING
 MIAMI SHORES VILLAGE**


NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Miami Shores Village Council on Wednesday, December 14, 2022 at 6:30 p.m. at 9617 Park Drive, Miami Shores, FL 33138. The following item(s) will be reconsidered on first reading:

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

EXISTING FLUM



PROPOSED FLUM



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IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC HEARING(S), THE PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORDS INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THESE PROCEEDINGS SHOULD CONTACT THE VILLAGE CLERK NO LATER THAN 72 HOURS (3 DAYS) DAYS (OR 5 DAYS IF A SIGN LANGUAGE INTERPRETER IS NEEDED) PRIOR TO THE MEETING AT 305-762-4870 FOR ASSISTANCE.

**YSABELY RODRIGUEZ, MPA, CMC
 VILLAGE CLERK**

Miami Shores Village



PLANNING BOARD
WEDNESDAY JULY 13, 2022
9900 NE 2ND AVENUE
MIAMI SHORES, FL 33138
6:30 PM

1.CALL TO ORDER

2.ROLL CALL

ACTION ITEM(S): PUBLIC HEARING(S) - BOARD MEMBER DISCLOSURES

SWEARING IN OF WITNESSES BY VILLAGE ATTORNEY:

“Do you solemnly swear or affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth.”

3.NEW ITEMS

- 3.A. Creation of Property Rights Element.
[7132022 Property_Rights_Element_Amendment.pdf](#)
- 3.B. Comprehensive Plan Future Land Use Element Amendments (Text).
[7132022 FLUE_FLUM_Amendments.pdf](#)
- 3.C. Comprehensive Plan Future Land Use Map Amendment.
[Miami Shores FLU 2022 Recommended Improvements FINAL.pdf](#)

4.BOARD MEMBER COMMENTS

5.ADJOURNMENT

The Village Council may consider and act upon such other business as may come before it. In the event this agenda must be revised, such revised copies will be available to the public at the Village Council meeting.

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Miami Shores Village complies with the provisions of the Americans with Disability Act. If you are a disabled person requiring any accommodations or assistance, including materials in accessible format, a sign language interpreter (5 days' notice required), or information, please notify the Village Clerk's office of such need at least 72 hours (3 days) in advance. In accordance with Village code and section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the Village Clerk's Office before addressing the Council on the above matters or engaging in lobbying activities.



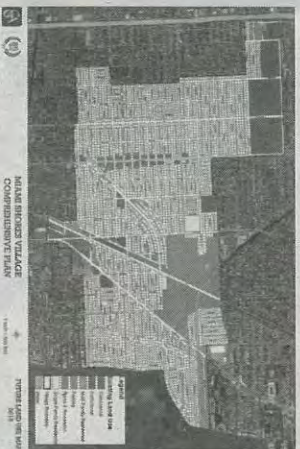
NOTICE OF PUBLIC HEARING MIAMI SHORES VILLAGE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Miami Shores Village Planning Board on **Wednesday, July 13, 2022 at 6:30 p.m.** at 9900 N.E. 2nd Avenue, Miami Shores, FL 33138. The following item(s) will be heard:

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE CITY COMPREHENSIVE PLAN BY ADDING A PROPERTY RIGHTS ELEMENT, PURSUANT TO SECTION 163.3177(6), FLORIDA STATUTES (2021); PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE CITY COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC HEARING(S), THE PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORDS INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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**YSABELY RODRIGUEZ, MPA, CMC
VILLAGE CLERK**

COMPREHENSIVE PLAN OPEN HOUSE MEETING APRIL 18, 2022– BOARD TRANSCRIPTS

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

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 (Invite your ideas on a Post and share below)

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

Station #5

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.

1. NE 2nd Avenue only – 28
2. NE 2nd Avenue and adjacent blocks – 1
3. Biscayne Boulevard commercial areas – 3
4. Different areas – 1

Elements of a successful downtown – In the area that you identified as the “core” which of the elements listed exist in Miami Shores today? Please place a sticker dot in the appropriate rows.

1. Mixed use/land use integration – 10
2. Walkability – 24
3. Connectivity – 4
4. Central gathering spaces – 13
5. Strong civic identity – 8
6. Quality urban design – 7

7. Quality architecture – 5
8. Memorable and enduring – 2

Station #4

Taking stock and thinking about the future

What assets, challenges and opportunities exist here?

Notes from the residents:

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

Station #4

Strategic Land Use Priorities

1. Revitalizing Downtown - 8
2. Converting Septic to Sewer – 8
3. Developing Parks & Green Space - 6
4. Building Community Center - 6
5. Renovating Country Club - 0
6. Bridging Gap of East & West - 1
7. Upgrading and Funding Sea Wall - 2
8. Exploring Mixed Use Zoning - 3
9. Accessibility for Seniors - 0
10. Creating New Government Campus - 0
11. 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?

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

1. It depends upon the ROI necessary for the developer – 4, 5 stories are both reasonable & acceptable.
2. 30'
3. Not viable w/o public sewer?
4. No more than 2 floors
5. 2 or 3 in downtown – affordable housing
6. 5 stories
7. 40 to 50 feet
8. 2 stories
9. 4 to 5 stories – but must set max story height!
10. 2 stories
11. 5 stories: let's get a little density downtown and increase tax base – Agree
12. 5 stories
13. 3 stories
14. 3 stories
15. 2 stories - unless you want to look and be like NMB
16. Not more than 3 stories
17. 3 story w/ limited height
18. Not more than 3 stories! Please consider the residents prior to commercial interests.

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

1. Not “should there be” but “when there is mixed-use”
2. 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.
3. No
4. Yes!
5. Yes, definitely!
6. On Biscayne, and Barry.
7. 55+ housing
8. In downtown mixed stores and apartments over – also live/work units.
9. Affordable!
10. Yes – of course!
11. It exists already why try to remove – instead, better integrate it.
12. Affordable/workforce housing
13. Utilize the golf course parking lot for mixed used.
14. Only on 2nd avenue downtown.
15. 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?!
16. Sure! Perhaps some apartments added to the 2nd avenue corridor. Agree.
17. We need to make downtown Miami Shores a destination for all of Miami: (Dining, shopping) Yes.



April 27, 2021 07:22 AM

**MIAMI SHORES BAYFRONT
PARK SEAWALL**



Miami Shores Village

Comprehensive Plan and Future Land Use Map Presentation

January 18, 2022

CALVIN, GIORDANO & ASSOCIATES
10800 BISCAYNE BLVD., SUITE 950
MIAMI, FL 33161

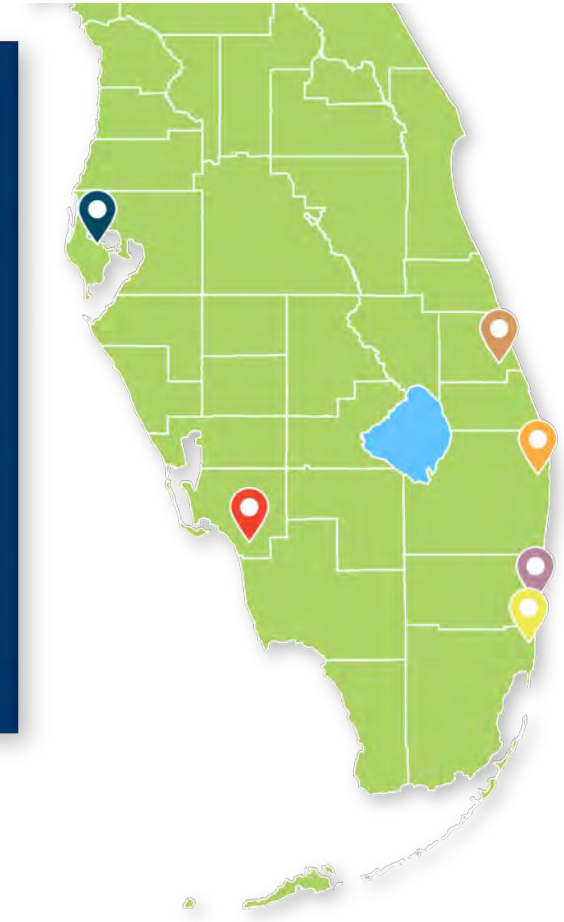


WHO WE ARE

CALVIN, GIORDANO & ASSOCIATES, INC.

- [+] Multi-disciplinary firm
- [+] Award winning design team
- [+] Since 1937 - over 85 years
- [+] 390+ employees
- [+] 60 municipalities served

-  Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
-  Calvin, Giordano & Associates, Inc.
10800 Biscayne Boulevard, Suite 950
Miami, FL 33161
-  Calvin, Giordano & Associates, Inc.
580 Village Blvd. Suite 325
West Palm Beach, FL 33409
-  Calvin, Giordano & Associates, Inc.
2400 SE Veterans Memorial Parkway,
Suite 207
Port St. Lucie, FL 34952
-  Calvin, Giordano & Associates, Inc.
9990 Coconut Road, Suite 340
Estero, Florida 34135
-  Calvin, Giordano & Associates, Inc.
13535 Feather Sound Dr #135
Clearwater, FL 33762



WHO WE ARE

CALVIN, GIORDANO & ASSOCIATES, INC.

PLANNING SERVICES

- Land Development Codes and Updates
- Comprehensive Planning and Amendments
- Municipal Planning Services
- Development Review Services
- Public Engagement
- Transportation Planning and Mobility
- Environmental Planning / Climate Change Adaptation

TEAM MEMBERS

SILVIA VARGAS, FAICP



- 28+ years of planning practice in the public and private sectors.
- Extensive and diverse experience from work throughout the US and abroad.
- Specialized in comprehensive plans and public engagement.
- Proven track record of success, including multiple awards for planning excellence and innovation.
- Actively involved in the advancement of the state-of-the-art in the planning profession as a Director-at-Large on the Board of the American Planning Association and former AICP Commissioner.

TEAM MEMBERS

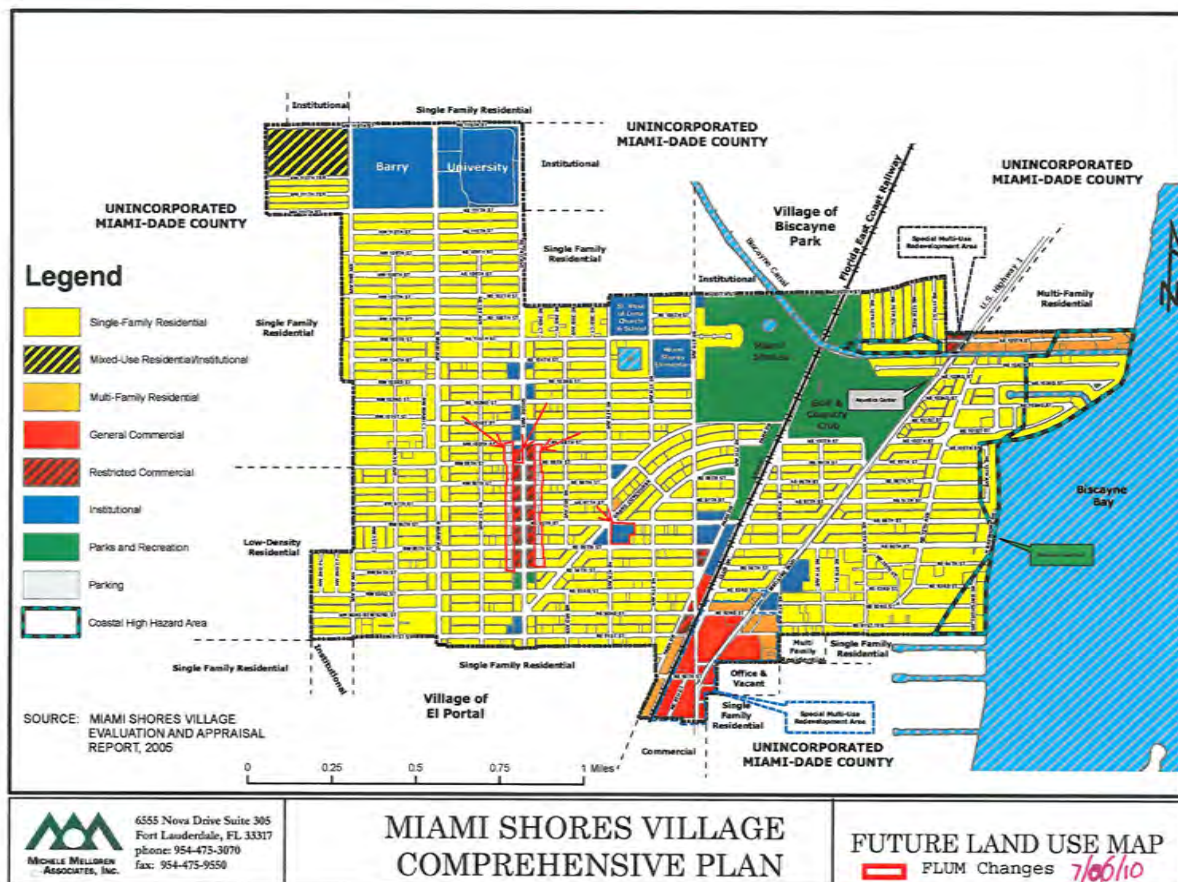
ALEX A. DAVID, AICP



- Over 37 years experience in Comprehensive Planning, Land Development Regulations, Development Review and Special Projects.
- Formerly with the Miami-Dade County Planning Department and Office of the County Manager, Miami-Dade Public Schools and Bell David Planning Group
- Extensive experience working with local, regional, and state agencies
- Assisted Miami-Dade County, FDOT and 28 of the County's 35 municipal governments in planning and zoning matters, development projects and specials projects

WHAT ARE THE ISSUES?

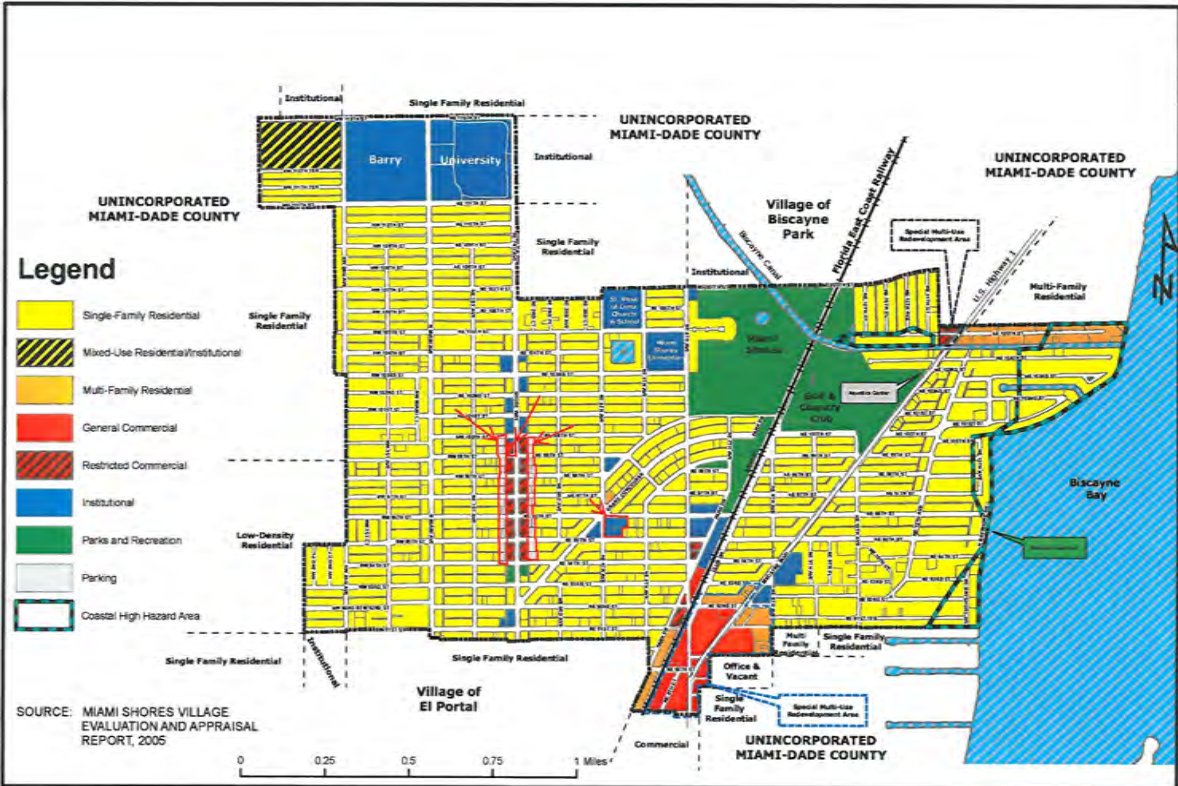
2010



- Inconsistencies between Comprehensive Plan Text (Land Use Designations) and Future Land Use Map
- How were maps changed? No record in some cases
- NO designations (definitions) for Parking, Mixed-Use, Commercial, Special Area
- NO consistency between Map and Legend
- Annexation Area (west of Barry University) – how was that designated? No record of Comp Plan or Map Changes.

WHAT ARE THE ISSUES? (Cont'd)

2010



2018



6555 Nova Drive Suite 305
Fort Lauderdale, FL 33317
phone: 954-473-3079
fax: 954-473-9550

MIAMI SHORES VILLAGE
COMPREHENSIVE PLAN

FUTURE LAND USE MAP
FLUM Changes 7/6/10

MIAMI SHORES VILLAGE
2025 COMPREHENSIVE PLAN
MAP SERIES

FUTURE LAND USE

FIGURE
1.10

Source: Miami Shores Village Planning
Department, 2018

WHAT ARE THE ISSUES? (Cont'd)

2010 Comprehensive Plan Text

Single Family

Multi-Family

Restricted Commercial

General Commercial

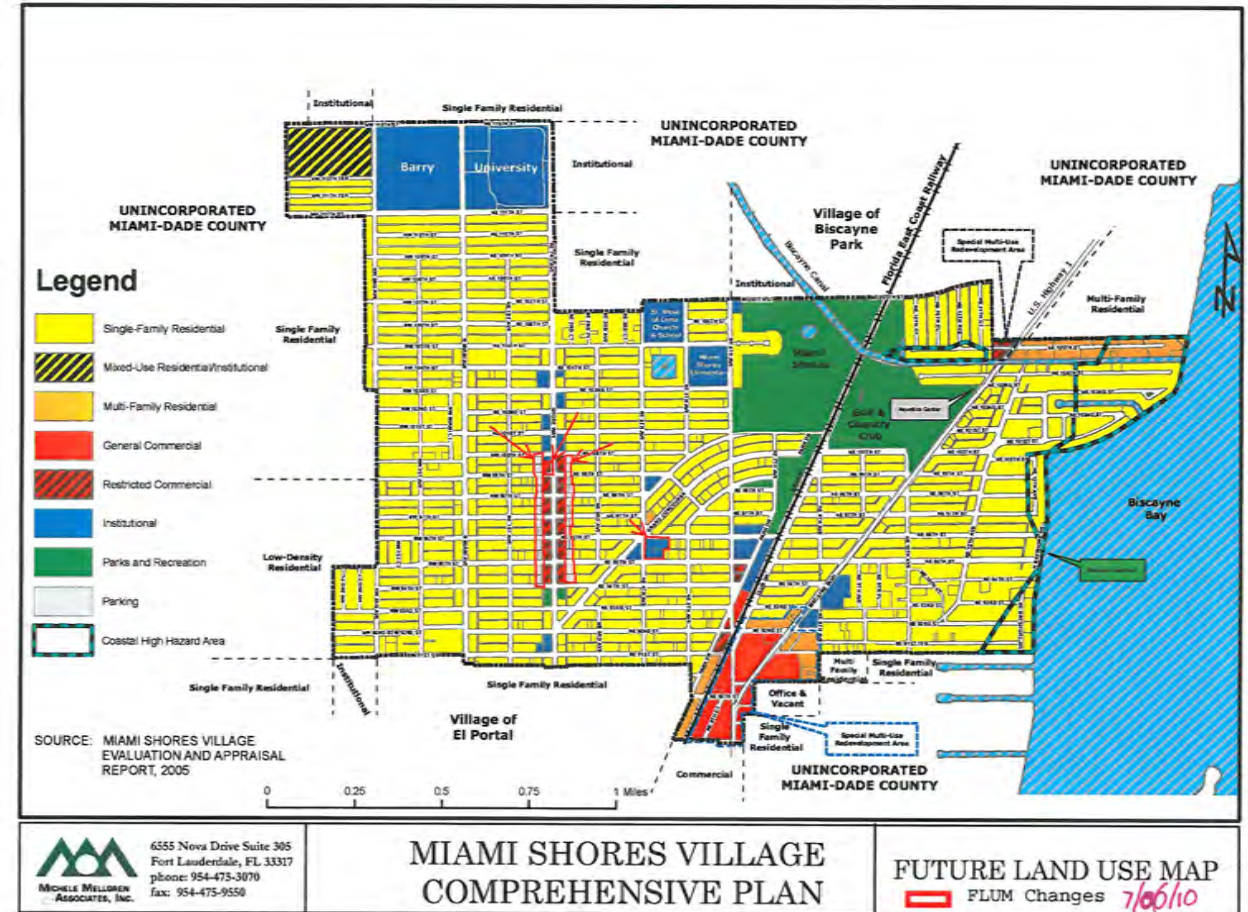
Institutional

Recreation

2010 Future Land Use Map

Includes Above and Mixed-Use Residential/Institutional and Parking Designations

Coastal High Hazard Area Boundary



WHY DOES THIS MATTER?

- Comprehensive Plan must be in compliance with State Statutory Requirements, 163 F.S., Regional Plan and Miami-Dade County Comprehensive Development Master Plan
- For Property Owners
 - Potential Lost or Gained Development Rights
 - Tax Ramifications
 - Zoning Conflicts
- For Village
 - Potential Lost or Gained Revenue
 - Zoning Conflicts
 - Legal Defensibility

HOW DO WE FIX THIS?

- Amend Comprehensive Plan Text and Future Land Use Map so they are internally consistent.
- Provide technical and legal rationale to support amendments.
 - Research, Data Inventory, and Analysis to document the extent of issues and set framework.
 - Coordinate with State Department of Economic Opportunity.
 - Prepare and transmit the fixes to Comprehensive Plan and Map.

HOW DO WE FIX THIS?

CGA RECOMMENDATION:

Enact a provisional moratorium (for a specified time) on Future Land Use and Rezoning Applications (Exempt Single-Family). This is best practice and gives Village time to study, document and resolve the issues.

STEP BY STEP PROCESS

- Prepare DIA and Comprehensive Plan and Map Amendments
- Workshop Amendments with Planning and Zoning Board
- Planning and Zoning Board hearing sitting as the Local Planning Agency
- First Reading of Amendments at Village Council
- Transmittal to review agencies for review and comments
- Second Reading at Village Council to adopt amendments
- Incorporate changes into Comprehensive Plan

QUESTIONS?

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Alex A. David, AICP
Calvin, Giordano & Associates
Phone: 786-485-5192
adavid@cgasolutions.com



THANK YOU!



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



CALVIN, GIORDANO & ASSOCIATES
2103 CORAL WAY, SUITE 810
MIAMI, FL 33145

INTRODUCTION

OVERVIEW

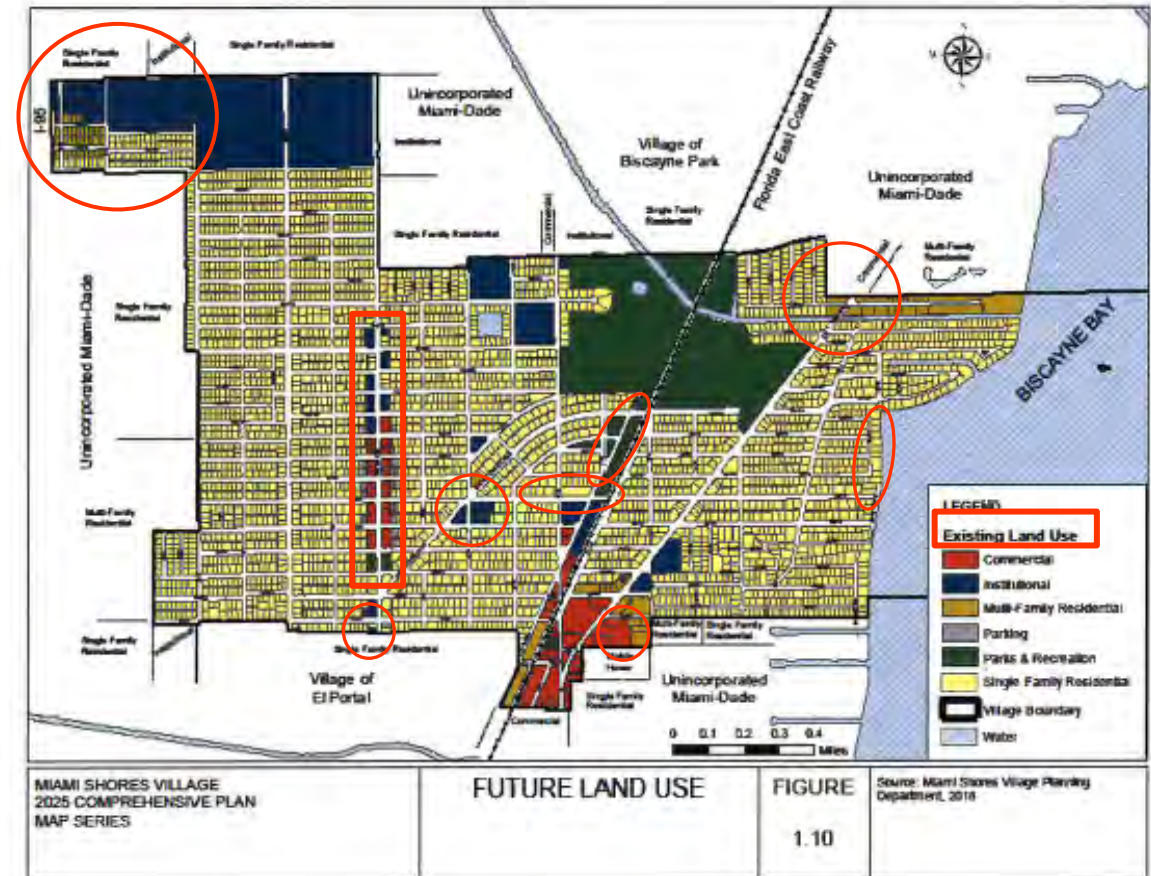




KEY FLUM PROBLEMS

- 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.~~

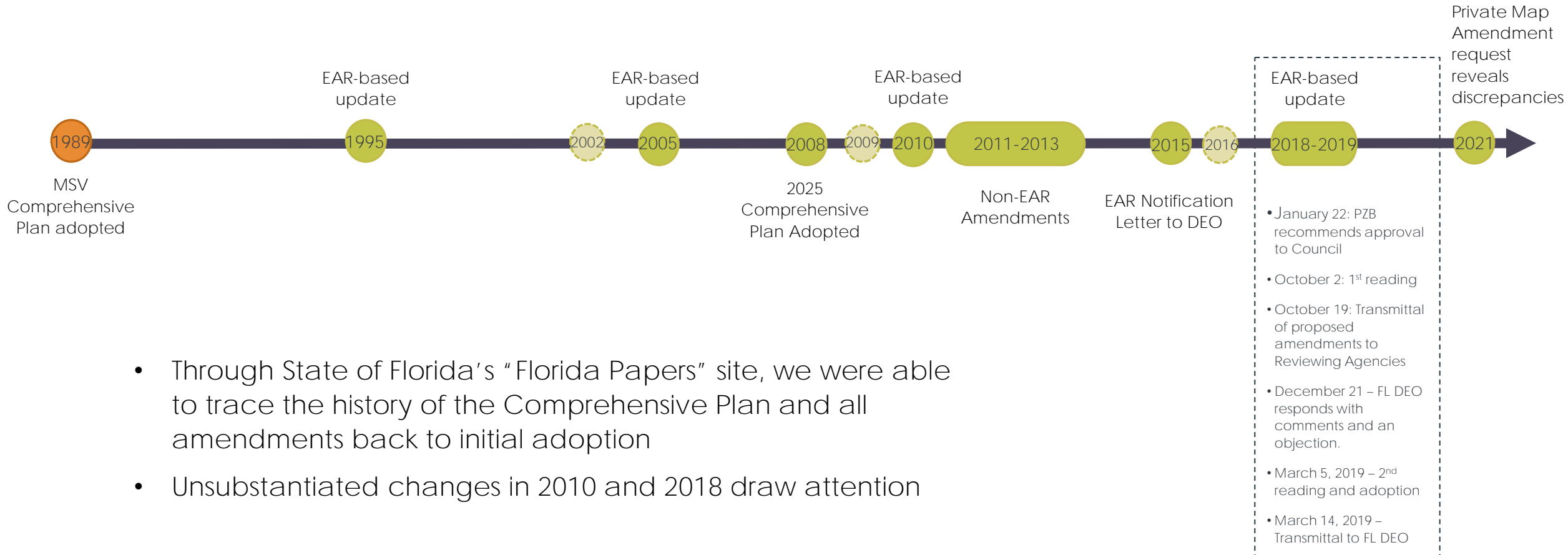
~~Office:~~

~~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)



- Through State of Florida’s “Florida Papers” site, we were able to trace the history of the Comprehensive Plan and all amendments back to initial adoption
- Unsubstantiated changes in 2010 and 2018 draw attention

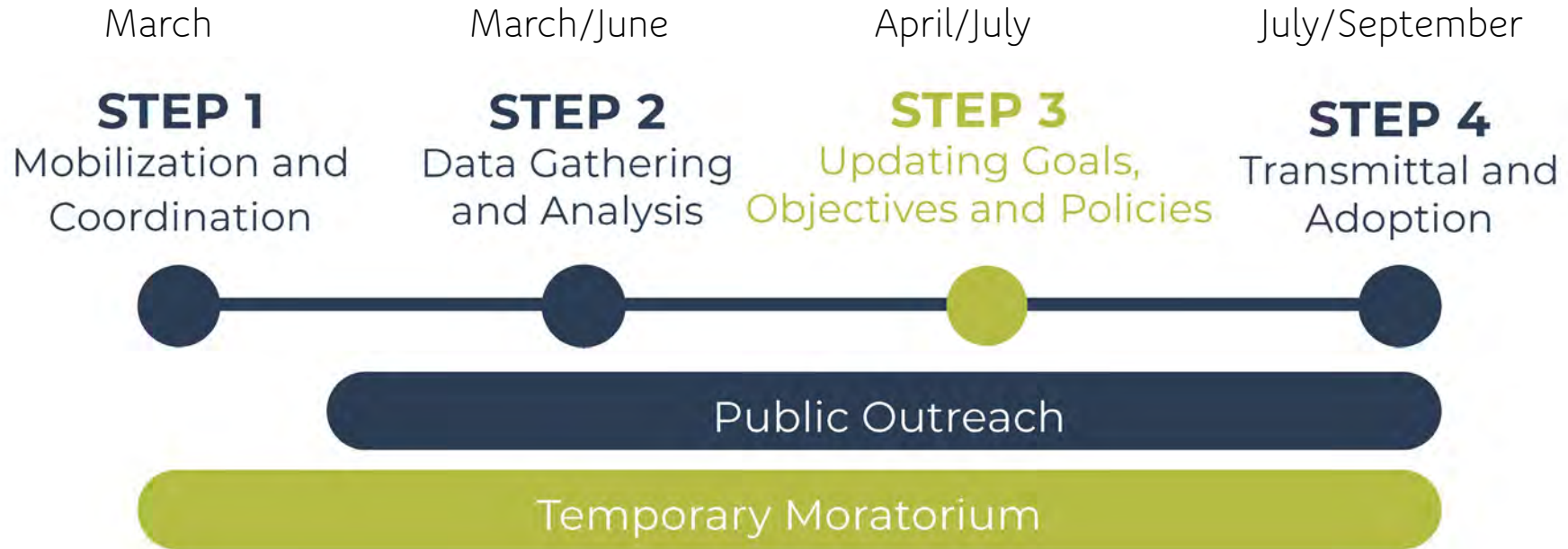


RECAP OF CGA'S CHARGE

- 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:

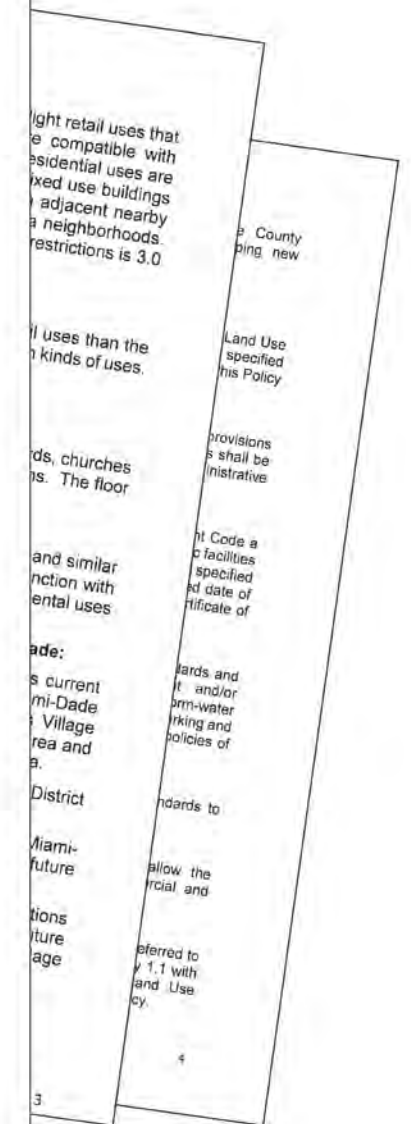
The Village shall maintain, improve and enforce land development code provisions which are consistent with the Future Land Use Map, including the land uses and the densities and intensities specified thereon and described below:

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

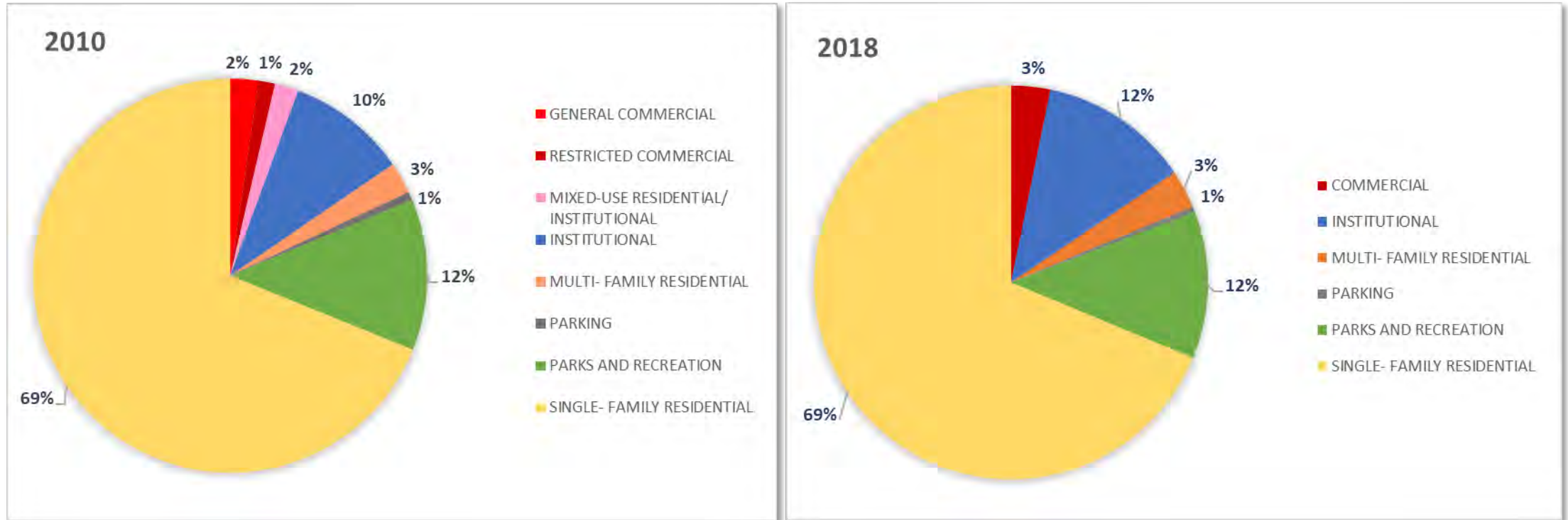
As a small municipality celebrating the 90th anniversary of its incorporation this year, Miami Shores Village is a mature, largely built-out community. Between 1990 and 2010, Miami Shores sustained minimal population growth (0.2% annually), but the last decade, according to the 2020 U.S. Census, the 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)).

	2020	2010	Change 2010-2020
 Population Size¹ and Composition²	11,567 36.7% White 17.9% Black 38.6% Hispanic/Latin 6.8% Other or Mixed 28.9% Foreign-born	10,493 42.1% White 23.8% Black 30.6% Hispanic/Latin 5.2% Other or Mixed 28.9% Foreign-born	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 *

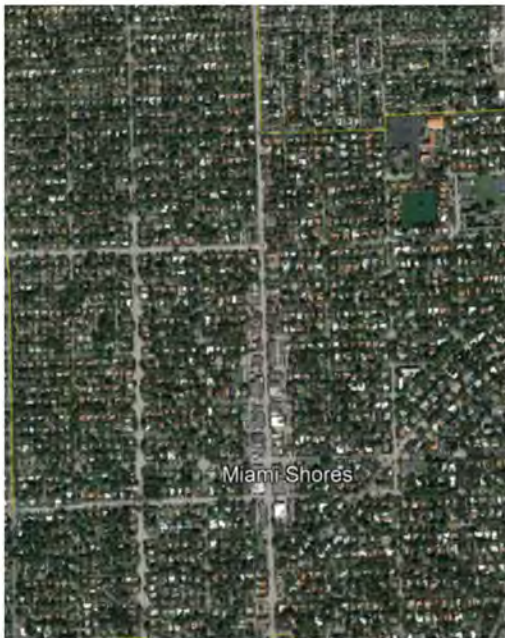


*Acreage Reconciliation Analysis



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).



3,864

Total number of residential units

83.0%

Residential units that are single-family



85%

Units that are owner-occupied



4.83 Average (Village-wide) residential density (units/acre)



2.92-8.67

Variation in single-family residential density across neighborhoods (units per acre)



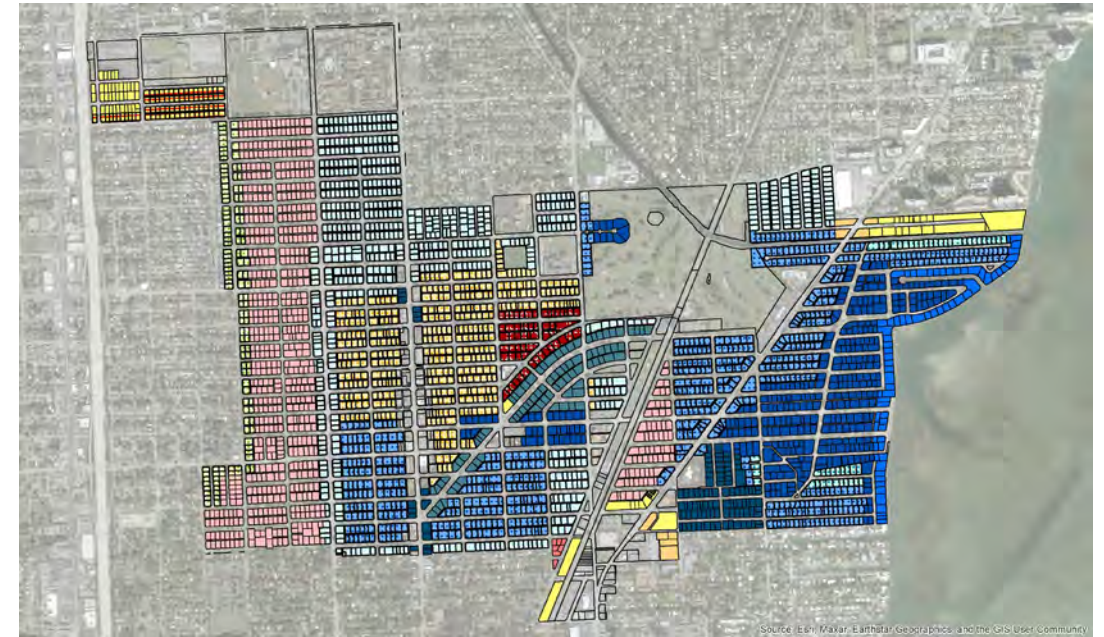
\$556,100

Median value of owner-occupied units



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)





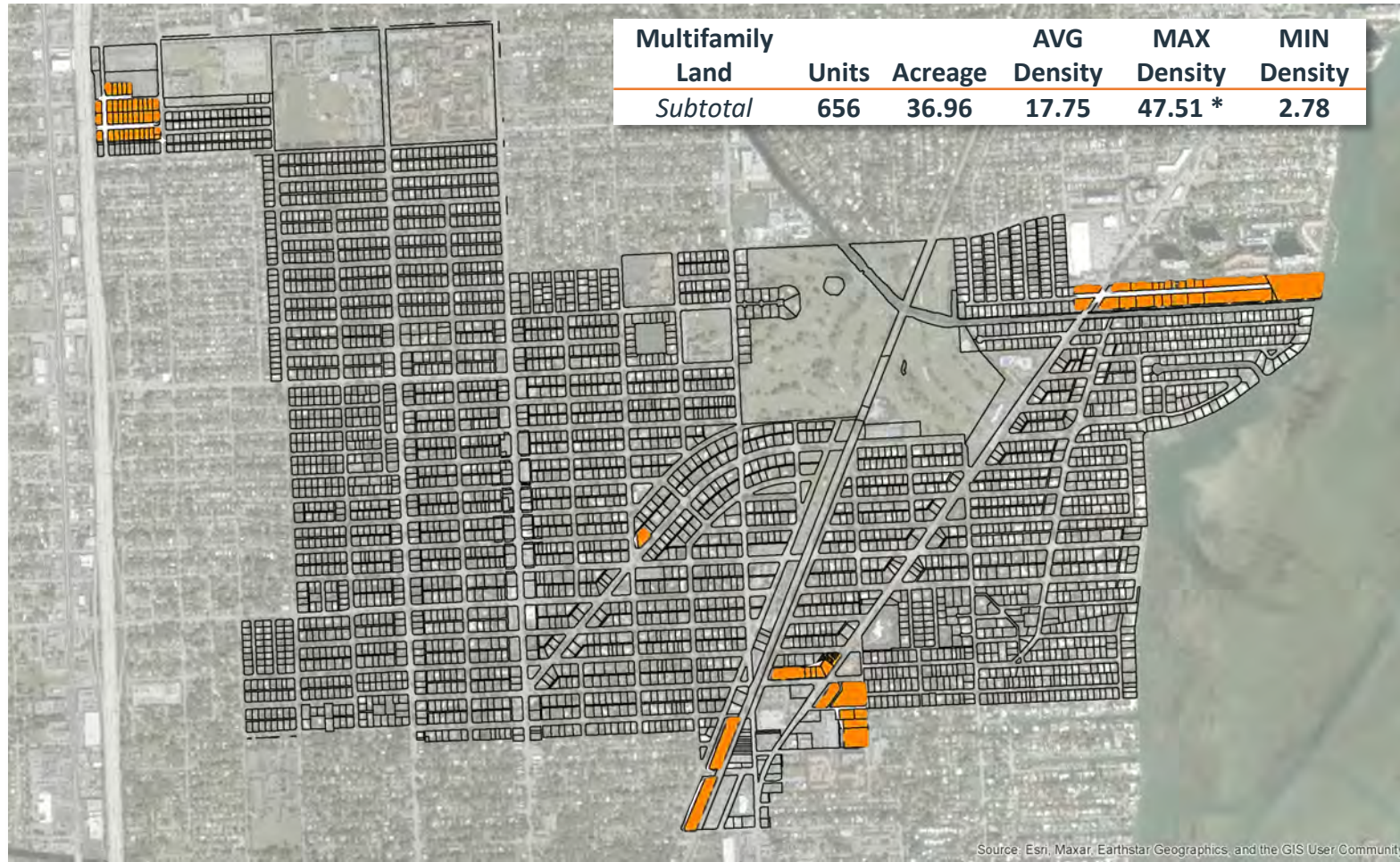
DATA ANALYSIS KEY FINDINGS: SMALL SINGLE-FAMILY LOT DENSITY (<7,500 SQ FT)

- 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

JOIN US

PUBLIC OPEN HOUSE
COMPREHENSIVE PLAN
PROJECT UPDATE
04/18/2022

YOU ARE INVITED!

FOR PROJECT UPDATES,
SCAN HERE!

WHAT: Public Open House

WHEN: April 18, 2022, with hourly presentations at 4:00 PM, 5:00 PM, 6:00 PM and 7:00 PM

WHERE: Community Center, 9617 Park Drive, Miami Shores, FL 33138

WHY: To help identify the Village's desired future land use pattern. Learn more about, and also provide input into, a Village-led process to revise and correct the Future Land Use Element and the Future Land Use Map of the Miami Shores Village Comprehensive Plan.

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 #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?



* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



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 blue dots	1 blue dot	3 blue dots, 1 red dot	1 blue 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 blue dots
Walkability	24 blue dots
Connectivity	4 blue dots
Central gathering spaces	13 blue dots
Strong civic identity	8 blue dots
Quality urban design	7 blue dots
Quality architecture	5 blue dots
Memorable and enduring	2 blue dots

Calvin, Giordano & Associates, Inc. a harsco company

* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



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.



* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



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?

Station 4

Miami Shores Village COMPREHENSIVE PLAN 2025 PROJECT UPDATE

TAKING STOCK AND THINKING ABOUT THE FUTURE

Strategic Land Use Priorities

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

The Village recently completed a Strategic Plan which incorporates community input about strategic priorities (shown below in order of ranking). Many, if not all of them, have some relevance on future land uses. What should the Village do to ensure these priorities can be implemented from a land use perspective? Write your ideas on a Post-It and share it below.

Our Quality-of-Life Priorities

Housing Options

Barry University

Handwritten notes on sticky notes:

- No buildings taller than... in this area
- Protecting & Expanding water
- Develop downtown with more density 3 stories
- Define revitalizing downtown what about the residents who live behind these buildings?
- Keep height restrictions It's our village not the county's playground
- Parks & green space Sea wall/Lagoon park Do not see golf course!
- #1, #4, #3, #2
- #1, #3
- 2, 6, 8, 1, 4

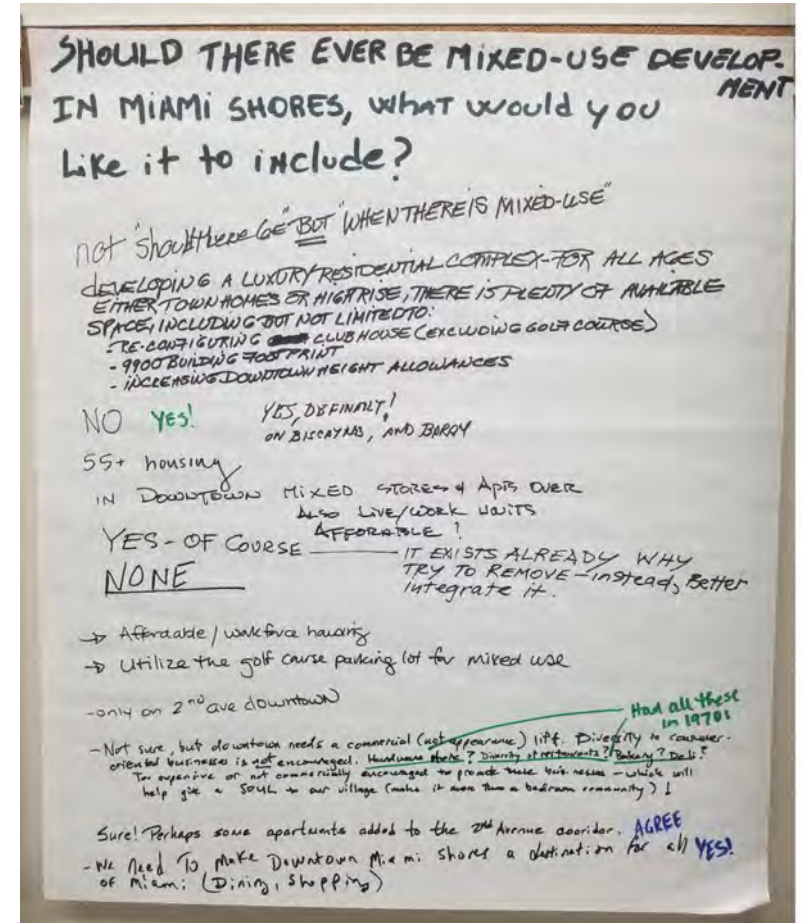
* NOTE: Not every attendee responded to all the exercises; therefore, these numbers may not reflect total participation, and may vary by question



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.

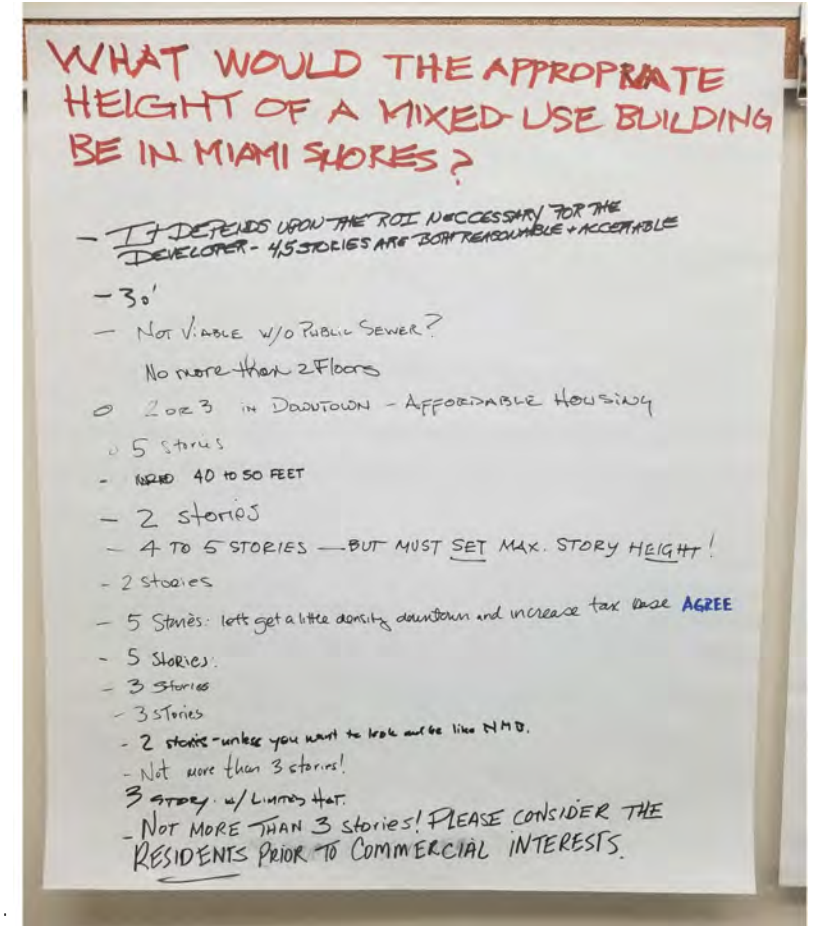




OPEN HOUSE PUBLIC INPUT (RAW)

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 *

COMPREHENSIVE PLAN 2025 PROJECT UPDATE

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

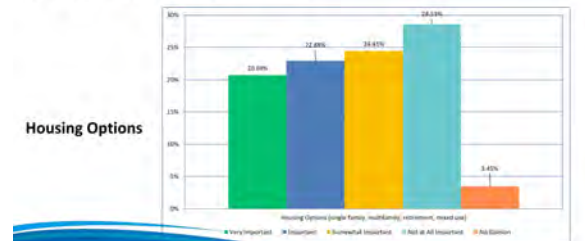


OTHER ISSUES

- 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)

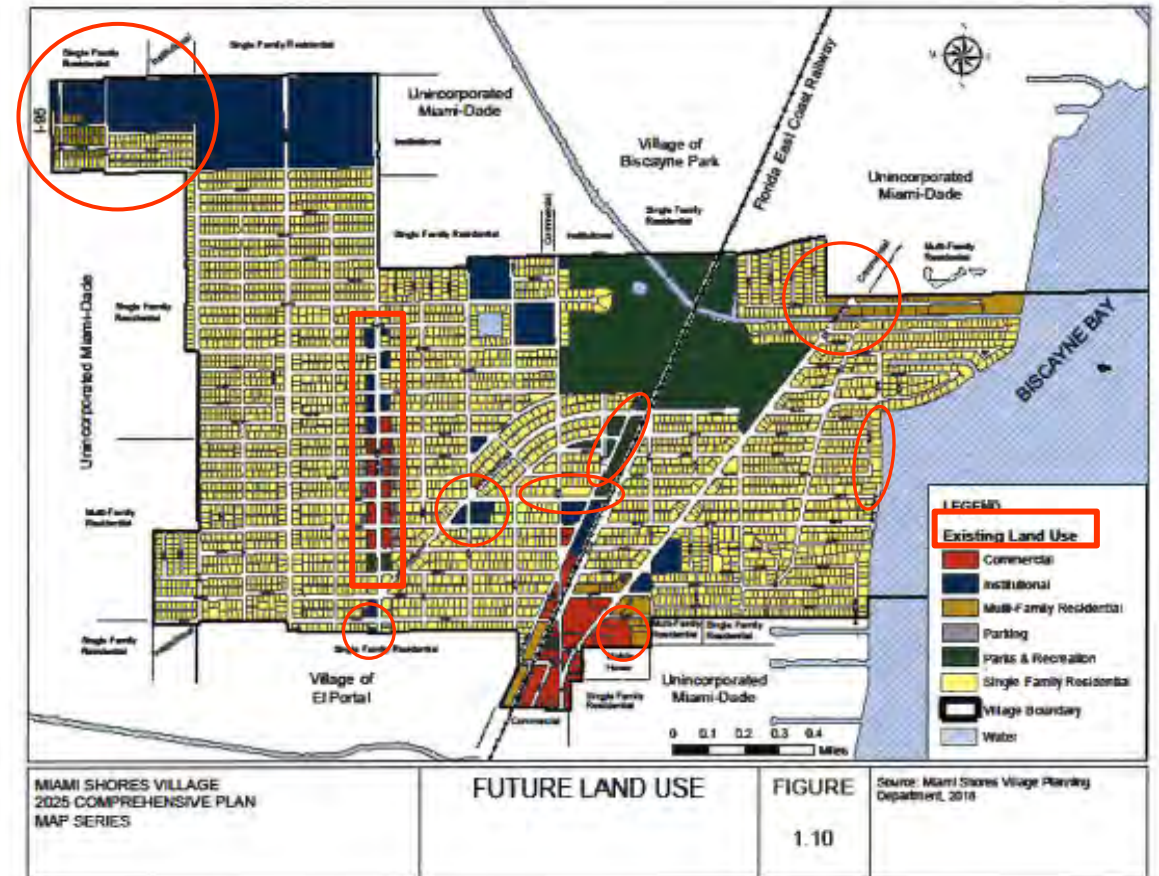
- Consider general parameters for compatibility (basis for Zoning Code criteria).
- Rename Institutional as "Government and Institutions" to better reflect scope of classification.
- Introduce "Water and Conservation" as a classification to help MSV increase its National Flood Insurance Program Community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

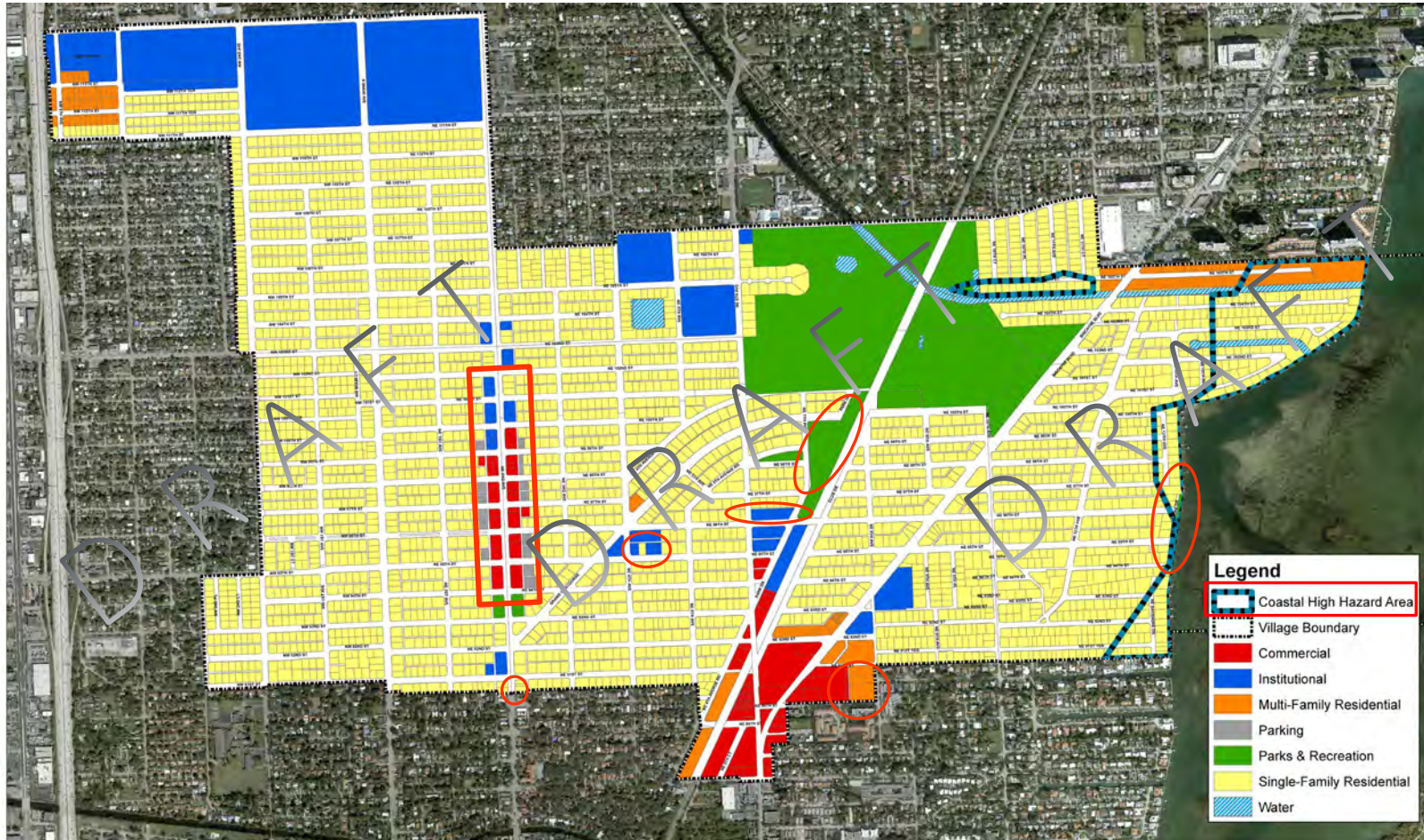
2018





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)

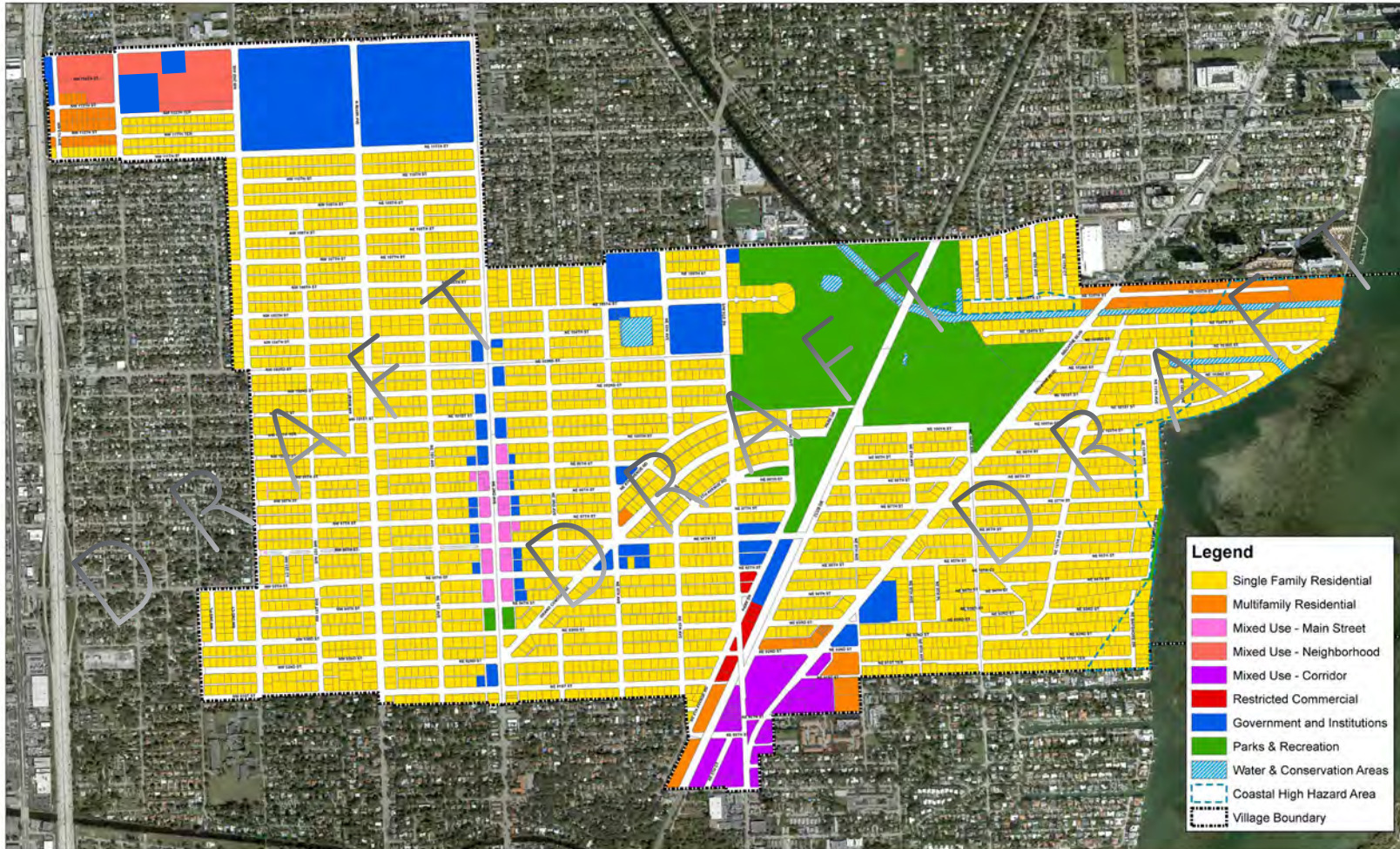
FUTURE LAND USE MAP
2022 UPDATE - STEP 1:
CORRECTION OF 2018 SCRIVENER'S ERRORS



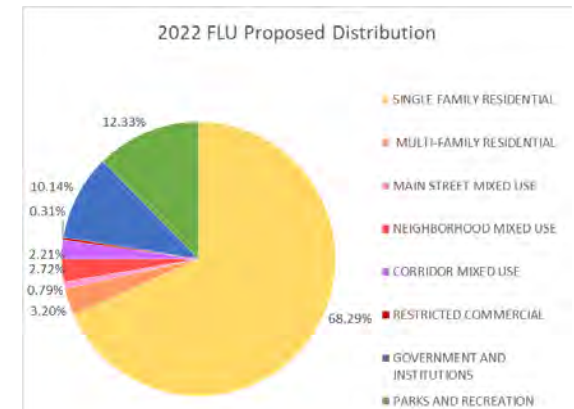


WHAT WE'RE RECOMMENDING

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

1 inch = 500 feet



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 acre 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	■	■	■	■	■	■	■	■	■

COMPATIBILITY ANALYSIS (ADJACENCY)

"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

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)	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.

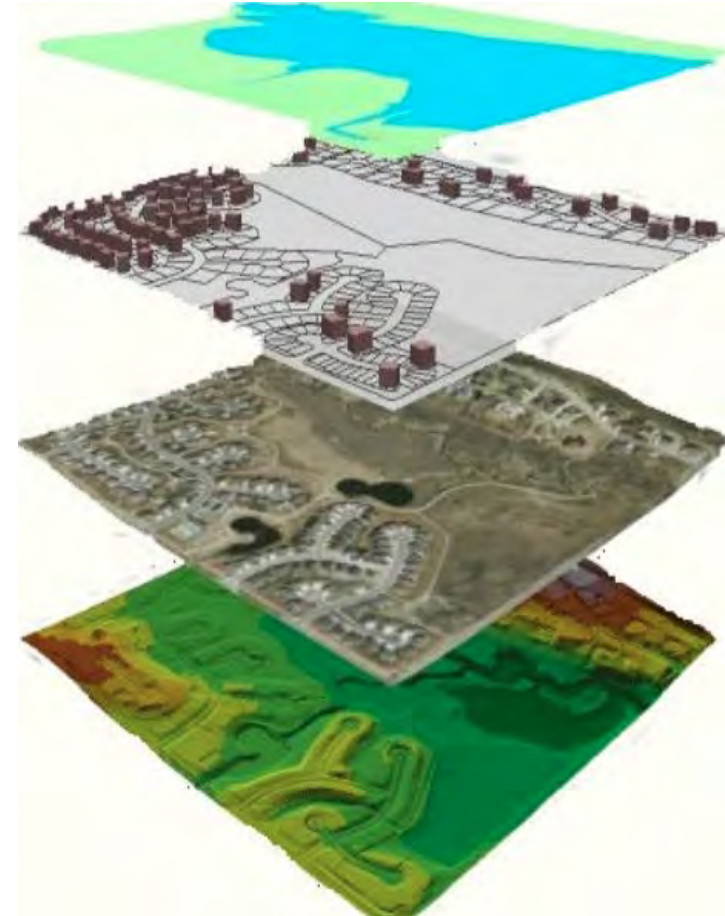


SUPPLEMENTARY AMENDMENTS *

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)	July 20, 2022*	Aug 2, 2022**
DEO Letter of Notification (within 5 working days after amendment receipt)	July 20, 2022 (if *)	Aug 9, 2022 (if **)
Agency Reviews/Comments Due to Village (within 30 days after amendment receipt)	July 20, 2022 (if *)	Sep 6, 2022 (if **)
Adopted Amendment transmittal (within 10 working days after 2nd reading)	Sep 20, 2022 (if *)	Oct 4, 2022 (if **)
DEO Notice of Intent Letter (within 5 working days after amendment receipt)	Sep 27, 2022 (if *)	Oct 11, 2022 (if **)



THANK YOU

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QUESTIONS?

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



Claudia Hasbun, AICP
Planning, Zoning
& Resiliency Director
Experience: 17 years



SILVIA E. VARGAS, FAICP
Principal Planner
CGA
Experience: 28 years



ALEX A. DAVID, AICP
Director of Planning
CGA
Experience: 37 years



Tanya Wilson, AICP
Assistant Village
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 \neq building height

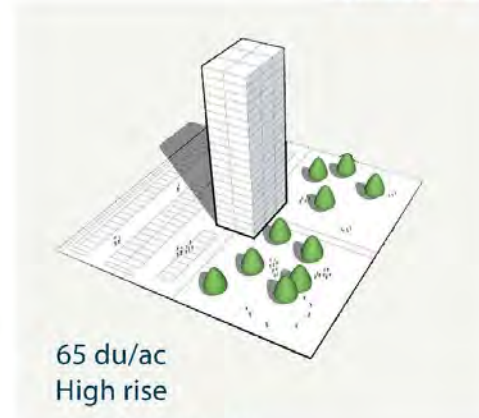


Image Credits: Plusurbia

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

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

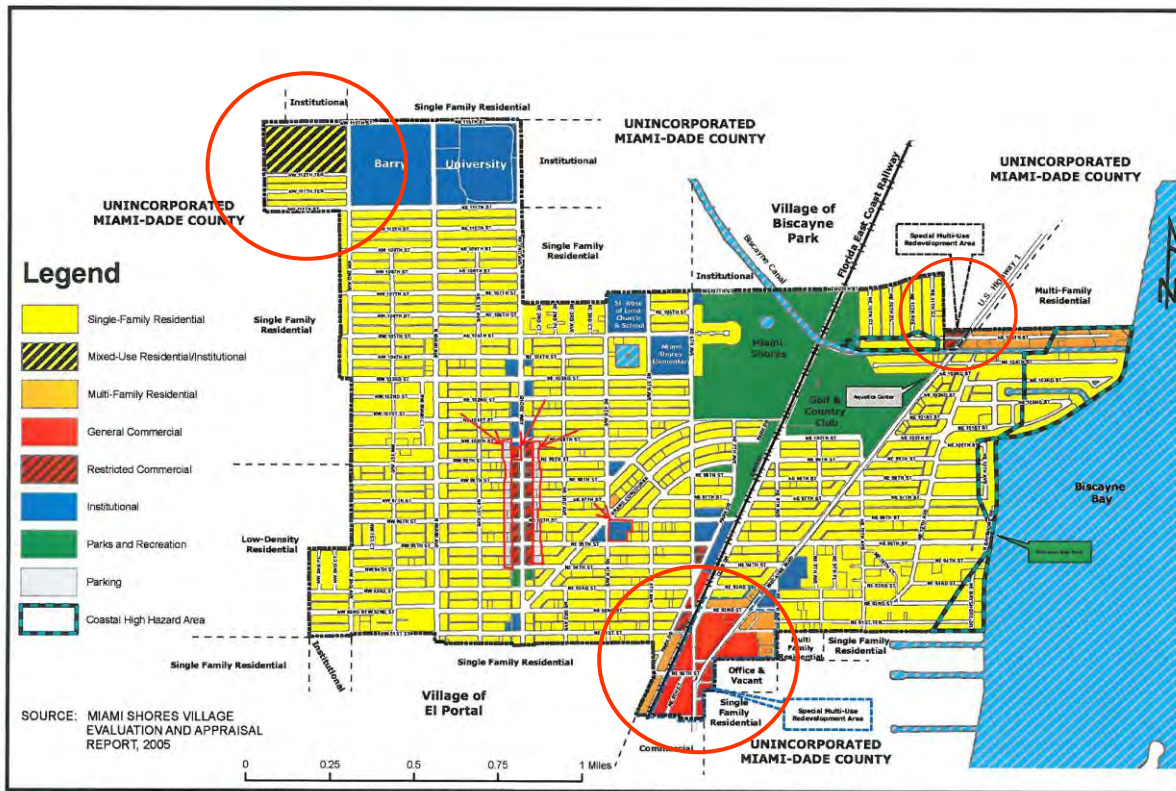


Plaza of the Americas:
9-10 Stories / Density = 46 du/ac

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



MIAMI SHORES VILLAGE
COMPREHENSIVE PLAN

FUTURE LAND USE MAP
FLUM Changes 7/06/10

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

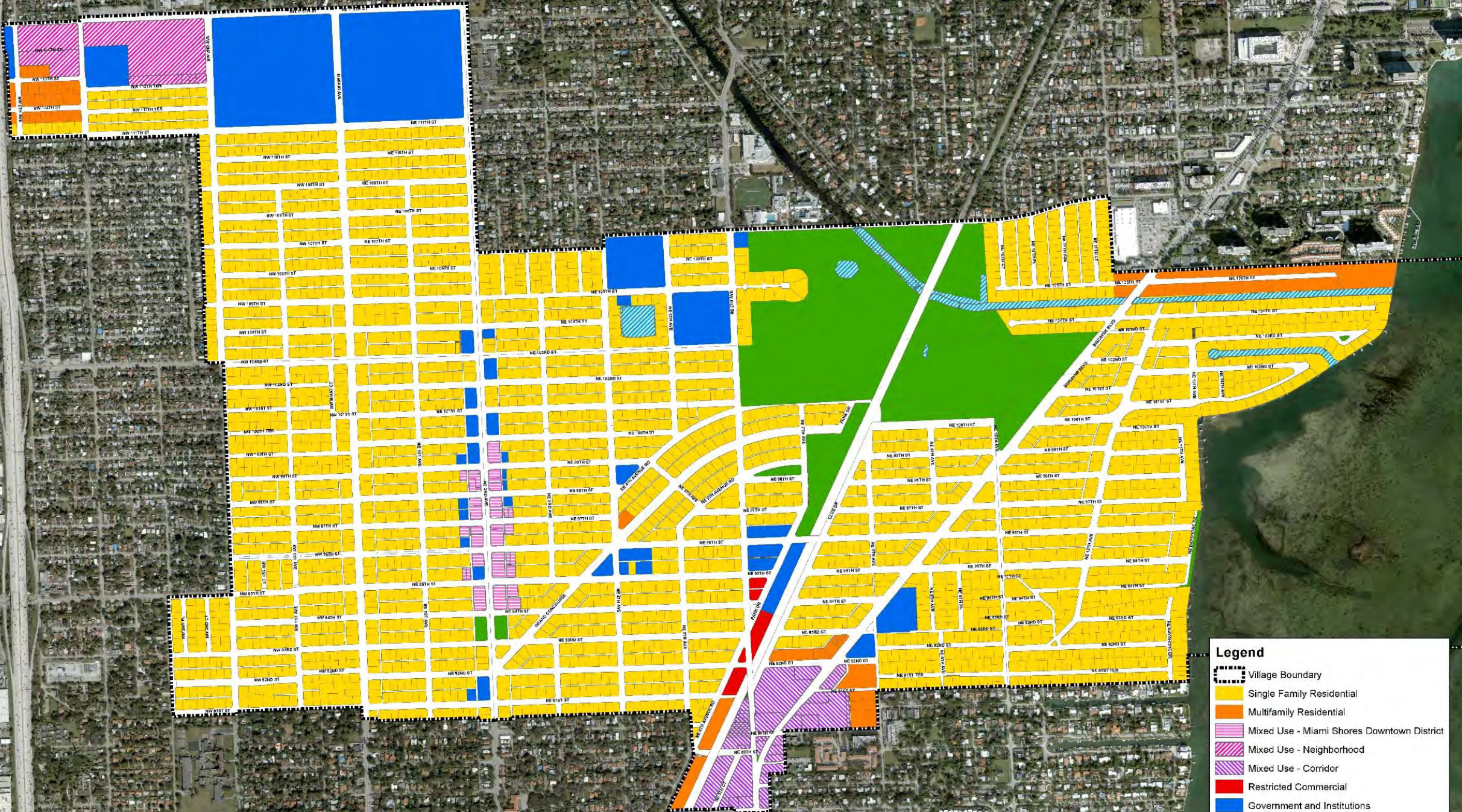
Public Input

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 (1st reading)
⇒ ordinance did not pass by a 2 to 2 vote
- Village Council brought the ordinance to reconsidered on OCTOBER 18, 2022



Legend

- Village Boundary
- Single Family Residential
- Multifamily Residential
- Mixed Use - Miami Shores Downtown District
- Mixed Use - Neighborhood
- Mixed Use - Corridor
- Restricted Commercial
- Government and Institutions
- Parks & Recreation
- Water & Conservation Areas

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

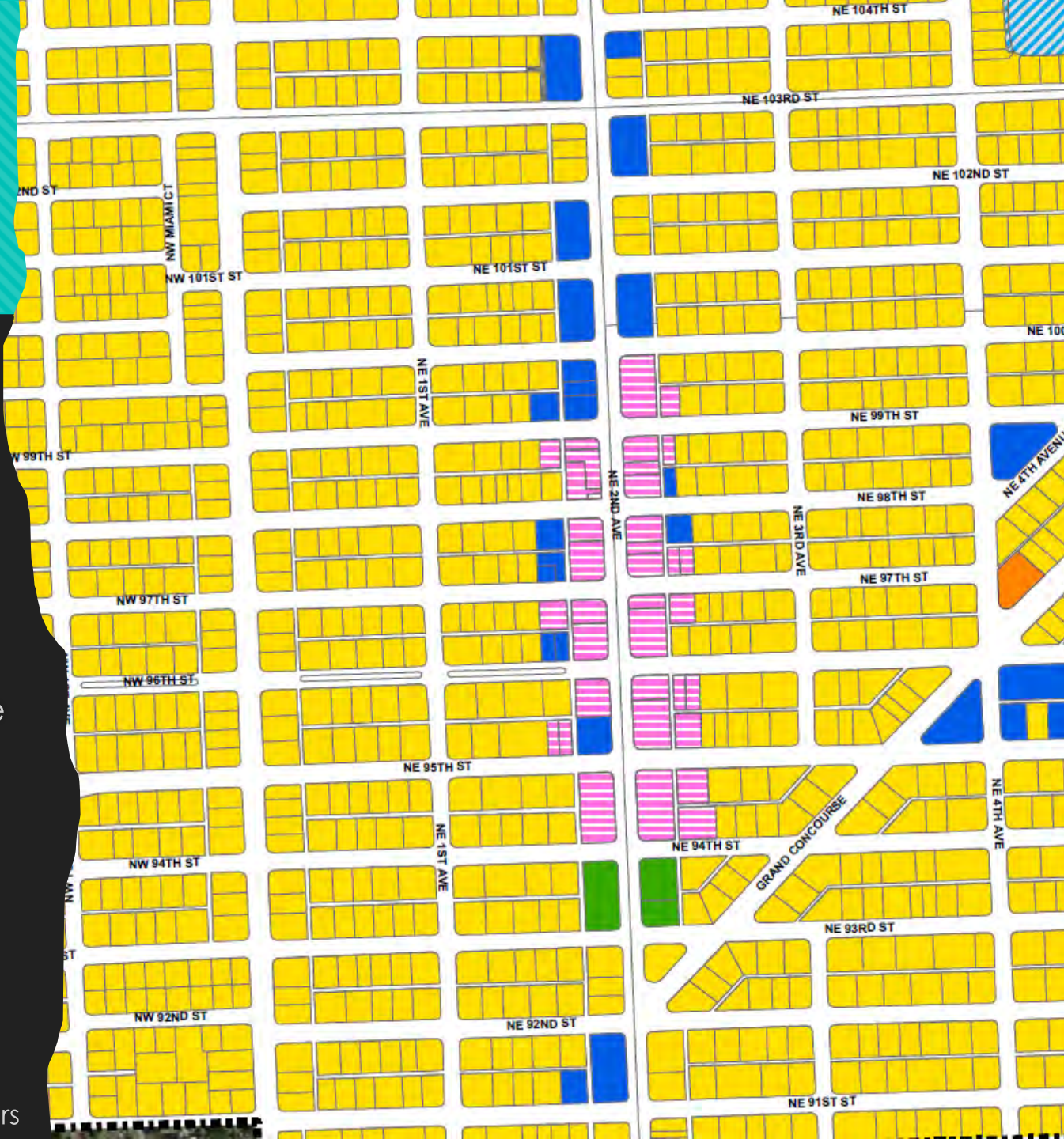
1. Downtown Mixed Use

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

Sample location: Existing
9705 NE 2 AVE



- 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.



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.

3. Corridor Mixed Use

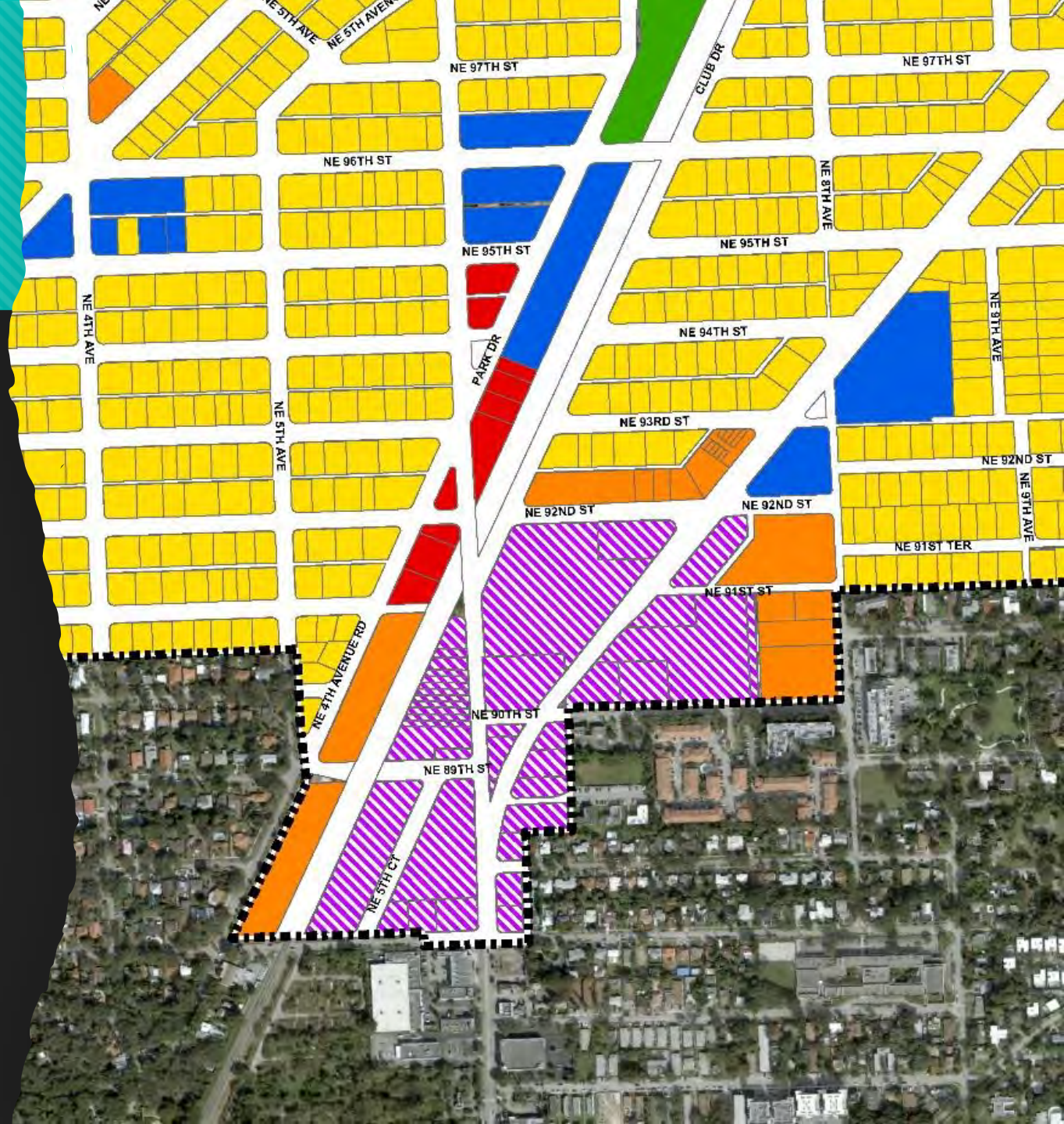
Current:

- Commercial (approx. 24.6 ac) – FAR 0.2

Proposed:

- Mixed Use Corridor
 - Acreage: approx. 24.6 ac (2.2% of total Village land)
 - Density: 40 base, 65 max (w/bonus)
 - FAR: 2.0 base, 3.0 max (w/bonus)

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



Current character Biscayne Blvd 87th & 91nd 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

- 1st 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:
compplaninfo@msvfl.gov
305.762.4864



MSV 2025 Comprehensive Plan Update



MSV 2025 Comprehensive Plan Update Future Land Use Element and FLUM

FIRST READING PUBLIC HEARING

OCTOBER 18, 2022





CLAUDIA HASBUN, AICP
Miami Shores Village
Planning, Zoning
& Resiliency Director
Experience: 17 years



SILVIA E. VARGAS, FAICP
Principal Planner
CGA
Experience: 29 years



ALEX A. DAVID, AICP
Director of Planning
CGA
Experience: 37 years



TANYA WILSON, AICP
Miami Shores Village
Assistant Village Manager
Experience: 21 years

The Subject Matter Expert Team

Items Covered

- ▶ Summary
- ▶ Desired meeting outcome
- ▶ Overview of the Issues, Expert Team's Charge, Process and Recommendation
- ▶ Description of the Process
 - ▶ Public Outreach
 - ▶ Data Inventory and Analysis
 - ▶ Council Direction
 - ▶ Latest Revisions

Summary: Recent Actions

- ▶ July 13, 2022: Planning and Zoning Board unanimously votes to recommend adoption, with suggested changes ⇒ PZB changes added
- ▶ July 2022: Florida DEO performs courtesy review and offers narrow changes ⇒ DEO recommendations added
- ▶ July 19, 2022: Village Council considers proposed ordinance on 1st reading
 - ⇒ ordinance did not pass by a 2 to 2 vote
- ▶ September 25, 2022: Townhall meeting with members of the public.
- ▶ October 6, 2022: Village Council votes to bring back the ordinance and provides direction to Staff to revise proposed ordinance
- ▶ October 18, 2022: Village Council to reconsider the revised ordinance for 1st reading

Summary: Ordinance Changes

- ▶ As directed by Village Council on October 6, 2022:
 - Delete Mixed-Use Corridor future land use designation from FLUE text;
 - Recovered General Commercial land use designation (no residential density).
 - Redesignate land at Biscayne Blvd between NE 87th and NE 92nd Streets from Mixed-Use Corridor to the recovered Commercial future land use category.
 - Add a maximum building height of 5 stories to the Mixed-Use Neighborhood future land use designation.
 - Add a maximum building height of 4 stories to the Mixed-Use Downtown future land use designation
 - Broaden designation of site at 10500 Biscayne Blvd. include commercial uses – redesignated to Mixed-Use Neighborhood
 - Explicitly prohibit auto-related uses in the Mixed-Use Neighborhood.

Desired Meeting Outcome

For Council to cast a 1st reading vote on the proposed Ordinance, revised pursuant to Council direction provided on October 6th, 2022

- Affirmative vote: Necessitates Council direction to Staff to transmit the proposed Ordinance to reviewing agencies.
- Negative vote: Necessitates Council direction to Staff on how to proceed moving forward (link to EAR).

The Team's Charge

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

The Process

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)

Public Engagement Opportunities (so far)

- February 25, 2022: Initial Council Presentation (Introduction)
- March 2022 (multiple dates): Information- and opinion-gathering meetings
- March 2022-present: Project website up and online comment portal open
- April 18, 2022: Public Open House
- April 26, 2022: Joint public meeting of the Historic Preservation Board and the Sustainability and Resilience Committee
- May 12, 2022: Follow up public meeting of the Sustainability and Resilience Committee
- June 28, 2022: Council/Planning Board Workshop
- July 13, 2022: Planning and Zoning Board
- July 19, 2022: Village Council
- September 25, 2022: Town Hall Meeting
- October 6, 2022: Council Meeting discussion/item revival/direction to Staff

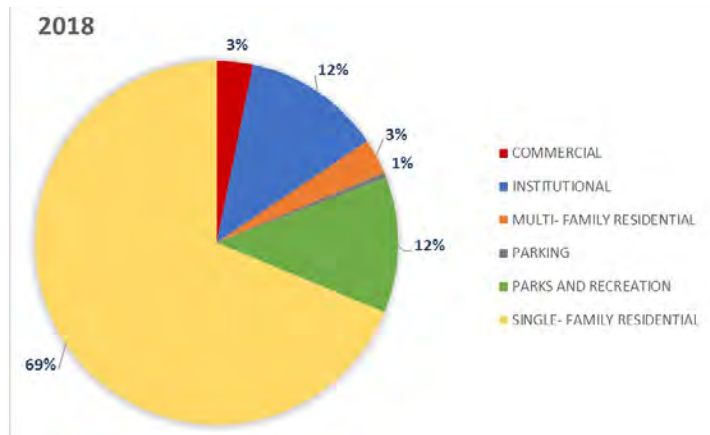
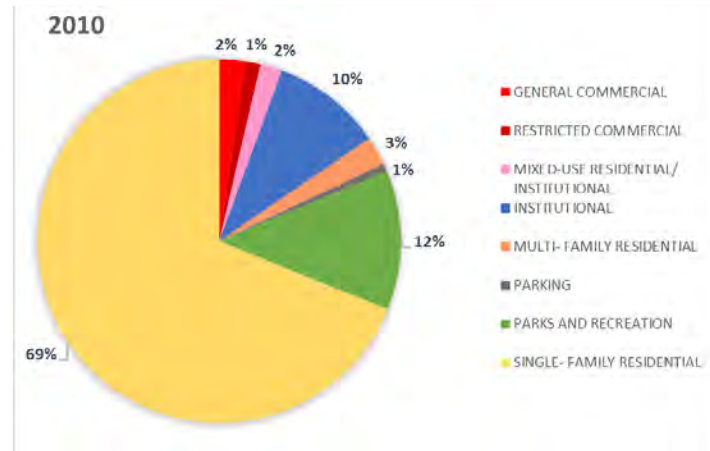
It is estimated more than **700** community residents, business owners, institutions, etc. have offered input to date in person or in writing. WEBPAGE DATA ANALYTICS TO DATE: Total page views: **1,174** | Unique pageviews: **804** | No. of comments received: **50+**

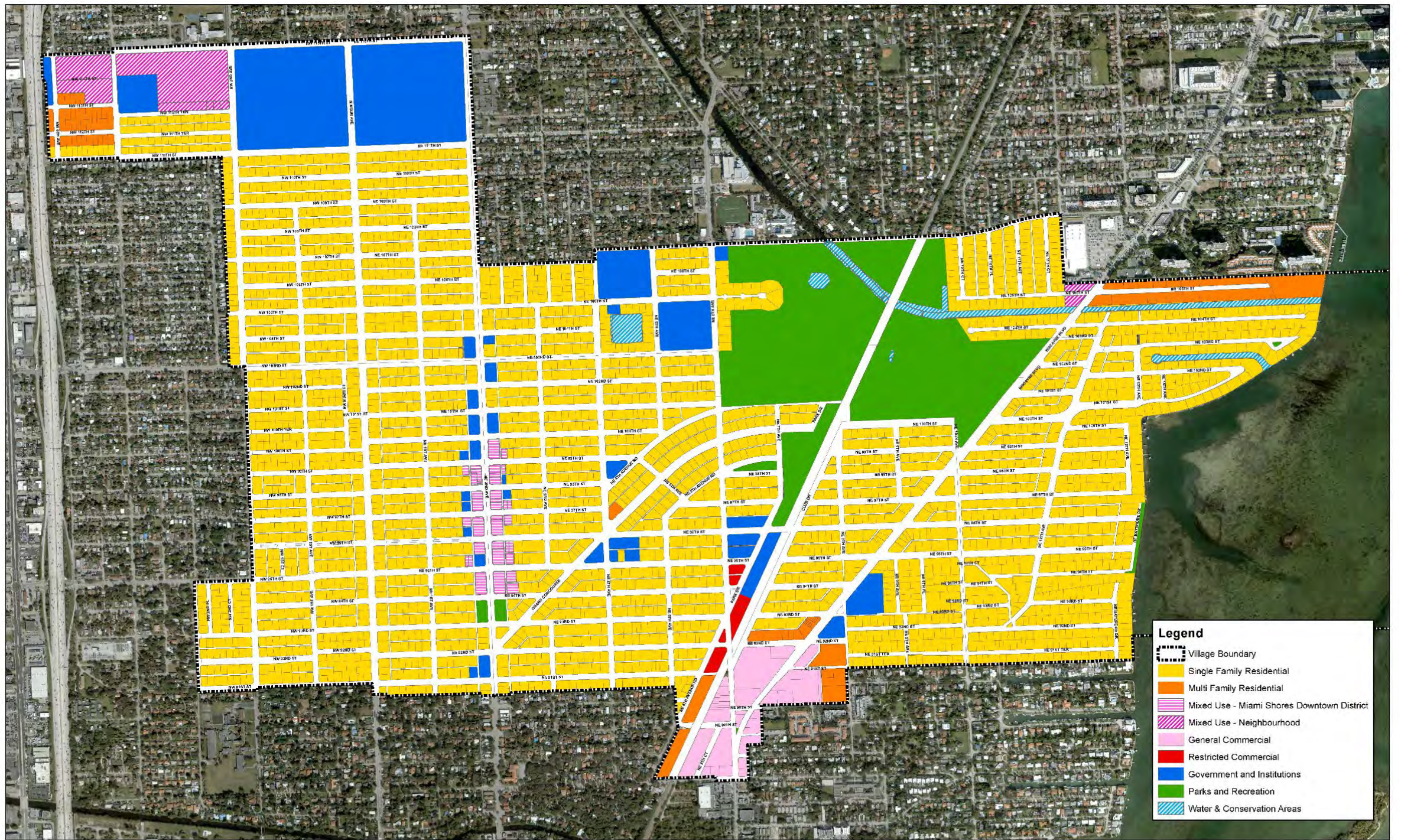
Data and Analysis

- ▶ Population
- ▶ Demographics
- ▶ Parcel Data
- ▶ Zoning Data
- ▶ Infrastructure Data
- ▶ Concurrency Data (Transportation, sanitary sewer, potable water, solid waste, stormwater, parks, and schools)
- ▶ Miscellaneous Data (recent and ongoing Village studies, e.g. , 2016 Downtown Study, 2016 Downtown Design Manual; 2022 Age-Friendly Action Plan; 2018 Environmental Vulnerability Study, Strategic Action Plan)

Land Use Data Analysis

- ▶ Land use distribution 2010-2018
- ▶ Large lot analysis
- ▶ Undersized lot analysis
- ▶ Mis-designation of land
- ▶ Redevelopment/revitalization policies





Legend

- Village Boundary
- Single Family Residential
- Multi Family Residential
- Mixed Use - Miami Shores Downtown District
- Mixed Use - Neighbourhood
- General Commercial
- Restricted Commercial
- Government and Institutions
- Parks and Recreation
- Water & Conservation Areas

Preliminary Concurrency: Mixed-Use Miami Shores Downtown District Based on +359 Dwelling Units, +474,489 sq. ft.

Transportation: 1,865 additional 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 additional 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 additional acres

Schools: Provided by Miami-Dade Public Schools.





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)
- ▶ Height: Not to exceed five stories

Neighborhood Mixed Use

Preliminary Concurrency: Mixed Use Neighborhood District Based on +850 Dwelling Units, +496,433 sq. ft

Transportation: 2,975 additional 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.

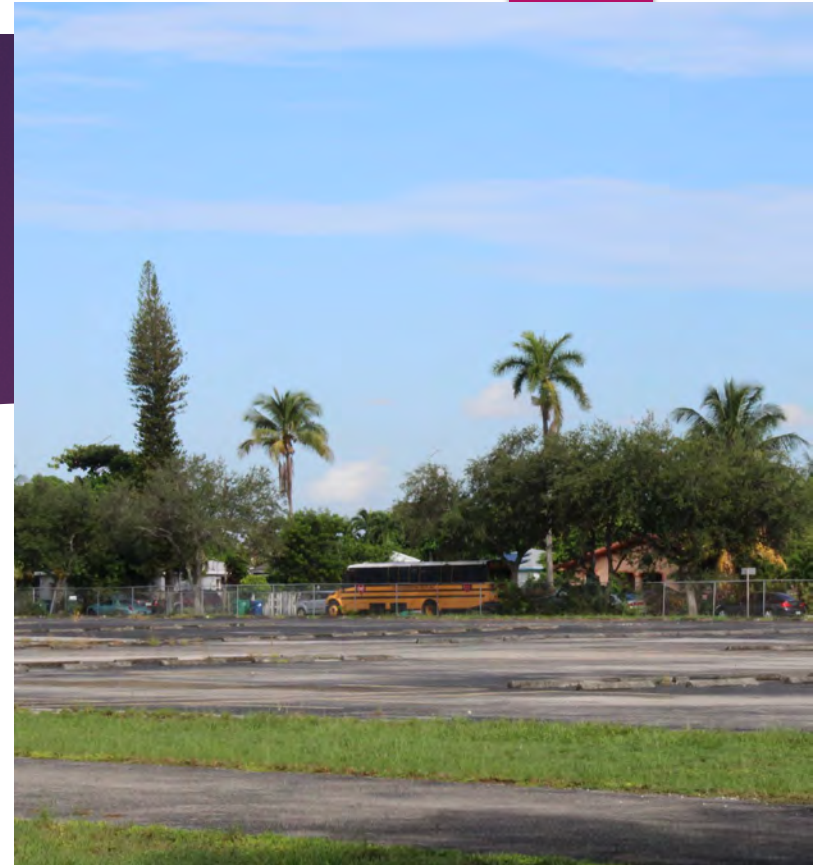
Potable Water: + 138,754 additional gallons per day

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 additional acres

Schools: Provided by Miami-Dade Public Schools.



Current character (parking)

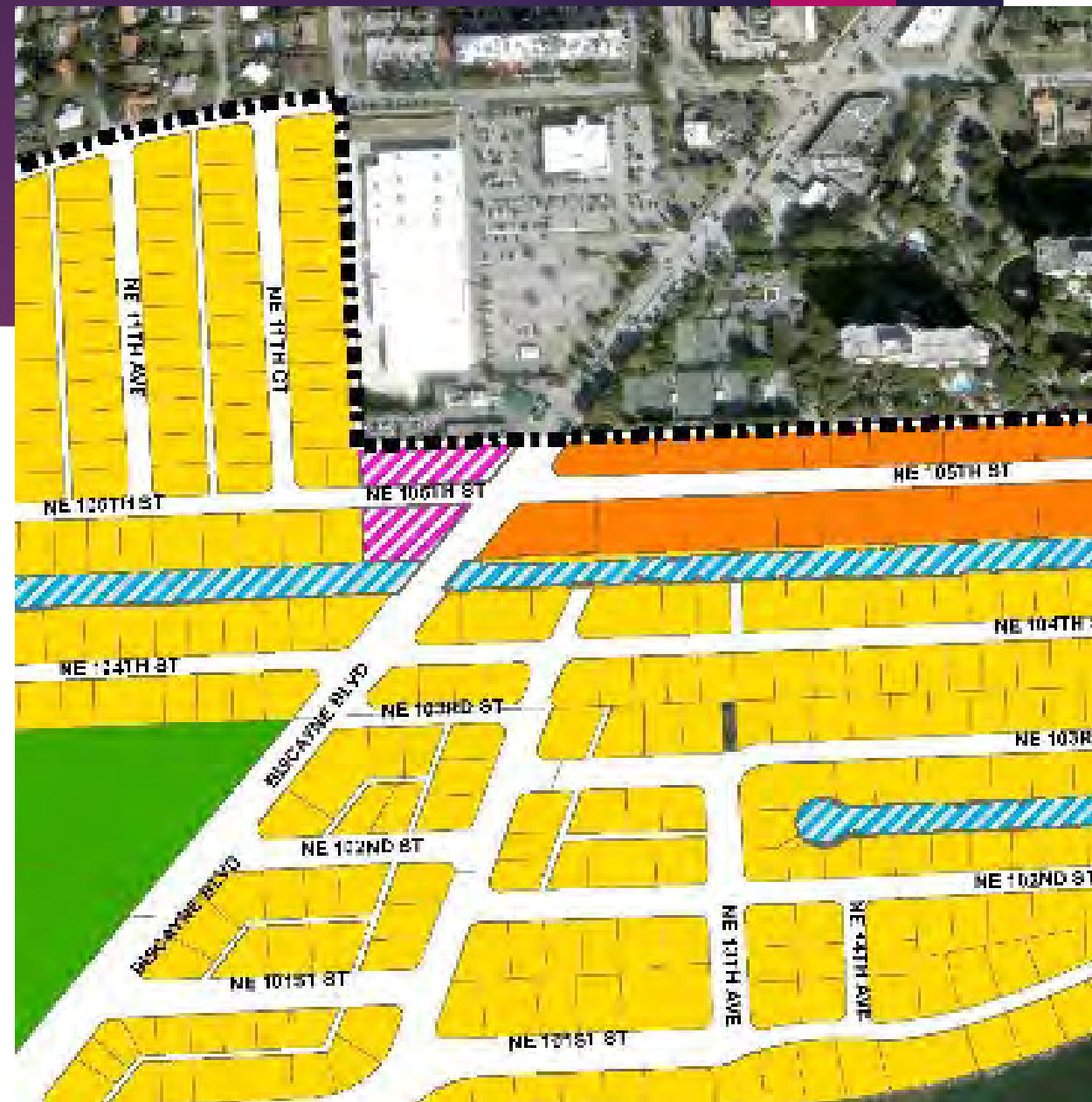
10500 Biscayne Blvd.

Current:

- Multi-family - 1.08 acres
- Density: 6 DU/acre

Proposed:

- Mixed Use Neighborhood
 - ▶ Acreage: approx. 1.08ac (approx. 0.01% of total Village land)
 - ▶ Density: 30 base, 35 max (w/bonus)
 - ▶ FAR: 1.5 base, 2.5 max (w/ bonus)
 - ▶ Height: Not to exceed five stories



Preliminary Concurrency: Mixed Use Neighborhood (10500 Biscayne Blvd.) Based on +37 Dwelling Units, 58,806 sq. ft.

Transportation: 99 additional 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.

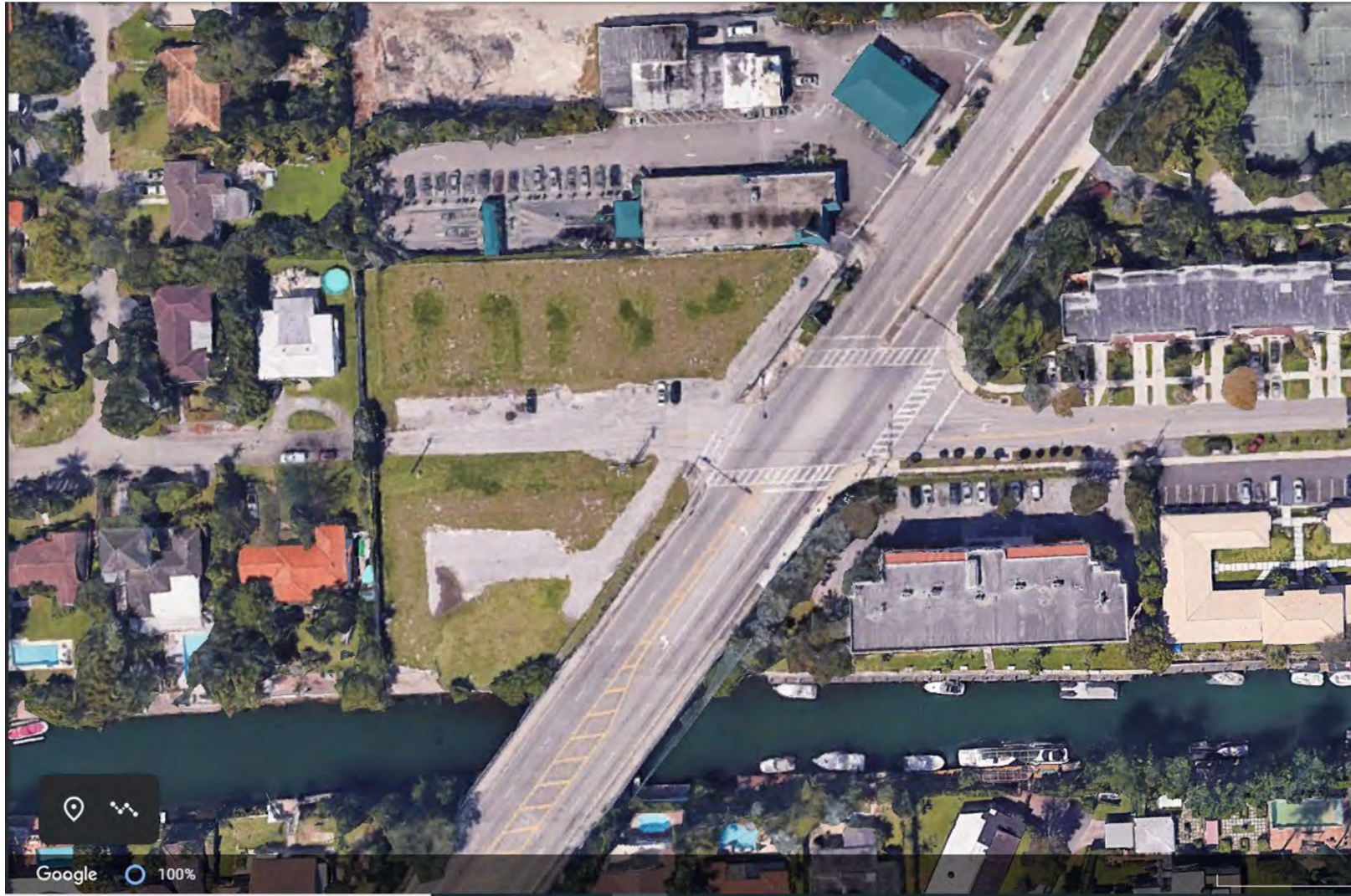
Potable Water: 8,978 additional gallons per day

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. 0.14 additional acres

Schools: Provided by Miami-Dade Public Schools.



Current character
(vacant)



Southern Biscayne Blvd – Mixed-Use Corridor ELIMINATED

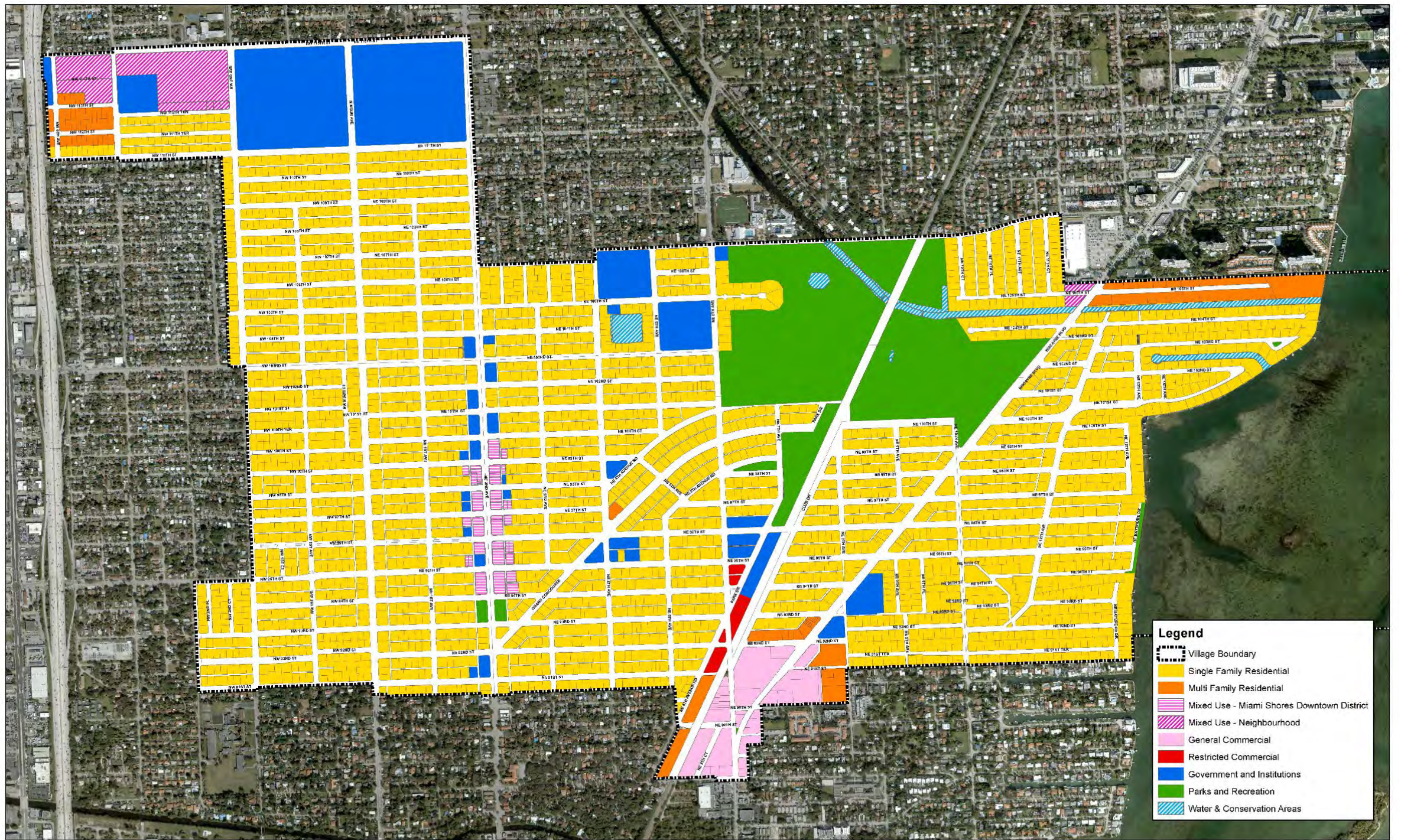
Current:

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

Proposed:

- General Commercial
 - ▶ No Density designated





Legend

- Village Boundary
- Single Family Residential
- Multi Family Residential
- Mixed Use - Miami Shores Downtown District
- Mixed Use - Neighbourhood
- General Commercial
- Restricted Commercial
- Government and Institutions
- Parks and Recreation
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Summary: Ordinance Changes

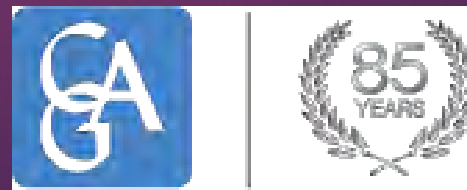
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 - Broaden designation of site at 10500 Biscayne Blvd. include commercial uses – redesignated to Mixed-Use Neighborhood
 - Explicitly prohibit auto-related uses in the Mixed-Use Neighborhood.

Next Steps

- ▶ If, approved, Ordinance is transmitted to DEO and external agencies
- ▶ Second reading, if reviewed within 60 days, December 2022
- ▶ EAR review is underway – deadline to submit first reading to DEO is July 2023

THANK YOU!

MSV 2025 Comprehensive Plan Update



MSV 2025 Comprehensive Plan Update





*Continue shaping your community's future
through the comprehensive plan!*

Participatory Workshop Meeting

30 November 2022, Miami Shores Village

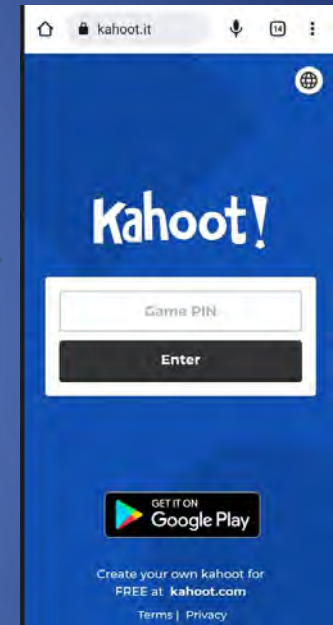
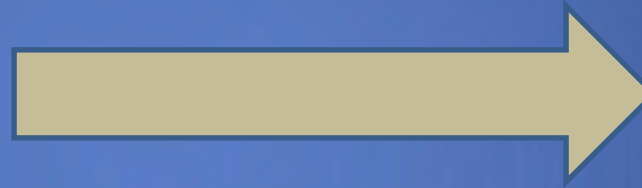
Facilitated by

Jim Karas, Community Marine & Water Resource Planning

www.linkedin.com/in/jeakaras

Thank you for attending!

- Who is our audience today?
 - Go to **Kahoot.it** on your cellphone (no wifi)
 - Enter 7 number PIN, choose name.
 - Work quickly- no more than 5 min.



- Introduction by Village Manager

Visioning Your Future

CHANGE

危機

crisis

One stands for **danger**;

the other for **opportunity**.

American Assembly (Modified)

- Origins: 1950s, Eisenhower, Columbia University , national/international disputes & thorny Florida issues
- Goal: Validate or change comprehensive plan policy statements, gauging support; receive NEW solutions/ideas
- Toward Consensus: discuss, debate, repeat

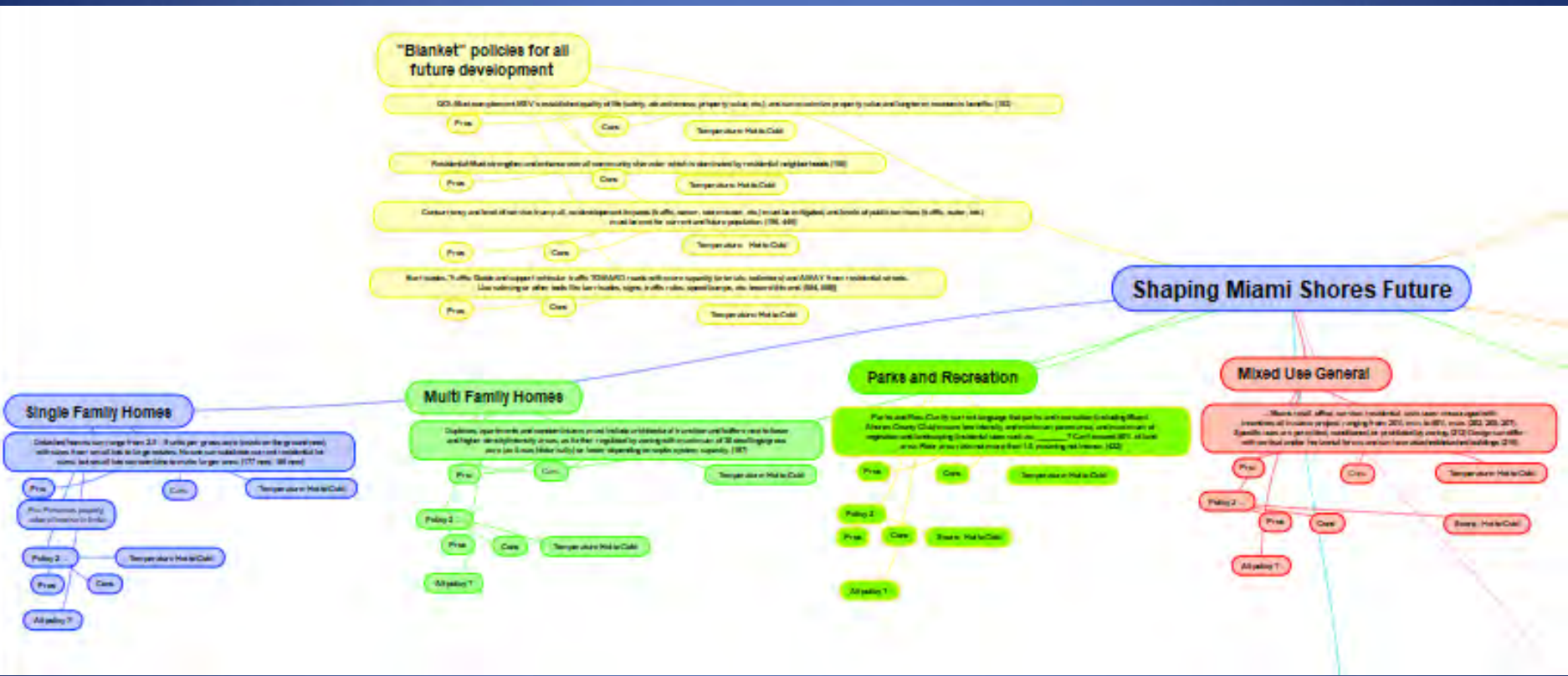


Seeking Agreement on Policies

- Table discussions: Prepared, select policies (not all)
 - Ingredients: Draft ordinance, Council discussion, community input
 - Pros and Cons of Plan into compliance w/ minimal fixes
- Change or keep as you choose

Seeking Agreement on Policies

Example of outcome



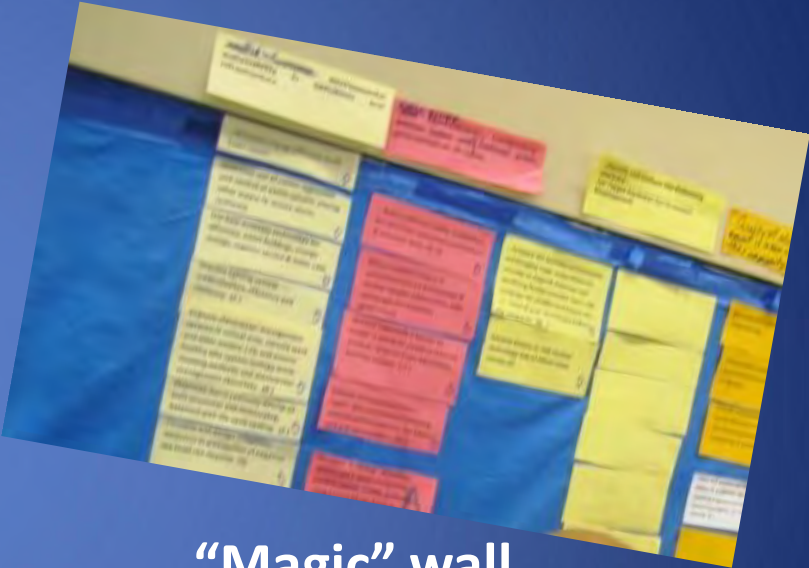
Facilitation Tools



Card storming



Talking "Stick"



"Magic" wall



Red Card



- ★ *HOT - Ok or good*
- ★ *LUKE WARM- Concerns*
- ★ *COLD- NOMDB*

Temperature

Rules and Tools

- 1 Be present & engage !
- 2 Entrust facilitators/staff – red if not
- 3 Aspire “Full Value” / Communicate
- 4 SAFE setting, respectful / civil, no talk stick, etc.
- 5 Stick to Agenda (Parking)
- 6 Blue wall, cards, tables, mics, other
- 7 Resources; simplified concepts?

Do we have a verbal contract?

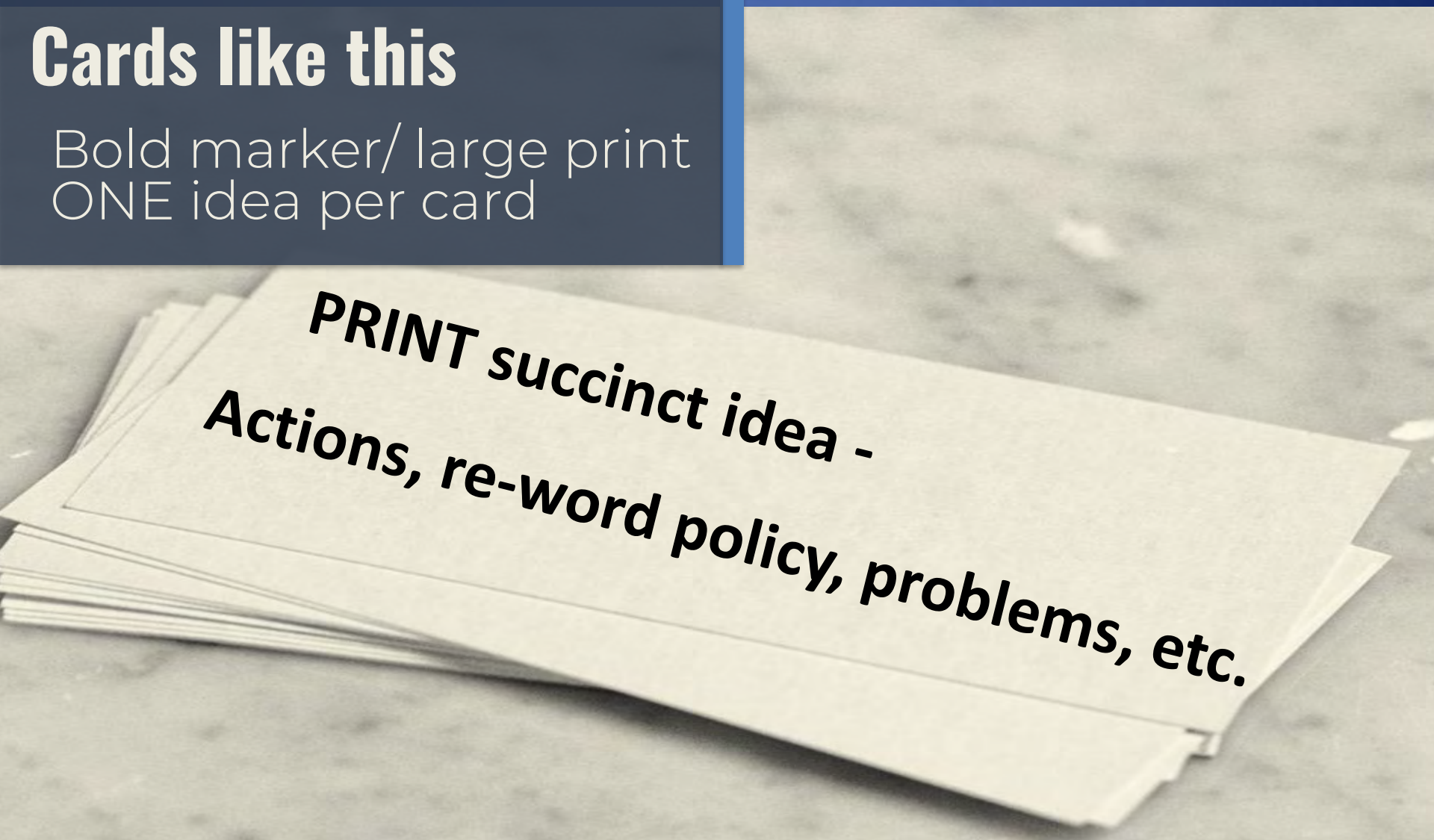
slide to power off

Schedule (adjustable)

1800	I. Opening/Icebreaker, Objectives, Ground Rules & Tools
1820	II. Table Group Work (45 min)
1905	III. Large Group Report (45 min)
1950	IV. Table Group Work (Round II) (30 min)
2020	V. Large Group Report (30 min)
2050	VII. Reflect, Evaluate
2100	VIII. Adjourn

Cards like this

Bold marker/ large print
ONE idea per card



**PRINT succinct idea -
Actions, re-word policy, problems, etc.**

Seeking Agreement on Policies

- Remember- the Plan is aspirational
- Timing- now or later?
- Root cause
- Facts and data to better understand
- Examples you like-Analogues?
- Other?

Table Assignment

- Staff Facilitator; Pick scribe/ presenter
- Accept, revise, or add/replace policy statements by general consensus. Example: _____
- Take temperature
- Deliberate with Pros, Cons (pick top 2), change or accept
- Ideas/comments off topic –refer to Parking Lot
- Take temperature
- Decide by majority hand vote
- Report small group result to large group upon prompt
- First round: 45 min. ; Repeat as needed

Credit: Florida Institute of Government and Cantanese Center for Urban and Environmental Solutions, Florida Atlantic University, Sarah Shannon, Director and Dr. Tom Taylor, Florida State University

Reflect and Self Evaluation

- Report to Council
- Future steps / conclusions
- “One word” summation
- Evaluation Form- Handout (how to return)(

Adjourn

Facilitated by:

Jim Karas, strategicplan2008@gmail.com; www.linkedin.com/in/jeakaras 772.341.0524



Community, Marine & Water Resource Planning
Advocacy, Facilitation & Conflict Resolution

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For Reference

Various graphics: field photos, FAR diagram, density example, analogues , other

Bring Plan into Compliance. If not...

- Nearly 3000 properties non-conforming with adopted Plan
- Village budget/finance constrained since Mixed Use declining, business outmigration
- Forfeit \$ millions in grants
- Without vision, what if redevelopment comes?
- Undesirable development happens anyway
- Possible legal liability

Floor Area Ratio (FAR): the ratio of a building's total floor area relative to the land area of the site upon which the building stands.

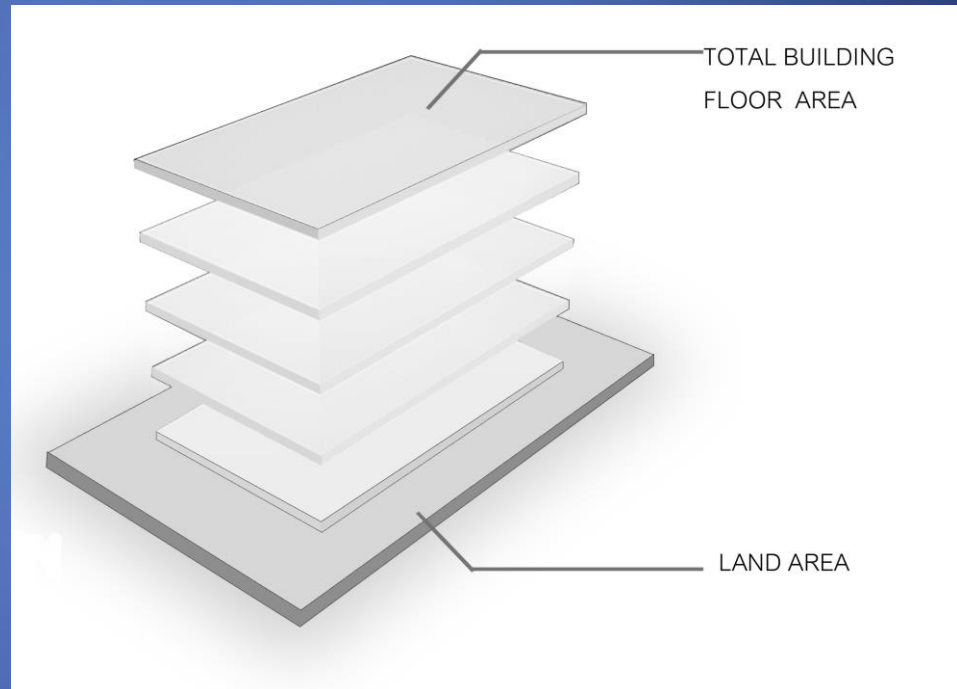
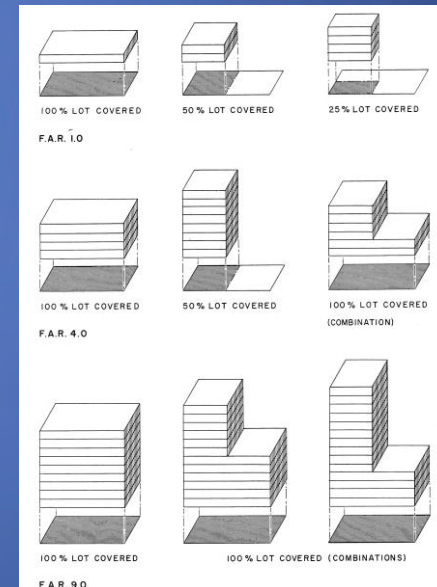
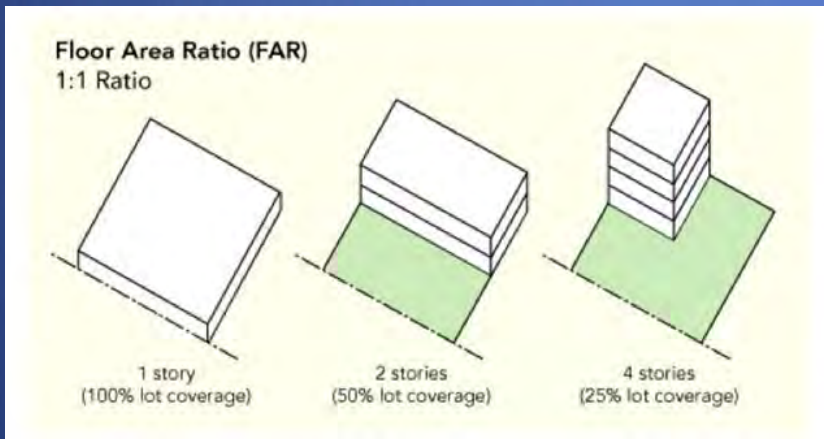


Image Credit: American Planning Association PAS Report 111

FAR is a tool that describes the intensity of development and may be expressed in a variety of building massing options. But it is not a controlling factor of building shape or character. In fact, FAR alone is a poor predictor of physical form, but should be used with other zoning tools.



- Multi (2+) story urban buildings typically will have higher FARs than auto-oriented suburban developments, like strip malls or big-box stores, which almost always have ratios less than 1.0.
- FAR is sometimes mistaken for density. But FAR controls do not necessarily result in high density development and can result in the opposite instead. A single large house on a small lot likely has a high FAR, whereas a large house on a large lot would have a low FAR, and often be indicative of sprawl.
- Still, in limiting development intensity, FAR often has consequences for density and can determine other considerations set in the zoning code, like lot coverage, setbacks, parking requirements.



This is because the zoning regulations act together as pieces of a single puzzle to create a building “envelope” on a site, i.e., the maximum three-dimensional space on a zoning lot within which a structure can be built, as permitted by applicable height, setback and yard controls.

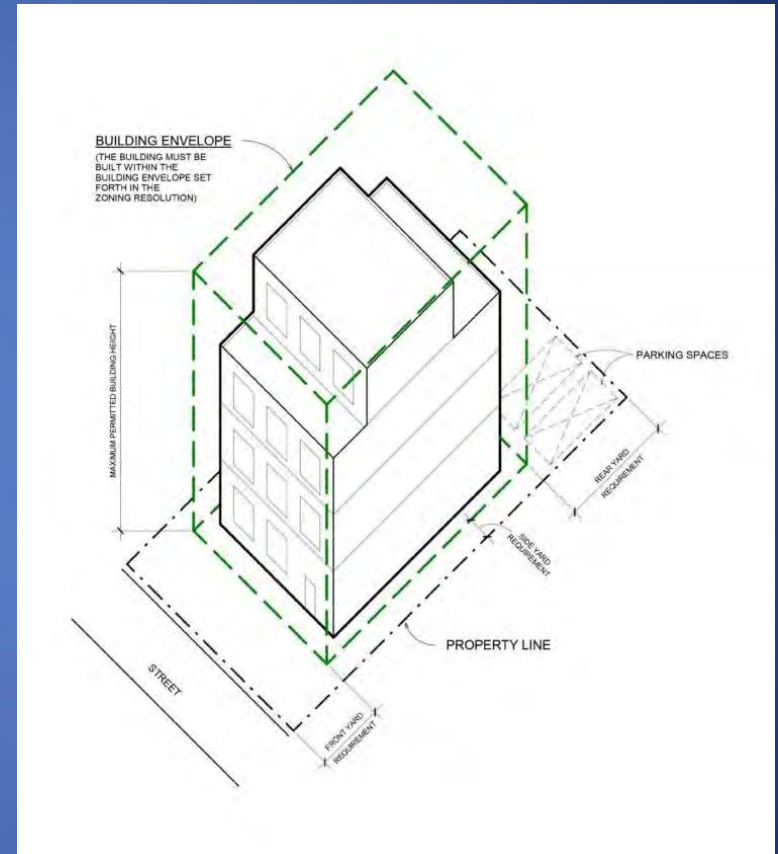
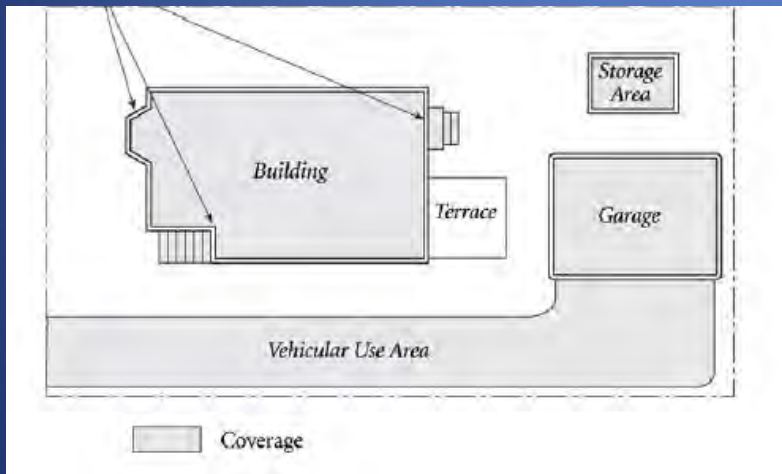
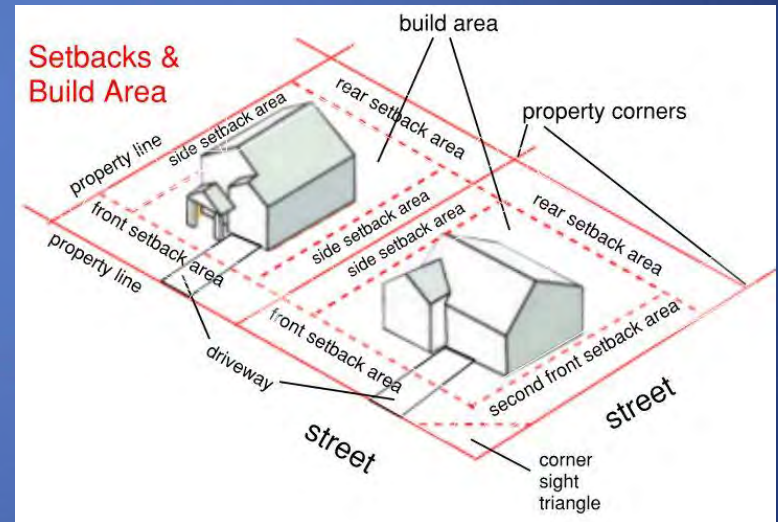


Image Credit: Real Estate U

- More important to building massing and character are parameters such as building height, lot coverage, setbacks, etc., which are typically controlled by zoning regulations.



Lot coverage is the percentage of the total lot area that is covered by impervious surface.



- Density is the number of developed units in a specific area of land. People density can be measured in persons per acre or per square mile or any other land unit. Employment density—usually measured by jobs per acre—is an important consideration in commercial districts. Residential density, for example, is usually measured by dwelling units per acre (du/ac).
- The overall employment density is 2,064 jobs/sq mi. The overall population density in Miami Shores is 4,650.99/sq mi whereas the overall residential density is approximately 5.0 du/ac. There are wide-ranging variations within these statistics throughout different parts of the Village.

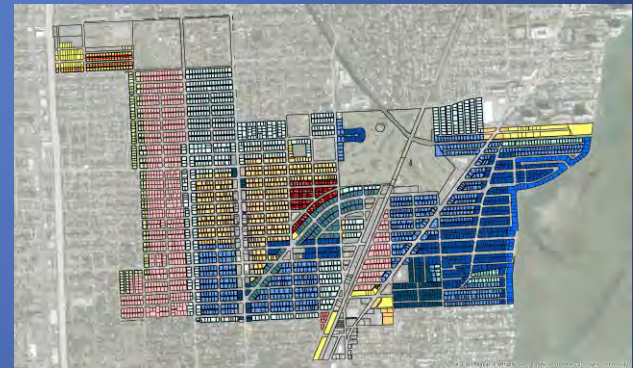
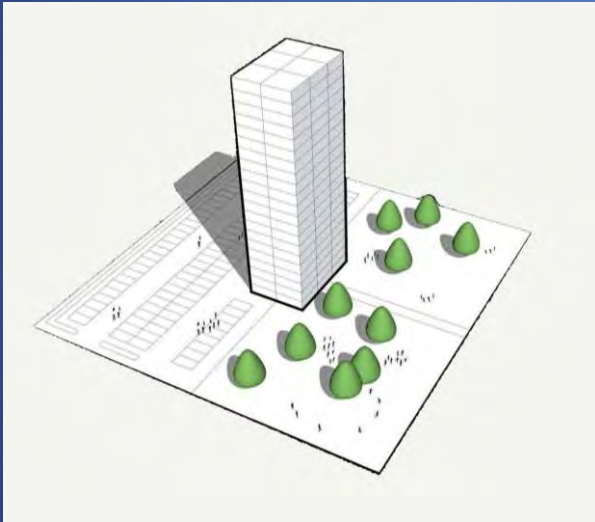


Image Credits: Spacing Magazine (top)/ CGA (bottom)

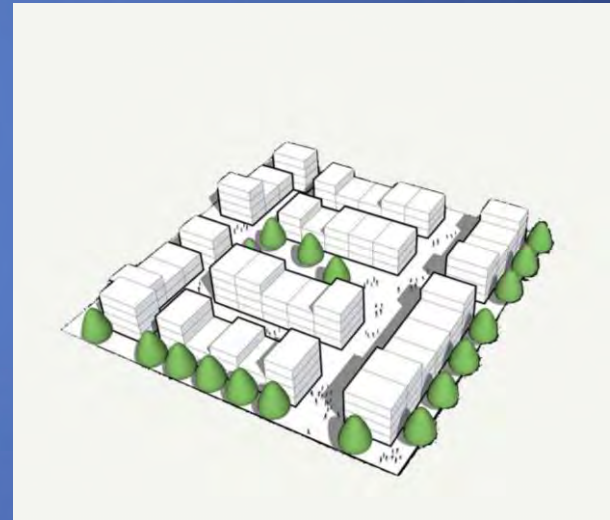
The concept of density is often equated with (or lumped together) with building height. But density and height should not be confused. Density does not have to be overwhelming in scale – it can be achieved through lower-scaled buildings. Building and streetscape design are key.

At the same time, there is an important link between building height and lot coverage. If the regulatory priority is reducing lot coverage (e.g., to preserve open space, improve stormwater management, or to reserve land for surface parking) then the community may wish to accommodate some building height. But if minimizing building height is the priority, then lot coverage maximums and/or onsite parking may need to be reduced or eliminated.



65 du/ac
High rise

Image Credits: Plusurbia (left and right)



65 du/ac
Low rise

Density ≠ building height

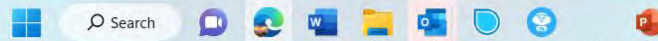
Density example 11-12

MSV MULTI-FAMILY TYPOLOGY



WEST SHORES

- Size of land: 8,000 sq ft (0.18 acres)
- Density: 11 to 12 Dwelling units per acre
- Duplexes
- Height: 1-story
- Low-rise building
- Along NW 113 St



Density example 16

MSV MULTI-FAMILY TYPOLOGY



HARBOUR CLUB VILLAS CONDO

- Size of land: Almost 5 acres
- Density: 16 Dwelling units per acre
- Existing apartments: 78 multifamily homes
- Height: 3-story
- Low-rise building
- 1420 NE 105 ST

Density example 22

MSV MULTI-FAMILY TYPOLOGY



SHORES VILLAS CONDO

- Size of land: 4 acres
- Density: 22 Dwelling units per acre
- Existing apartments: 88 multifamily homes
- Height: 2-story
- Low-rise building
- 8701 ne 4TH Ave

Density example 23

MSV MULTI-FAMILY TYPOLOGY



THE SHORES CONDO

- Size of land: 4.14 acres
- Density: 23 Dwelling units per acre
- Existing apartments: 78 multifamily homes
- Height: 5-story
- Mid-rise building
- 1700 NE 105th ST



Density example 25

MSV MULTI-FAMILY TYPOLOGY



SHORES PLAZA EAST CONDO

- Size of land: 2.12 acres
- Density: 25 Dwelling units per acre
- Existing apartments: 53 multifamily homes
- Height: 2-story
- Low-rise building
- 716 NE 91 St

Civility

‘Being "civil" is not a restraint on the First Amendment right to speak out, but it is **more than just being polite**. Civility is stating your opinions and beliefs, **without degrading** someone else in the process. Civility requires a person to **respect** other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for **dialogue** with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Indiantown. Civility is practiced at all Village meetings.’

SOURCE: Village of Indiantown, others available.

Density example 30

MSV MULTI-FAMILY TYPOLOGY



105th STREET CONDOS

- Size of land: 8,000 Square Feet (0.18 acres)
- Density: 30 Dwelling units per acre
- Existing apartments: 4 multifamily homes
- Height: 2-story
- Low-rise building
- 1319 NE 105 ST



Search



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Density example 48

MSV MULTI-FAMILY TYPOLOGY



THE GRAND CONCOURSE CONDOS

- Size of land: Half an acre (0.52 acres)
- Density: 48 Dwelling units per acre
- Existing apartments: 25 multifamily homes
- Height: 4-story
- Mid-rise building
- 421 Grand Concourse

