



MIAMI SHORES

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Staff Report & Comprehensive Plan Executive Summary			
Miami Shores Village Town Hall Council Chambers 10050 NE 2nd Avenue Miami Shores			
Hearing Date	1 st Reading October 2, 2018		
Subject	Review and approval of the 2025 Comprehensive Plan.		
Action Required	Public hearing to adopt the 2025 Comprehensive Plan, on first reading.		
Staff Report	Travis Kendall, Director, Planning and Zoning	Report Date	September 26, 2018

Background

The purpose of the Comprehensive Master Plan is to provide long term guidelines for the Village as it matures. The guidelines create a vision for an outstanding and truly livable community in southeast Florida by building on, and improving, the existing land use blueprint through visionary planning and place-making, cost efficient provisions of high quality facilities and services, quality neighborhood protection, and enhancement of its unique and beautiful costal environmental resources. Planning Board acting in its capacity as the Local Planning Agency held a public meeting on January 22, 2018 and approved the 2025 Comprehensive Plan.

Analysis

The following is a list of the significant proposed changes and basis for the changes.

- 1) Updated the Future Land Use Element Goal to be more reflective of the vision of the community Chapter 1, PG 2.

“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.”

- 2) Redefined single family residential uses, to clarify permitted density, Objective 1, Policy 1.1, PG 2.

“The residential density 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.”

- 3) Incentivized development has been added to the Restricted Commercial Land Use designation permitting residential uses permitted on the second and third floors with a deed restriction, Policy 1.1, PG 3.

“Residential uses are permitted on the second floor and above in conjunction with a mixed use buildings provided that the scale and intensity is not out of character with adjacent nearby development, and the project does not negatively affect any area neighborhoods. The maximum floor to area ratio for mixed use projects with deed restrictions is 3.0”

- 4) Created a policy to address future annexations of lands located in unincorporated Miami-Dade. Policy 1.1 PG 3.

“Land that is annexed from Miami-Dade County enters the village with its current Miami-Dade County future land use and zoning designation. The Miami-Dade County development regulations apply until such time as Miami Shores Village adopts an amendment to its comprehensive plan to include the annexed area and adopts a new Miami Shores Village zoning designation for the annexed area.

- *Comprehensive Plan Future Land Use designation and Zoning District Designation*
 - a. *The future land use and zoning designation for areas annexed from Miami-Dade County will be amended to an appropriate Miami Shores Village future land use and zoning designation.*
 - b. *Miami Shores Village may create new future land use or zoning designations for annexed areas where the existing development or potential future development would not be consistent with any existing Miami Shores Village future land use or zoning designation.*
 - c. *Miami Shores Village will consider the existing Miami-Dade County comprehensive plan and zoning regulations in when developing new designations for annexed areas.”*

- 5) Added policy 1.9 PG 5, to promote greenways, and connectivity for pedestrians.

- 6) Updated Objective 10: Innovative development regulations, PG 11. The policy was vague.

“Monitoring and Evaluation: The Village shall evaluate the development environment and Land Development Regulations, and adopt Land Development Regulations that include effective policies and innovative

strategies. This objective shall also be measured by implementation of its supporting policy. “

- 7) Updated objective 10: Innovative development regulations, adding policy 10.2 PG 12, to promote an age friendly initiative.

“Create an age friendly initiative. An age friendly initiative would plan for a community for all ages, where older adults in Miami-Dade can stay active and healthy with dignity and enjoyment by creating and adopting long-term policies which affect, community health and design.”

- 8) Added Objective 13: Flood Risk Reduction: Added objectives to meet the requirements of the Florida Building Code, NFIP, CHHA, and FEMA. PG 13.

“Miami Shores Village will continue to promote the use of development and redevelopment principles, strategies and engineering solutions contained in the Florida Building Code, the Land Development Regulations and the Flood Damage Prevention Ordinance in order to:

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

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

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

- 9) Updated Chapter 2. Transportation Element, Objective 1, Policy 1.9, PG 15. To encourage all forms of multi-modal transportation.

“The Village shall monitor bicycle transportation and facility improvements and evaluate the feasibility of developing additional bicycle routes, lanes or

paths for recreation and transportation purposes. The Village bicycle planning may be guided by the Miami Shores Village Multimodal Mobility study, 2015. The Village shall encourage all forms of multi-modal transportation.”

- 10) Updated Objective 7, Policy 7.3, pg. 18.

“The Village shall review potential rail rapid transit options along the FEC right of way in Miami Shores”

- 11) Deleted Chapter 3. Housing Element, Objective 1, Policy 1.5. The Zoning Code provides regulations for the division of lands within the Village. PG 21.

- 12) Updated Chapter 6. Coastal Management Element, Objective 4, Coastal High Hazard area maps and regulations as required, PG 35. The changes are required to meet regulatory requirements.

“Direct population concentrations away from the coastal high hazard areas, hurricane vulnerability zone and limit the expenditure of Village funds on infrastructure within the Coastal High Hazard Area, hurricane vulnerability zone if such infrastructure would have the effect of directly subsidizing development which is significantly more intensive than authorized by this Plan.

The Coastal High Hazard Area which affects those lands shown as attachment “A” of the Phase 1 Flood Vulnerability Assessment completed February 2018, by Coastal Risk Consulting. The assessment is adopted as the best available data for mapping the Coastal High Hazard Area (CHHA) in Miami Shores Village. Application of Mitigation and the application of development and redevelopment policies in the CHHA pursuant to S. 380.27(2) of the Florida Statutes, and any rules adopted thereunder, shall be at the discretion of the Village.

Monitoring and Evaluation: Annual record of Village actions to direct away or reduce the population of the hurricane vulnerability zone. Progress towards meeting this objective shall also be measured by the implementation of the following policies.”

- 13) Updated Chapter 6, Objective 5, PG 36. Hurricane Evacuation level of service.

“The Village shall maintain a level of service of 16 hours for out of county hurricane evacuation for a category 5 storm event as measured on the Saffir-Simpson scale. The Village adopts and shall maintain a level of service of 12 hours for evacuation to shelters reasonably expected to accommodate the residents evacuating.”

Monitoring and Evaluation: Annual record of public actions taken within the Village, which contribute to reduction in hurricane evacuation times.”

- 14) Update Chapter 6, Objective 7, Policy 7.1, PG 37 to ensure concurrency.

“The Village shall maintain and improve as part of the land development code a concurrency management system. The Village shall ensure that the public facilities necessitated by a development (in order to meet level of service standards specified in the Infrastructure Element) will be in place no later than the anticipated date of issuance by Miami Shores of a temporary certificate of occupancy or certificate of occupancy.”

- 15) Update chapter 6, Objective 8, Policy 8.4 pg. 38, defining substantial damage.

“When a structure is renovated at a cost in excess of 50 percent of the structure’s pre-renovation assessed value, then the renovation shall be required to fully meet the Florida Building Code and all other otherwise applicable regulations. Damage to or improvement of a structure in the flood plain with a repair cost in excess of 50 percent of the structure’s pre-damaged/renovated assessed value, shall require compliance with the Florida Building Code and the Village Code of Ordinances for substantial damage/improvement in a flood plain.”

- 16) Update Chapter 6, Objective 11, pg. 40, Policy 11.2 Post –Disaster Redevelopment plan.

“The repair or replacement of hurricane damaged buildings in the FEMA VE Velocity Zone shall be subject to the Florida Building Code and all requirements of the Miami Shores Village Code of Ordinances and provided further that repair or replacement of a building may require that the building be elevated to conform with the Florida Building Code and the Miami Shores Village Code of Ordinances.”

- 17) Update Chapter 6, Objective 11, Policy 11.3 Post –Disaster Redevelopment plan, PG 41.

“The repair or replacement of hurricane damaged buildings in the Hurricane Vulnerability Zone (east of NE 2nd Avenue) shall be subject to the Florida Building Code and all requirements of the Miami Shores Village Code of Ordinances and provided further that repair or replacement of a building may require that the building be elevated to conform with the Florida Building Code and the Miami Shores Village Code of Ordinances.”

18) Update Chapter 6, adding Objective 12: Flood Risk Reduction and all polices. This section was added as a result of the Community Rating System requirements, and to comply with State Statute 163.3178, PG 43.

Objective 12: Flood risk reduction.

The village recognizes the need to reduce the risk and severity of flooding from all sources including but not limited to storm surge, high tide events, sea level rise, and slash flood and storm water runoff.

Policy 12.1:

Miami Shores Village will comply with the requirements of Section 163.3178, F.S. in pre-disaster planning and post-disaster redevelopment activities.

Policy 12.2:

Miami Shores Village will encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal and non-coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy 12.3:

Miami Shores Village has adopted the Federal Emergency Management (FEMA) flood maps for the village.

The village will provide flood zone and flood insurance information.

Policy 12.4:

Miami Shores Village participates in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS)

The village will investigate ways to improve its CRS rating that are reasonable and fiscally responsible to reduce flood risk and in order to achieve premium discounts for Village residents.

Policy 12.5:

Miami Shores Village has adopted the Florida Building Code standards for FEMA flood zones.

The village will continue to use the flood plain provisions of the Florida Building Code to assure new development at topographic elevations sufficient to minimize flood effects.

The Village will enforce the FBC requirement as amended that requires a higher minimum structural elevation for properties located within a Velocity Zone.

The village has added more restrictive language by requiring that new construction and changes of use be elevated above the crown of the road or street abutting the building side to reduce the risk and severity of flooding in areas included in flood zones and also in all areas outside flood zones that

are not covered by FEMA requirements and Florida Building Code regulations.

Policy 12.6:

Nonstructural flood mitigation measures will be employed to reduce or eliminate flood risk and flood damages.

Miami Shores Village will apply the FEMA requirements and Florida Building Code regulations to construction in FEMA flood zones.

The village will continue to use the flood plain provisions of the Florida Building Code to assure new development at topographic elevations sufficient to minimize flood impact.

The village encourages individuals and businesses located in flood zones to purchase flood insurance to mitigate the after effects of flooding by helping to recover from and replace items damaged by a flood.

The Village will investigate inserting a provision in the Flood Damage Prevention ordinance requiring a higher minimum floor elevation for properties located outside velocity zones that are still located within a flood zone.

The village has added requirements that are more restrictive than the FBC by requiring that new construction and changes of use be elevated above the crown of the road or street abutting the building site to reduce the risk and severity of flooding in areas included in flood zones and also in all areas outside flood zones that are not covered by FEMA requirements and Florida Building Code regulations.

Policy 12.7:

Miami Shores Village will require any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053, F.S., be consistent with chapter 161 if a coastal construction control line is established for Miami Shores Village.

The village will continue to expand its storm water system infrastructure and to upgrade its storm water system infrastructure by implementing water quality and flood control improvements as required.”

- 19) Updated Chapter 7, Creating Objective 6: Climate Change, and all policies. PG 46.

“Objective 6: Climate change.

Miami Shores will work to achieve a sustainable climate resilient community. The village recognizes that individual effort is important however, the issue goes beyond one municipality and will require a worldwide concerted effort to address climate change and its effects.

Policy 6.1:

The Village will coordinate with other municipalities, the county, and regional agencies to create, develop and implement a suite of planning tools for potential climate change mitigation, resilience and adoption.

The City will participate in the Southeast Florida Regional Climate Change Compact and other intergovernmental and interagency efforts to address potential climate change and its impacts.

Policy 6.2:

The Village will investigate ways to reduce greenhouse gas emissions from government operations and will monitor and track progress towards this goal.

Policy 6.3:

The Village will support and promote alternative and renewable energy for residential, commercial and municipal properties by working with the Southeast Florida Regional Climate Change Compact and other intergovernmental and interagency efforts to reduce regulatory to develop incentives for renewable and alternative energy installations.

Policy 6.4:

The Village will consider a program for the installation of alternative fuel and electric vehicle charging stations in new public and private parking lots

Policy 6.5:

The Village encourages construction that meets or exceeds Energy and Environmental Design (LEED) standards, Florida Green Building Coalition (FGBC) standards, or Green Building Initiation (GBI) Green Globes rating standards.

Policy 6.6:

The Village will consider as part of Capital Improvement Planning, raising roads in flood susceptible areas to reflect potential sea level rise.

Policy 6.7:

The Village will continue to investigate and implement fuel alternative for fleet vehicles that improve mileage and reduce greenhouse gases.

Policy 6.8:

The Village will reduce the dependence on cars by promoting the use of bicycles for transportation within and through the Village by implementing appropriate recommendations of the Miami Shores Village Multimodal Mobility Study, 2015.

Policy 6.9:

The Village, in coordination with other agencies, shall promote species diversity, the planting of native landscapes, and sustainable urban forest

landscape practices to protect the health and resiliency of natural systems to potential climate change.

Policy 6.10:

The Village, will continue to encourage and where appropriate require the planting of native and other drought tolerant trees known to sequester and store high levels of carbon on available public and private lands.

Policy 6.11:

The Village will conduct a climate change study to assess vulnerability, and to develop a plan for hazard mitigation and climate adaptation that will improve community sustainability and resiliency.

The Village will utilize the results of the climate change study to develop policies, strategies and standards that will serve as guidance for climate change related planning efforts and will adopt a Climate Action Plan that contributes to making Miami Shores Village a sustainable, climate resilient community.

The village will continue to work locally and regionally with our partner communities of interest to monitor and address climate change issues.”

- 20) Updated Chapter 9. Intergovernmental Coordination Element, Objective 1, and Policy 1.1, PG 49.

“The Village will monitor and review the comprehensive plans of Biscayne Park, Miami-Dade County, El Portal and the City of Miami. “

Objective 1: Coordination with Miami-Dade County, adjacent municipalities and other agencies.

In general, coordinate the Village of Miami Shores Comprehensive Plan with the plans of the Miami-Dade County School Board, Miami-Dade County Comprehensive Development Master Plan, the Comprehensive Plans of adjacent local governments, applicable regional water supply plans, South Florida Regional Planning Council, South Florida Water Management District, State of Florida, and state land planning agency.

Policy 1.1:

The Village will monitor and review the comprehensive plans of Biscayne Park, Miami-Dade County, El Portal and the City of Miami.”

- 21) Update Chapter 9, Objective 2: Comprehensive Plan impact and implementation coordination, Policy 2.1, PG 51.

“Policy 2.1:

Miami Shores Village shall consider initiating, revising and maintaining, as may be appropriate, inter-local agreements generally of the type described below:

- *Public School Facility Planning: The Village will cooperate and coordinate with the Miami-Dade County School Board and Miami-Dade County as set forth in the “Amended and Restated Inter-local Agreement for Public Schools Facilities Planning in Miami-Dade County.”*

22) Update Chapter 9, Objective 4: Annexation coordination, Policy 4.1, PG 52.

“The Village shall adopt a Future Land Use Map and zoning map to include the annexed area(s) after a careful review and assessment to determine the most suitable FLUM and zoning designations to implement. Until that time, the County’s land development regulations and Comprehensive Development Master Plan will continue to apply, as set forth in Chapter 171.062, Florida Statutes.”

23) Update Chapter 10. Capital Improvements Element, Objective 2, Policy 2.1, pg. 55, Sanitary Sewers, and Potable Water.

“Sanitary Sewers:

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

Potable Water:

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:

- *The regional treatment system must operate with a rated capacity which is no less than 2 percent above the maximum day flow for the preceding 5 years.*
- *Water must 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 Metro-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:*

Land Use	Minimum Fire Flow
(gallons per minute)	
<i>Single family Estate density</i>	<i>500</i>
<i>Single family higher than Estate density</i>	<i>750</i>

<i>Duplex residential</i>	750
<i>Multifamily residential</i>	1,500
<i>Semiprofessional offices</i>	1,500
<i>Hospitals and schools</i>	2,000
<i>Business and industry</i>	3,000

- *Water quality must meet all federal, State and County primary standards for potable water. d) Countywide storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand. e) 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.*

Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities must be in place and available to serve new development no later than the issuance by Miami Shores of a temporary certificate of occupancy or certificate of occupancy. Prior to approval of a building permit or development approval, Miami Shores shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by Miami Shores of a temporary certificate of occupancy or certificate of occupancy. Miami Shores may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Health to serve new development, Drainage:

All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Storm water shall be treated in accordance with the standards set forth in Objective 5 of the Land Use Element and Objectives 7 and 8.2 of the Infrastructure Element. Storm drainage must be accommodated on site with the first one inch of water detained in natural or filtered structural facilities. Post-development runoff shall not exceed peak pre development runoff.

- 24) Update Chapter 11. Educational Element, PG 60. Corrected some wording.

“Support the public education system provided by Miami-Dade County Public Schools, in cooperation with the village and governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the residents of Miami Shores Village and Miami-Dade County, Florida. Miami Shores Village will maintain its inter-local agreement with Miami-Dade County Public Schools.”

- 25) Updated FLUM Map PG 78 to reflect proposed changes.

26) Added Attachment "A" pg. 95 Miami Shores Village Phase 1 Flood Vulnerability Assessment