

City of North Miami Beach Welcomes You

CITY COMMISSION MEETING

1ST Reading - October 22nd, 2020

Mixed-Use Zoning Study Phase II and Comprehensive Plan Amendments

EMAIL: NMBCOMDEV@citynmb.com





OUR TEAM

Bermello Ajamil and Partners

Alfredo C. Sanchez AIA, AICP
Partner-Senior Planner-Architect

Joshua Rak, LEED GA
Senior Associate-Planner-Urban Designer

Lambert Advisory

Eric Liff
Principal

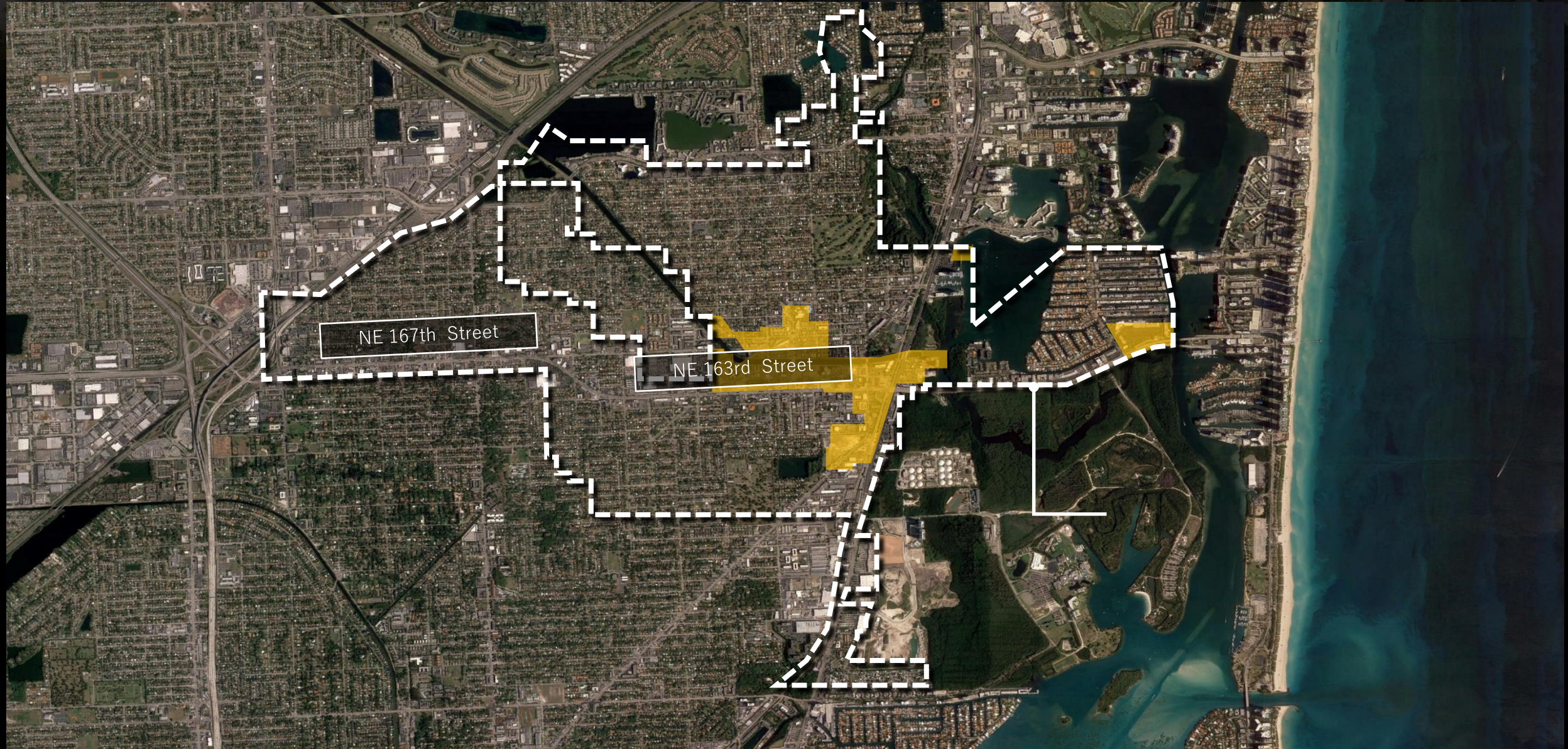
Traf Tech Engineering Inc

Joaquin Vargas
Senior Transportation Engineer

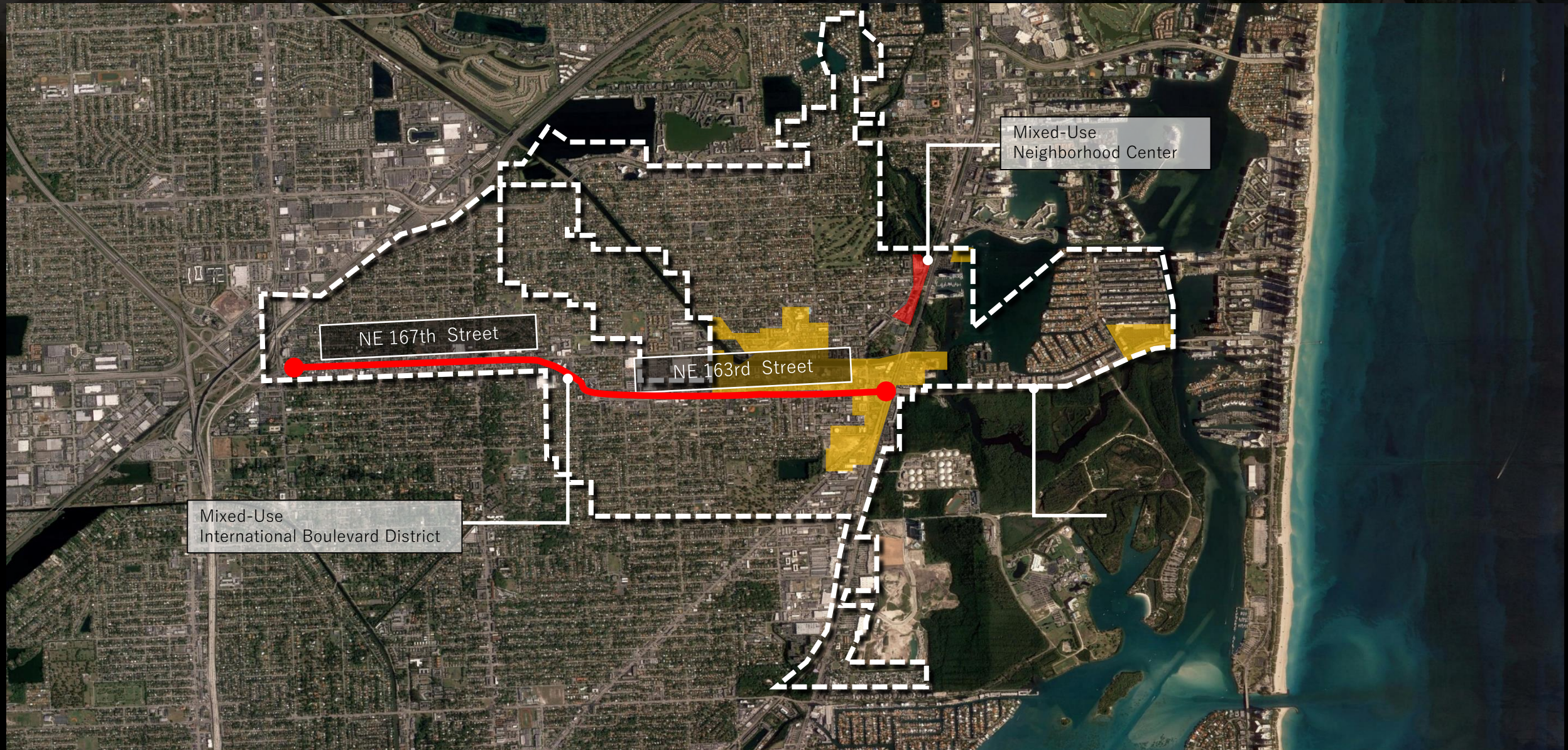
PROJECT SCOPE



NMB Phase 1 MU Zoning (2015)



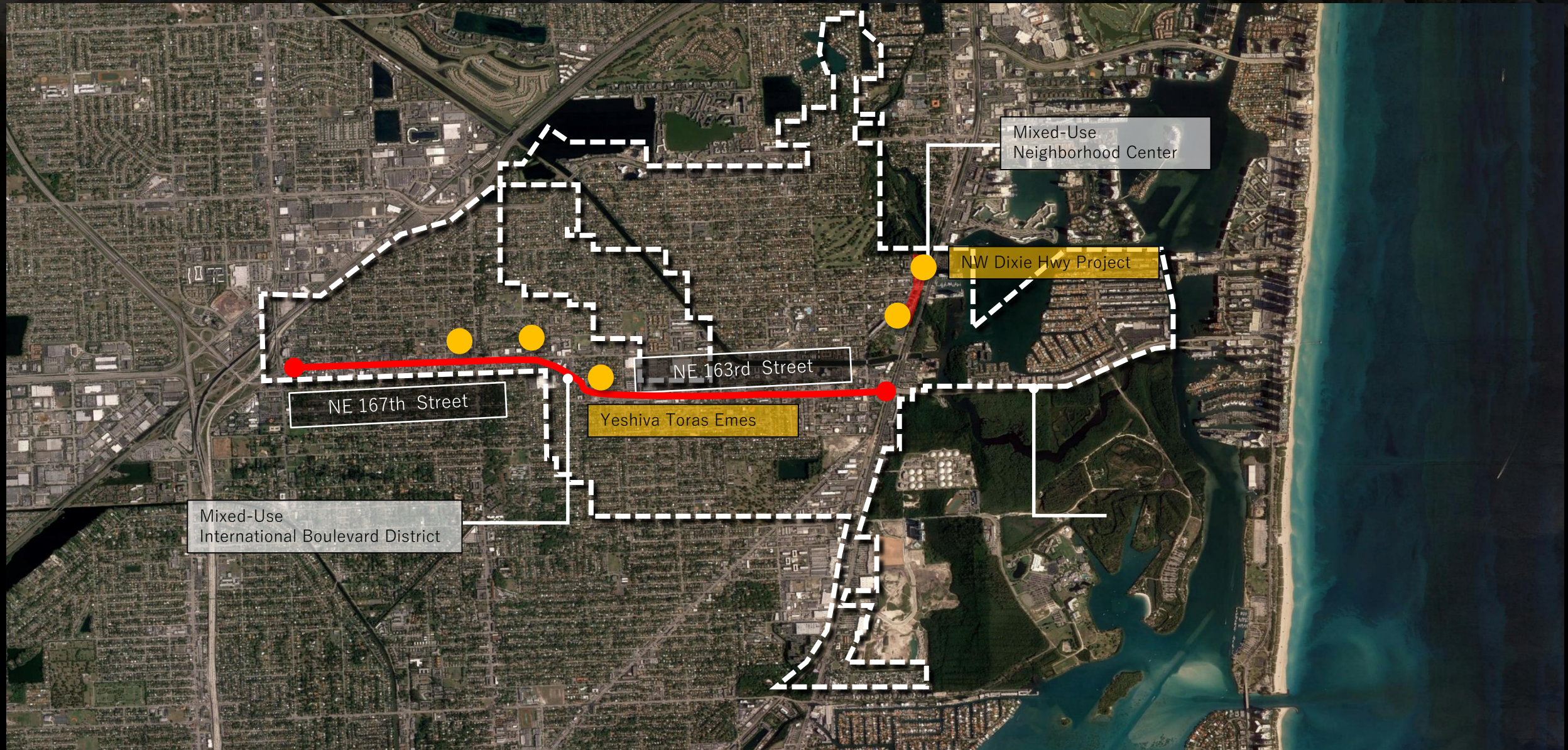
NMB Phase 2 MU Zoning Update



WHY ARE WE DOING ALL OF THIS?

- Build a sense of community identity
- Change in lifestyle priorities
 - Live/Work/Play within walking/biking distance to each other
 - Reduced time spent in car and more time with family and friends
- Focus on environmental sustainability
 - Development that responds to multi-modal transportation
 - People want more public open space in our urban areas
- Fix discrepancy between the existing Land-Use Plan and Zoning

POTENTIAL FUTURE DEVELOPMENT INTEREST



POTENTIAL FUTURE DEVELOPMENT INTEREST

- Yeshiva Toras Emes



POTENTIAL FUTURE DEVELOPMENT INTEREST

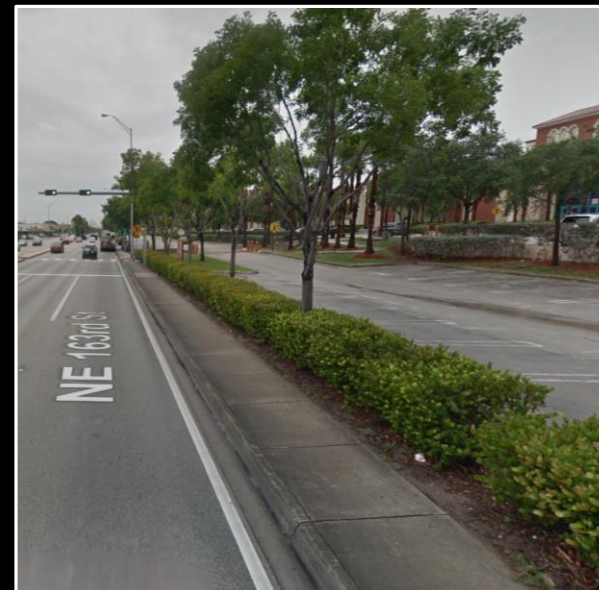
- NW Dixie Highway Project



WHAT HAVE WE LEARNED AFTER PHASE 1?

- Since 2015, the City has received a significant sample size of redevelopment within Phase I Areas
- Phase II incorporates lessons learned and improves upon areas of concern.
 - Less intense mix of land uses
 - Proposes a density cap to reduce number of new units and more compatible building heights
- Incorporate recommendations from the City Transportation Master Plan
 - Analysis of Roadways, Transit and Capital Improvement Projects
 - New development will help fund these specific projects to improve transportation and mobility issues in the City

FROM A DRIVE-THROUGH TO A DRIVE-TO COMMUNITY

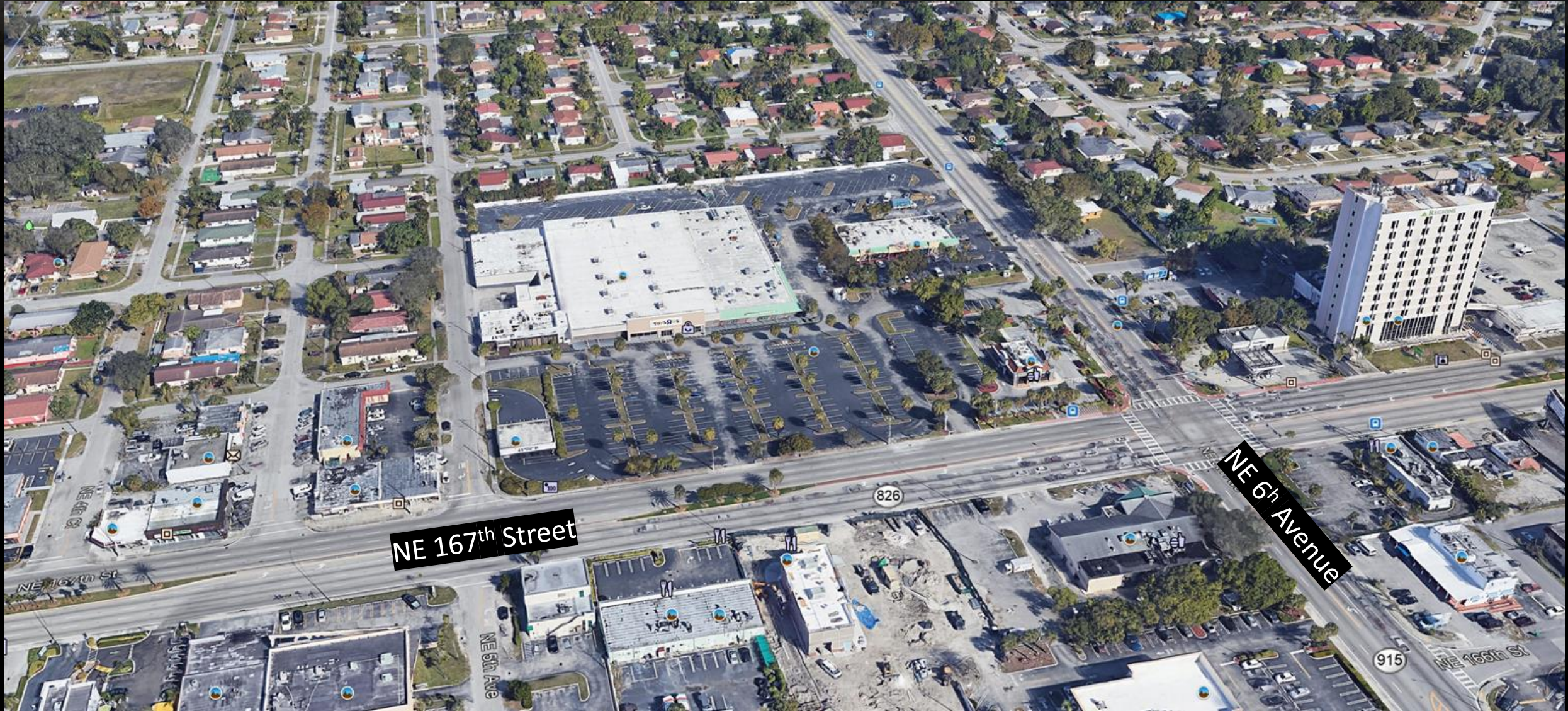


FROM A DRIVE-THROUGH TO A DRIVE-TO COMMUNITY



MIXED-USE INTERNATIONAL BOULEVARD (BEFORE) (NORTH)

14



MIXED-USE INTERNATIONAL BOULEVARD (AFTER) (NORTH)



MIXED-USE INTERNATIONAL BOULEVARD (BEFORE) (SOUTH)

16



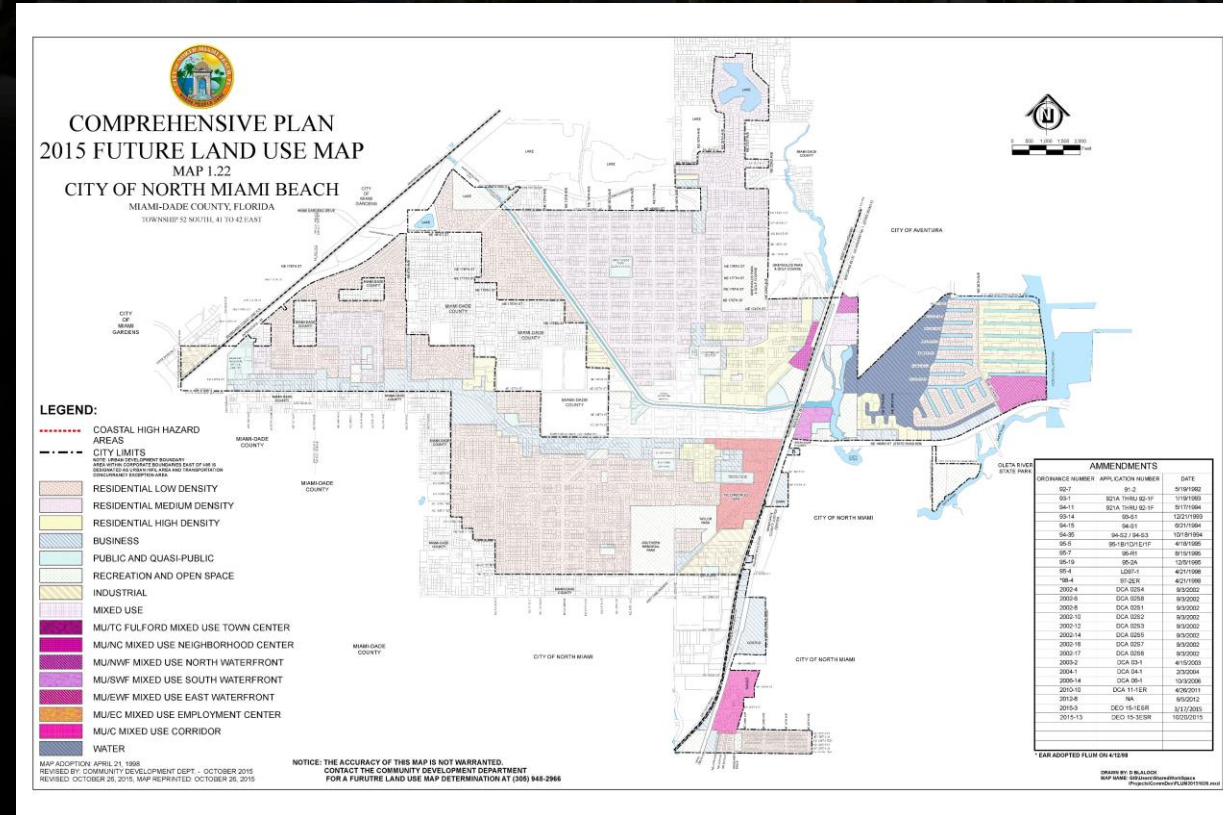
MIXED-USE INTERNATIONAL BOULEVARD (AFTER) (SOUTH)



HOW DO WE ACCOMPLISH THIS?

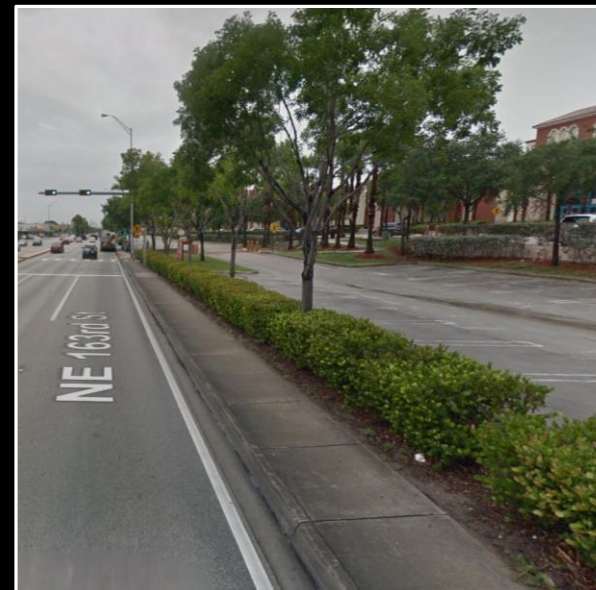
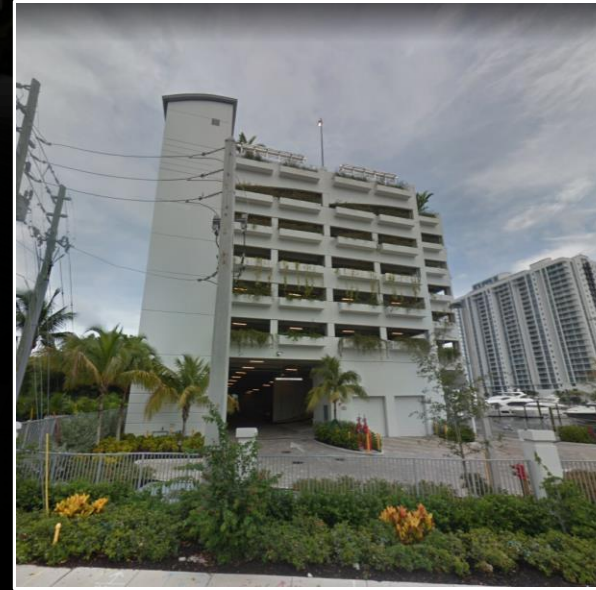
Comprehensive Plan Update

- Blue print for orderly and sustainable land development over the next decade and beyond.
- Outlines City goals, objectives and policies
 - Land development
 - Transportation
 - Infrastructure
 - Housing
 - Conservation
 - Coastal Mgt
 - Parks
 - Schools



TRADITIONAL ZONING CODE

- Emphasize separation of land uses
- Focus on automobiles
- Minimal emphasis on the quality of the built-environment
- More about the building and less on the quality of the public realm
- Lacks a sense of place and civic identity



FORM-BASED ZONING CODE

- Obtained through the consensus vision of the community
- Emphasize site design, building form, street character
- Mixture of compatible uses that encourages pedestrian activity and supports transit
- Requires public open space, tree-lined streets, waterfront promenades and greenways



USE AND DENSITY

PERMIT PROCESS

FORM

- No street scene/identity
- Susceptible to harsh climate
- Unpleasant





- Introduce landscaping in the ROW, Bike Lanes and On-Street Parking
- Street furnishings like waste receptacles, street lamps, benches
- Improve safety and incentivize pedestrian activity



FORM

USE AND DENSITY

PERMIT PROCESS

- Properties redevelop under new standards
- Mixture of uses in the general vicinity of one another
- Get out and move, be active/safe

STAKEHOLDER ENGAGEMENT



HOLISTIC PLANNING APPROACH

Stakeholder Engagement

- Exhaustive and thorough public outreach campaign
- Consists of 50+ meetings ranging from internal staff discussions to public charrettes
- Build-in community input and design considerations that address what is important to those in NMB

DATE	AREA	TYPE OF MEETING
10/12/2017	MU/IB	Internal Team
12/5/2017	ALL	Internal Team
1/17/2018	ALL	Internal Team
1/29/2018	ALL	Internal Team
1/30/2018	ALL	Stakeholder Meeting
2/9/2018	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
2/12/2018	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
2/16/2018	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
3/28/2018	ALL	Public Workshop
3/29/2018	ALL	Stakeholder Meeting
4/18/2018	ALL	Internal Team
7/26/2018	MU/IB	Internal Team
7/31/2018	MU/IB	Public Workshop
8/7/2018	MU/IB	Stakeholder Meeting
	MU/IB	Stakeholder Meeting
11/19/2018	MU/IB	Agency Coordination
11/21/2018	MU/IB	Agency Coordination
12/7/2018	MU/IB	Internal Team
2/26/2019	MU/NC	Agency Coordination
7/18/2019	MU/IB	Internal Team
8/7/2019	ALL	Public Workshop

DATE	AREA	TYPE OF MEETING
9/24/2019	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
9/25/2019	ALL	One-on-One (Elected Official)
9/26/2019	ALL	Stakeholder Meeting
	ALL	One-on-One (Elected Official)
9/27/2019	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
12/12/2019	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
12/13/2019	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
	ALL	One-on-One (Elected Official)
12/17/2019	ALL	Public Workshop

	Internal Team
	Stakeholder
	One-on-One (Elected Official)
	Agency Coordination
	Public Charrettes

PUBLIC STAKEHOLDER COORDINATION

AUGUST 7th 2019

- Form-Based Code Charrette

SEPTEMBER 24th-25th

- One-on-One Meetings with NMB Elected Officials

DECEMBER 12th 13th

- One-on-One Meetings with NMB Elected Officials

DECEMBER 17th

- Mixed-Use Phase II Final Charrette



CONTINUED INPUT AND REFINEMENT

- The City maintains a high standard of all development
 - Demand “WOW Factor” for everything that gets approved
- Implement concepts to improve health benefits, make people more active
 - Help seniors live healthy, active lives
- Continued focus on collaboration with Miami-Dade County PROS
- Implement standards that are “district-wide” and be careful not to spot zone areas
- Create places within NMB, where people are attracted to and remember
- Be a part of a legacy that is shaping the future of this City and demonstrate positive progress

COMMUNITY COMMENTS

- Location of structures
 - View and/or shadowing: reflection of the sun
- Architecture and views
 - Garage structure design and buffering
 - Lighting
 - Exposed conduits and/or equipment
 - Antennas, satellite dishes, transformers
- Use of setback areas
 - Landscaping
 - Noise (speakers, commercial delivery, engines/compressors, etc.)
 - Commercial garbage dumpsters
 - Exposed storage areas

ARCHITECTURE AND VIEWS



NO Light Intrusion

NO Commercial Dumpsters

NO Exposed Storage Areas

NO Antennas/Satellite Dishes



SETBACK AREAS



Rear Setback Area

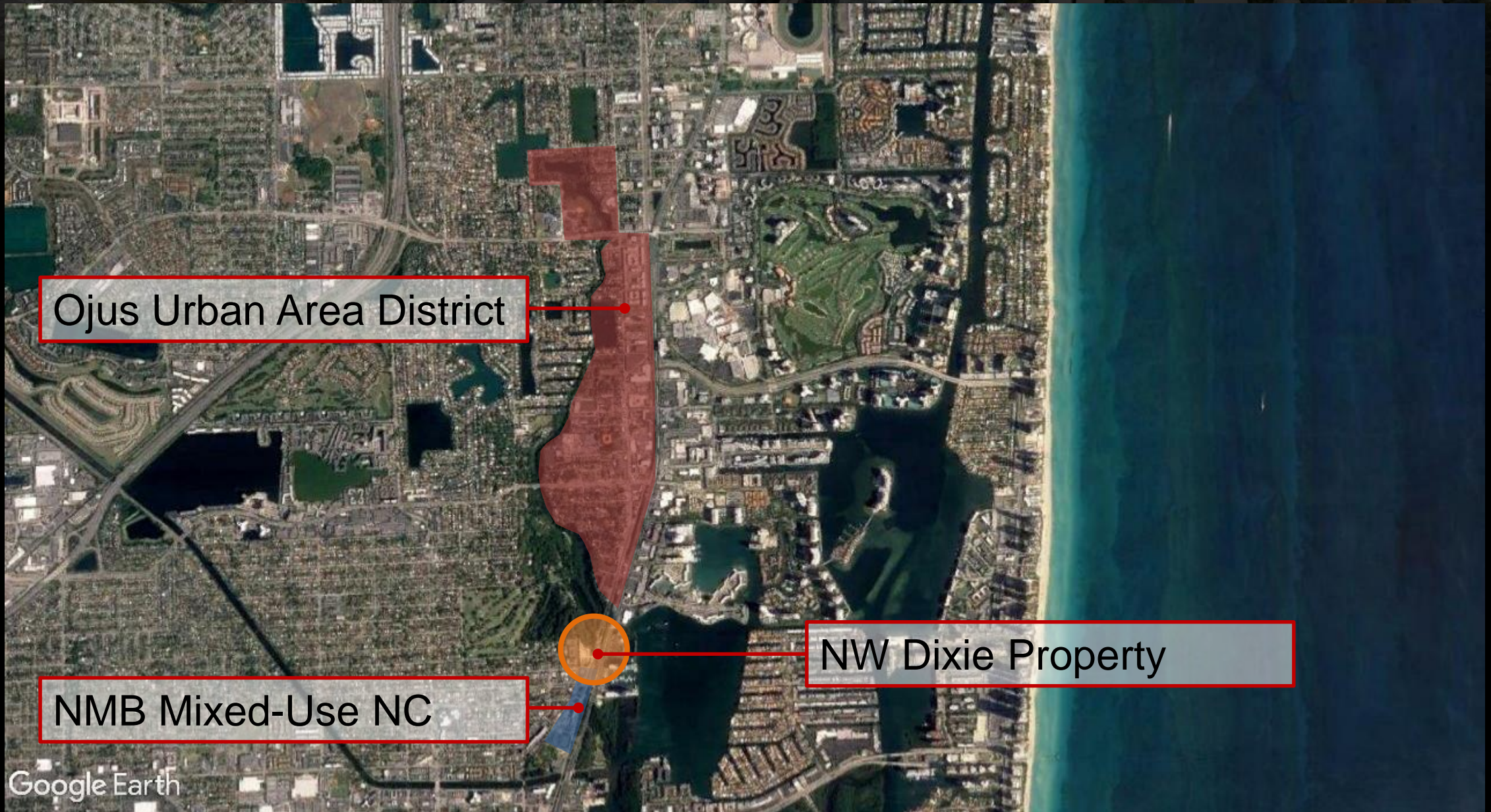


Front Setback Area

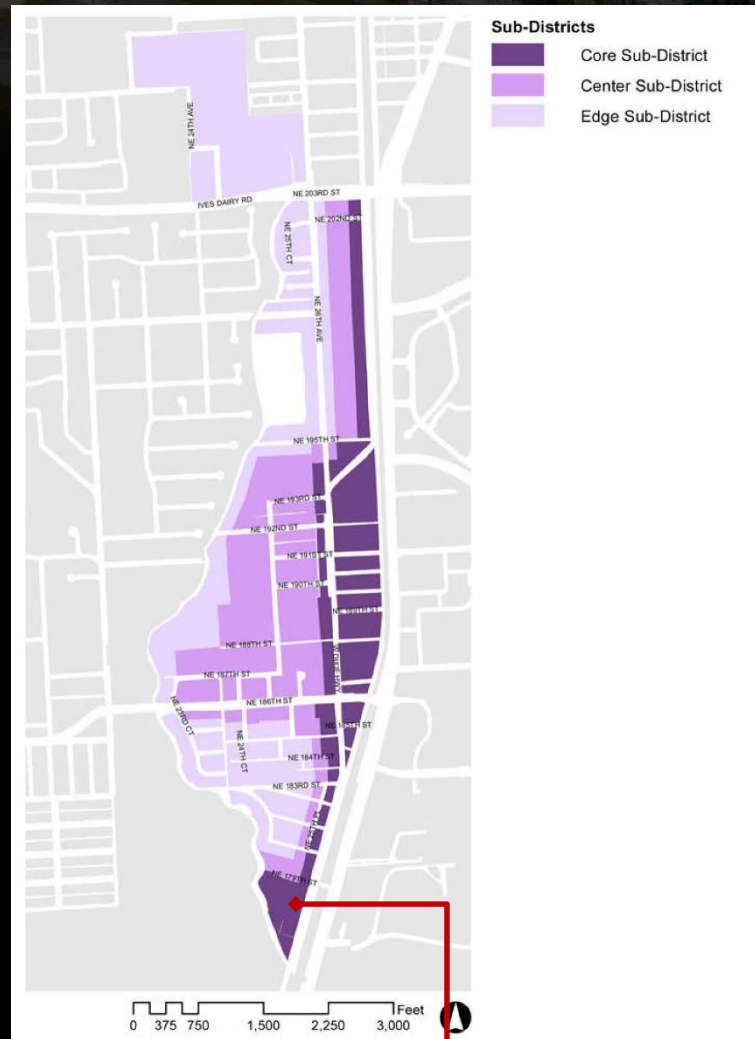
CONTEXT AND COMPATIBILITY

- Contextual zoning comparison
 - At a minimum, match/increase setbacks compared to that of existing zoning properties adjacent to the park
 - Analyze Miami-Dade County Ojus Urban Area District
 - Similar form-based zoning code to the north of Greynolds Park
 - Standards that adequately address the park with respect to transition, height, buffering and open space
 - Coordinated efforts with Neighbors, Stakeholders and Miami-Dade Parks Recreation and Open Spaces Department
 - Additional coordination meetings with PROS on 8/7/2020

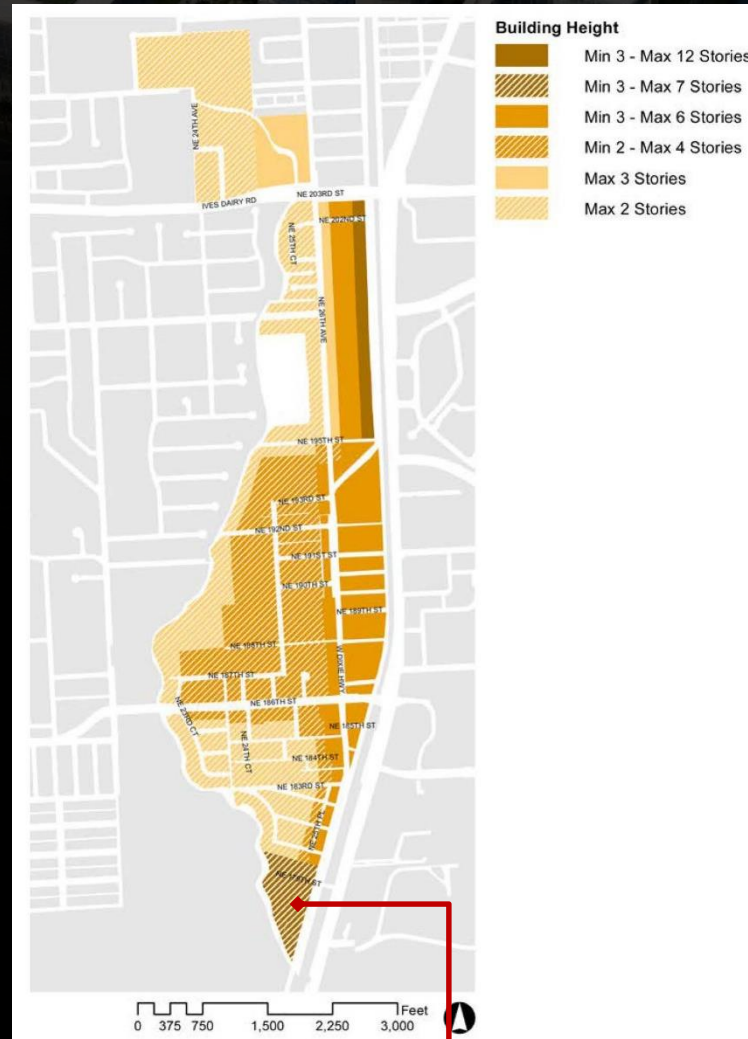
CONTEXT AND GREYNOLDS PARK



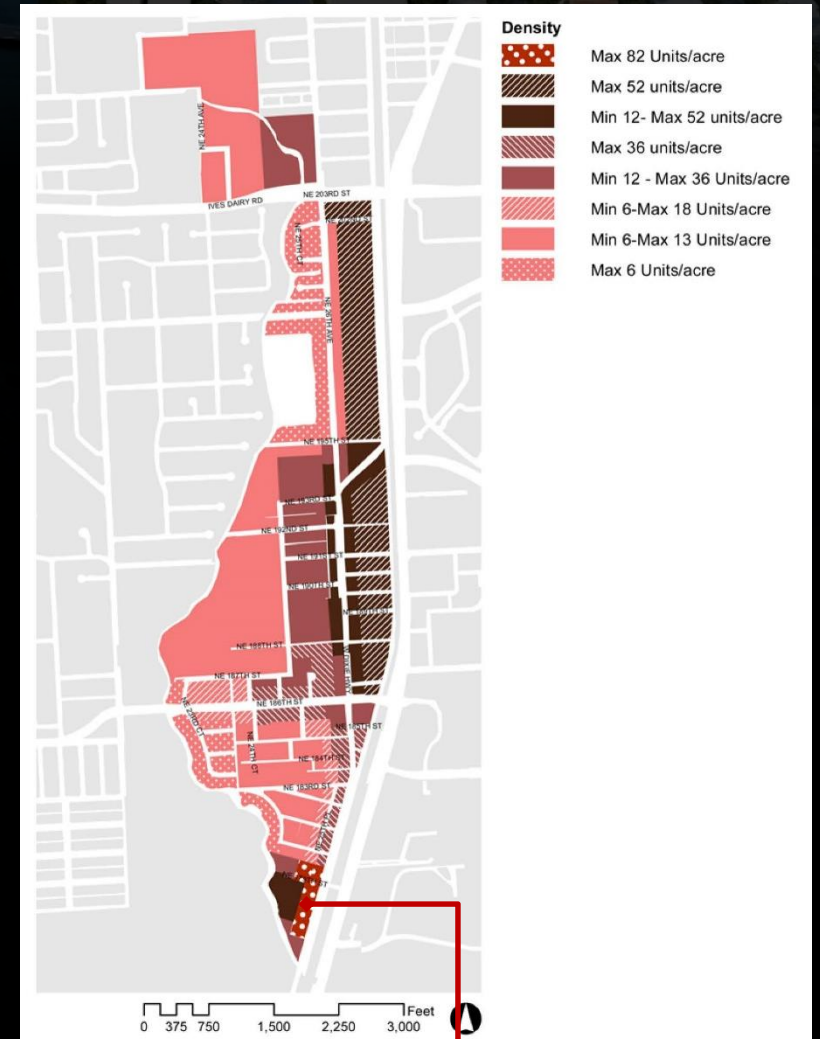
OJUS URBAN AREA DISTRICT



Core Sub-District



3-7 Stories

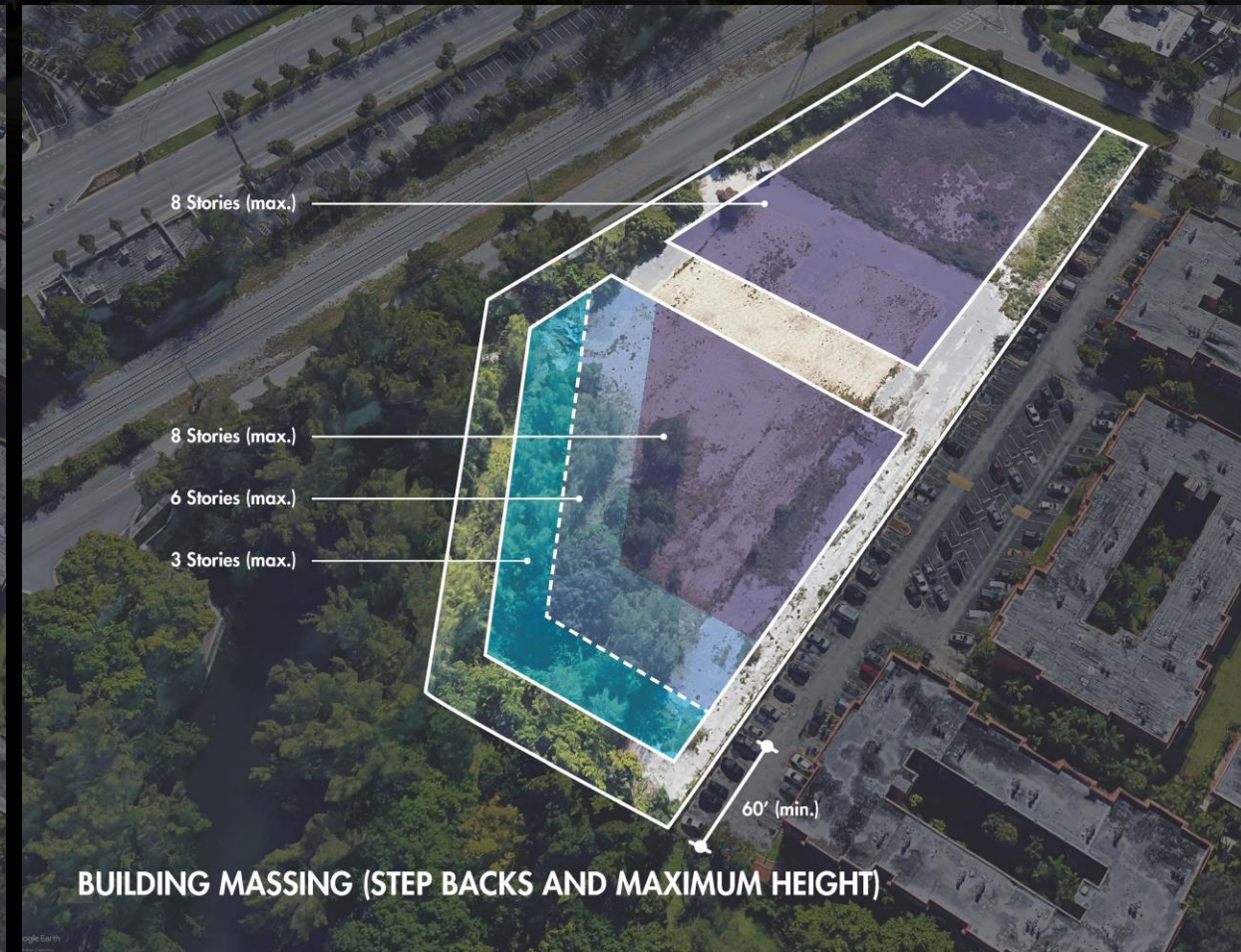


82 units/acre

3D SITE FORM ANALYSIS



3D SITE FORM ANALYSIS



DRONE TECHNOLOGY



LINE OF SIGHT STUDY



— — — +/- 40' (3-Stories)

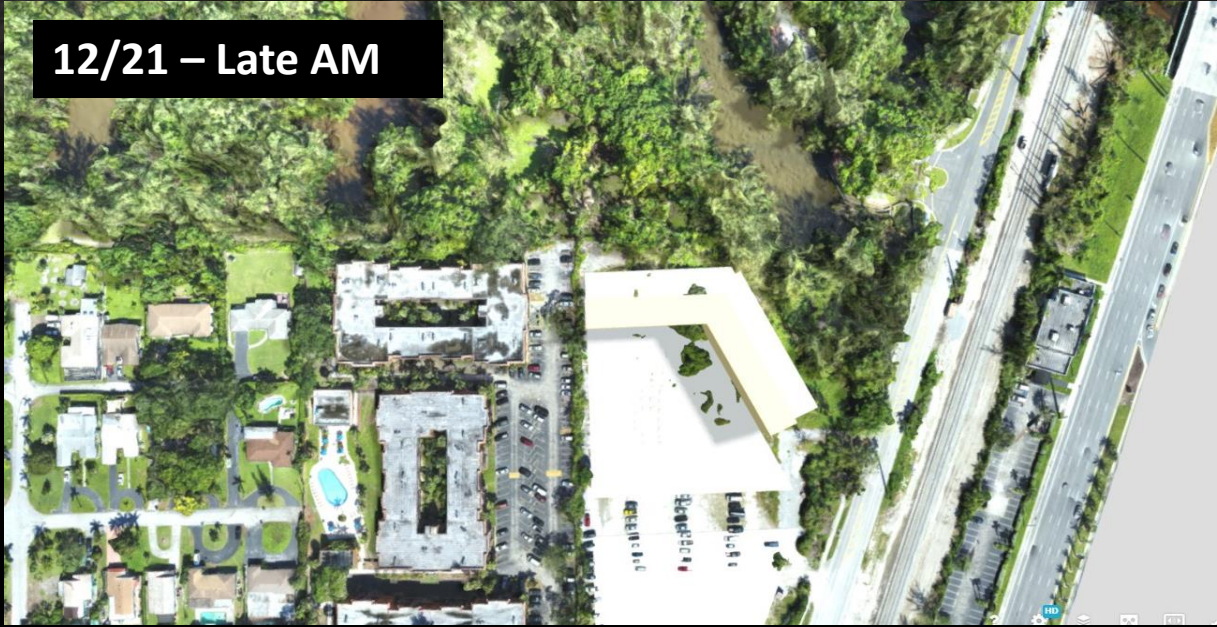
Height of any proposed building next to Greynolds Park.

*Please note proposed development must meet setbacks (25') and height transitions (60' minimum away from property line)

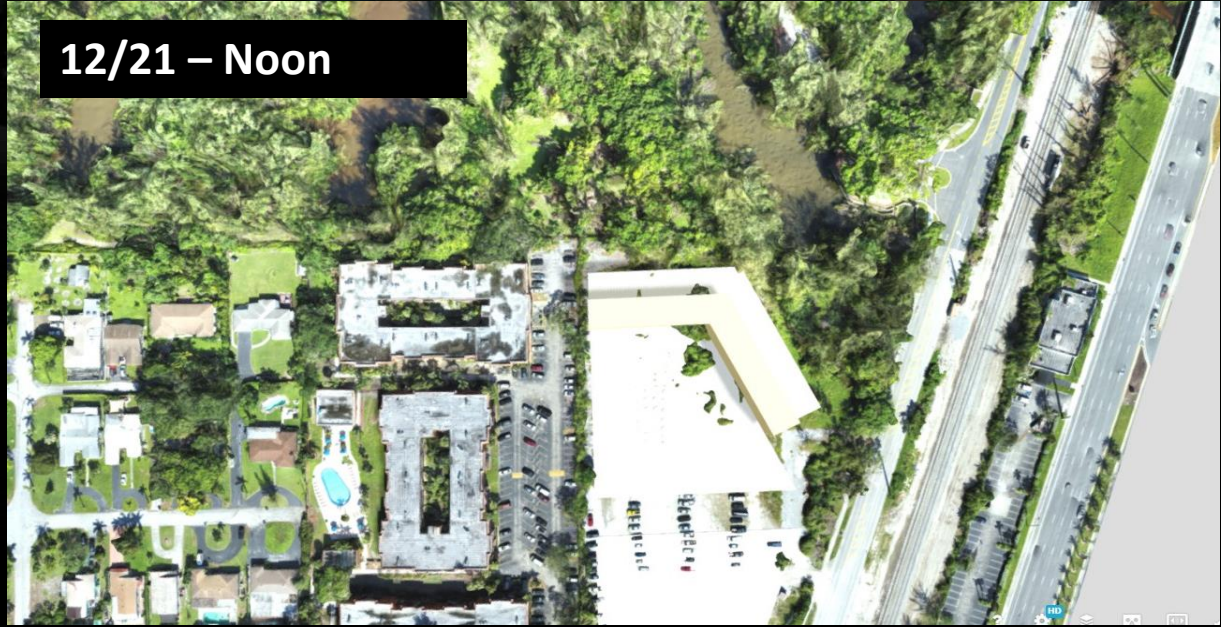


SUN AND SHADE STUDY

12/21 – Late AM



12/21 – Noon



12/21 – Early PM



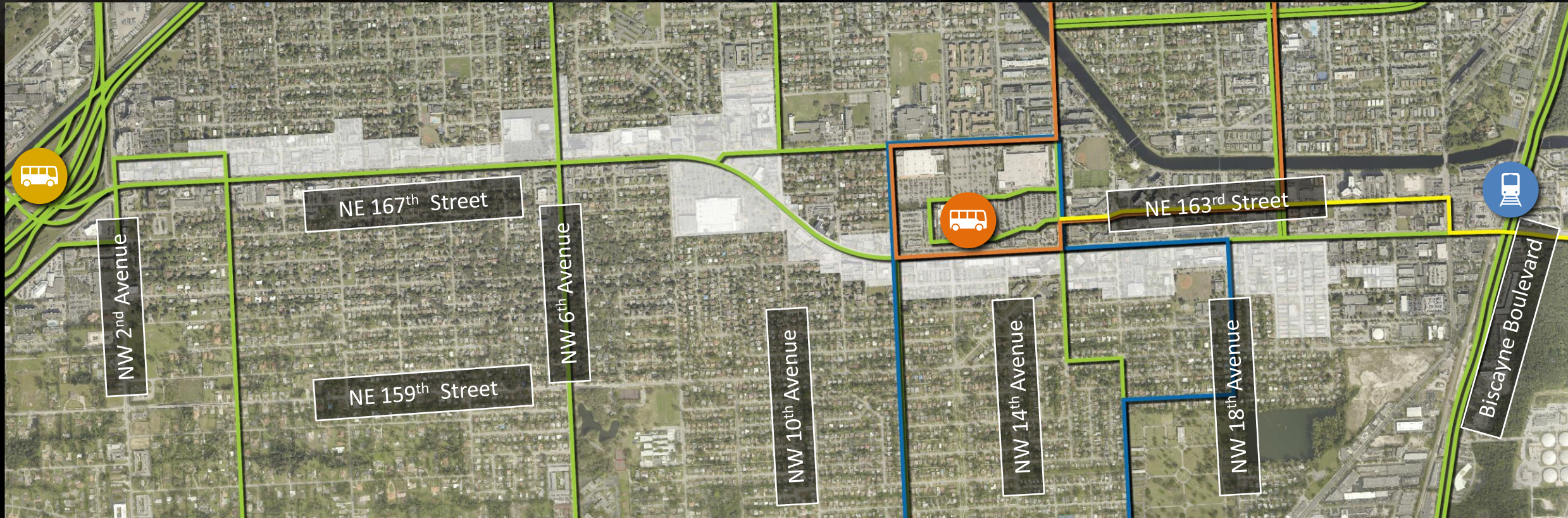
12/21 – Late PM



UNIQUE OPPORTUNITIES



A MULTI-MODAL CITY



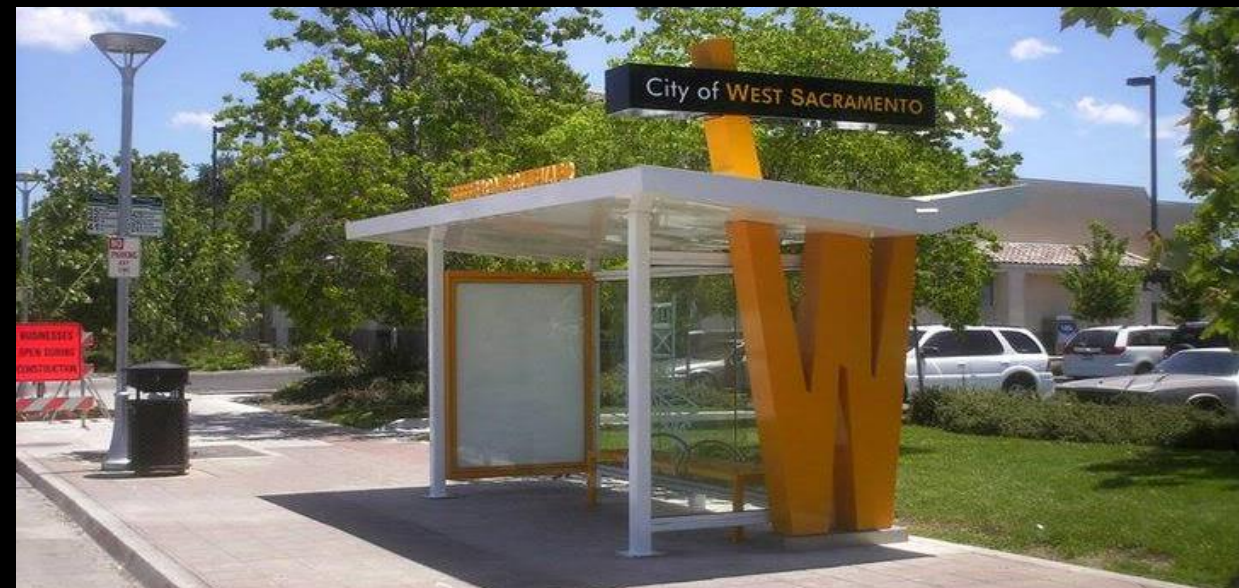
-  Bus Service
-  NMB Trolley Route A
-  NMB Trolley Route B
-  NMB Trolley Route C
-  Golden Glades Multi-Modal Center
-  Walmart Transit Center
-  Potential Train Station

A MULTI-MODAL CITY

- Take advantage of public transportation opportunities
 - Major corridor served by NMB Trolley, Intermodal Centers and potential future train station
 - Concentrate nodes of redevelopment at specific locations and infill between
 - Mitigate concerns for traffic in and around the area
- Designing for pedestrian safety reduces car crashes.
 - Landscaping, traffic calming, marked crosswalks and intersections
- Ease of traffic on the roadways
 - Improved street network (more options)
 - Encourages multi-modal transportation
 - Provide safe, interesting, comfortable on-street amenities for transit users/pedestrians

A MULTI-MODAL CITY

- Accommodates all forms of transportation, i.e. public transportation, bicycles, pedestrians
- Bicycle racks/bike storage
 - Requirements for shower/changing facility in new development
- Effort to build community identity
 - Partner with private developers to identify improvements to transit amenities



URBAN DESIGN

- Improve quality of Urban Design on the Corridor
- Architecture designed for the human scale
- Improved network of open spaces
- Transition and Buffering from less intense uses
- BE A GOOD NEIGHBOR



IMPROVED NETWORK OF OPEN SPACES



IMPROVED NETWORK OF OPEN SPACES



TRANSITION AND BUFFERING



TRANSITION AND BUFFERING



MIXED-USES

- Integrate 2 or more related-uses
- Economic benefits include:
 - area revitalization,
 - increased private investment,
 - improved business climate
- Reduction of sprawl
- Promotes a healthy lifestyle



MIXED-USES



MIXED-USES



ACTIVE STREET FRONTAGES

- Transition from the public (the street) to private (development)
- Enhances public security and passive surveillance by maintaining more eyes on the street
- Unique architecture improves overall design of the street and building character



ACTIVE STREET FRONTAGES



URBAN VILLAGES

- Unique place as a hub for specialized mixed-use development
- Contemporary architectural design with “international details”
- Open space designs reflective of the images of international styles
- Opportunities to host community festivals/events in the same style of many places around the world



Calgary

URBAN VILLAGES



URBAN VILLAGES



URBAN VILLAGES



San Diego

IMPACT SUMMARY



SUMMARY OF DEVELOPMENT POTENTIAL

- Proposed Reduction in total non-residential entitlements
- Realistic basket of rights to be shared district-wide
- Net reduction in non-residential accounts for a decrease in trips generated by new development
- Better balance of land-use mix and better jobs-housing balance
 - Facilitate walking, biking and transit use

LAND-USE MIX & NMB INFRASTRUCTURE IMPACTS

MIXED-USE INTERNATIONAL BOULEVARD	COMPREHENSIVE LAND-USE PLAN			
	RESIDENTIAL UNITS		NON-RESIDENTIAL AREA (SF)	
	CURRENT	PROPOSED	CURRENT	PROPOSED
	3,382	5,293	50,417,175	10,846, 580

NMB INFRASTRUCTURE	CURRENT LAND-USE	PROPOSED LAND-USE	% CHANGE IMPACT
Sanitary Sewer (gallons/day)	5,718,056	2,143,274	(- 63%)
Potable Water (gallons/day)	6,563,478	3,466,544	(- 47%)
Solid Waste (lbs/day)	2,544,531	579,381	(- 77%)
Traffic (Trips)	1,227,419	298,318	(- 76%)

LAND-USE MIX & NMB INFRASTRUCTURE IMPACTS

MIXED-USE NEIGHBORHOOD CENTER	COMPREHENSIVE LAND-USE PLAN			
	RESIDENTIAL UNITS		NON-RESIDENTIAL AREA (SF)	
	CURRENT	PROPOSED	CURRENT	PROPOSED
	596	875	1,349,064	500,000

NMB INFRASTRUCTURE	CURRENT LAND-USE	PROPOSED LAND-USE	% CHANGE IMPACT
Sanitary Sewer (gallons/day)	314,084	175,555	(- 44%)
Potable Water (gallons/day)	373,179	312,583	(- 16%)
Solid Waste (lbs/day)	102,084	31,127	(- 70)
Traffic (Trips)	51,139	18,488	(- 64%)

ILLUSTRATIVE ASSESSMENT OF JOB, WAGE & EXPENDITURE GROWTH (UPON BUILDOUT)

	Upper Limit Build-out	Total Jobs	Total Wages	Expenditure & Sales
Residential	5,000 units	200	\$11,363,000	\$231,563,000
Retail	400,000 sf	1,460	\$49,559,000	\$123,500,000
Office	350,000 sf	1,490	\$111,976,000	\$548,904,000
Hotel	550 rooms	<u>1,100</u>	<u>\$38,315,000</u>	<u>\$9,228,000</u>
Total	---	4,250	\$211,213,000	\$913,195,000

ILLUSTRATIVE ASSESSMENT OF AD VALOREM TAX IMPACT (UPON BUILDOUT)

	Annual Tax Revenue
City of North Miami Beach	\$10,320,000
Other	<u>\$22,141,000</u>
Total	\$32,461,000

CONCLUSION



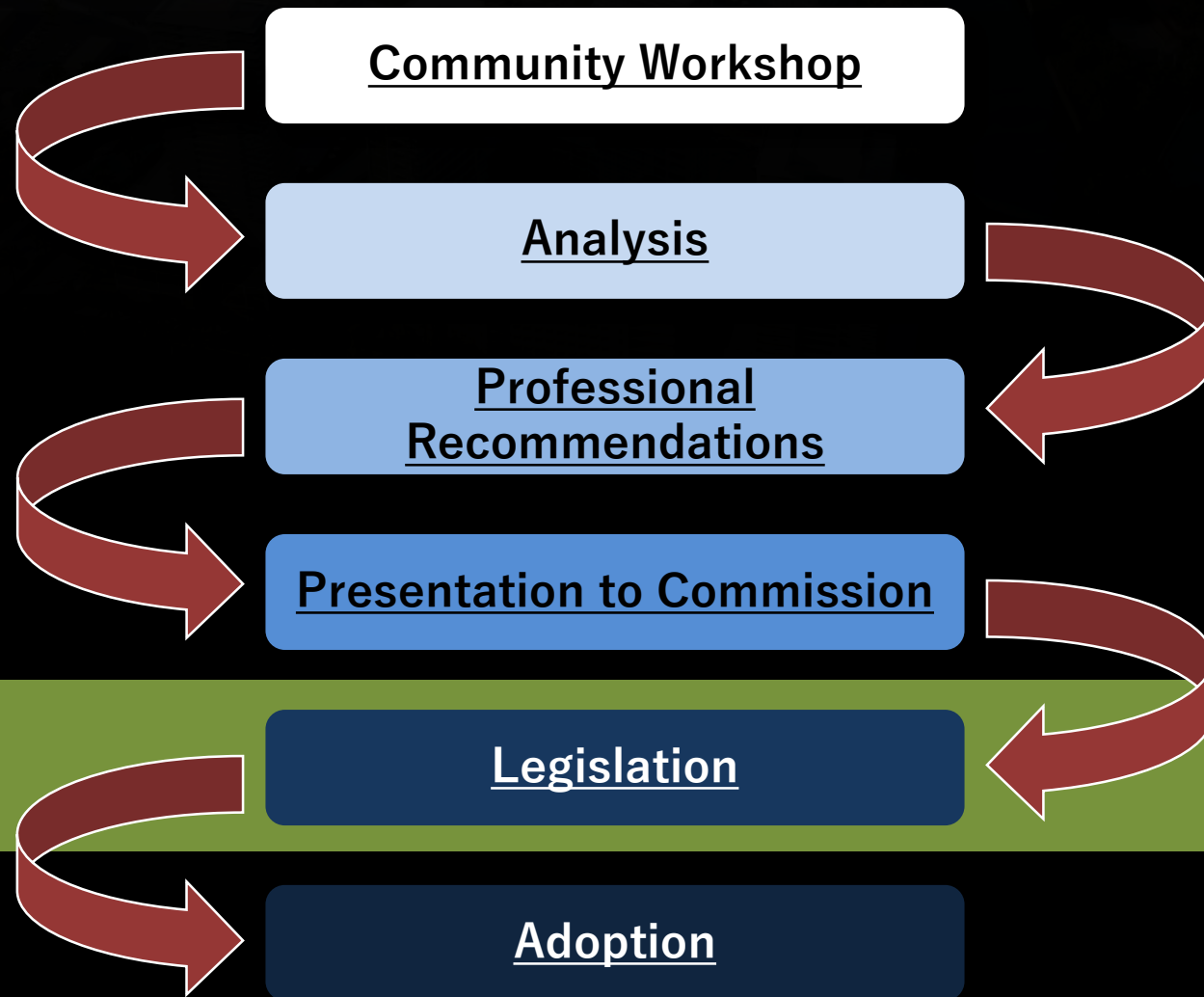
Sec. 24-174(B) Rezoning Review Standards.

1. The proposed change would be consistent with the goals, objectives, and policies of the City's Comprehensive Plan.
2. The proposed change would be compatible with the established neighborhood land use pattern.
3. The proposed change would not create an isolated district unrelated to adjacent or nearby use districts (spot zoning).
4. The proposed change would not alter the population density pattern and thereby have an adverse impact upon community facilities such as, but not limited to, schools, streets, parks and utilities.
5. The proposed change would correct illogically drawn existing use district boundaries.

NEXT STEPS



DISCUSSION — Process Going Forward



TODAY

DISCUSSION — Process Going Forward

Upload documents to
website for comments

Document revisions and
refinement

Final Workshop

Planning and Zoning
Presentation

City Commission
1st Reading

City Commission
1st Reading

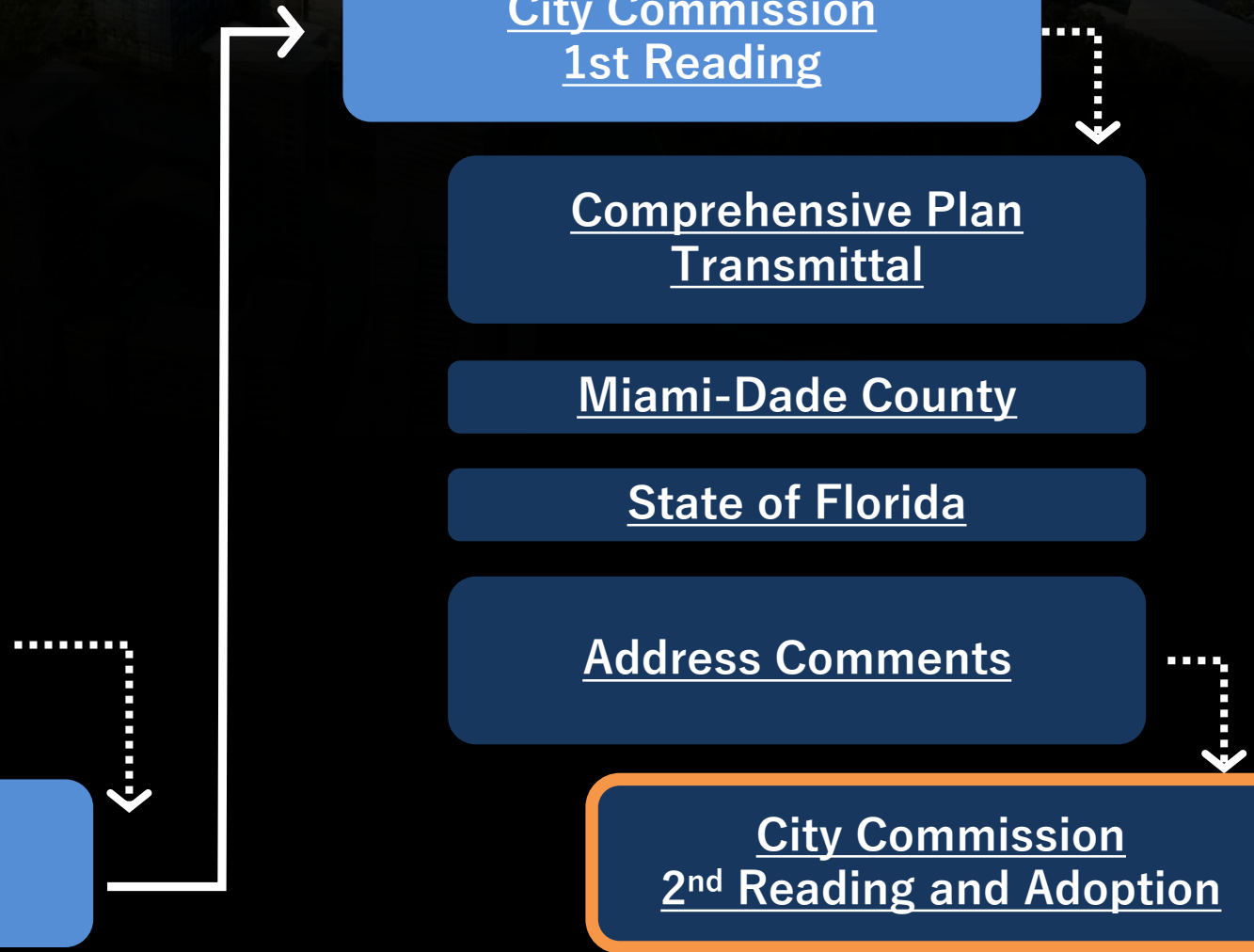
Comprehensive Plan
Transmittal

Miami-Dade County

State of Florida

Address Comments

City Commission
2nd Reading and Adoption



IMPORTANT DATES

- August 2020
 - Planning and Zoning Board Public Hearing (all items)
- Fall 2020
 - City Commission Public Hearing 1st Reading (all items)
- Winter 2020
 - City Commission Public Hearing 2nd Reading (Mixed-Use General Code Clean up Amendments only)
- City Commission Public Hearing 2nd Reading (all items)
 - *Comp Plan Review involves State, County and Regional Agencies' review and is dependent on their staff review, times may vary
 - City Staff and B&A will make every effort to expedite agency reviews where possible

STAY INVOLVED!



NMBCOMDEV@citynmb.gov



WEBSITE

<https://www.citynmb.com/1168/Mixed-Use-Form-Based-Zoning--Phase-2>