

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: October 23, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **500-700 Alton Road**
PB 18-0227 – Alton Road FLUM Amendment

REQUEST

PB 18-0227. 500-700 Alton Road – Alton Road FLUM Amendment – Comprehensive Plan Amendment – 500-700 Alton Road. AN ORDINANCE OF OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR LOTS 8 THROUGH 14, BLOCK 2, OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FROM THE CURRENT DESIGNATION OF "MEDIUM DENSITY MULTI FAMILY RESIDENTIAL CATEGORY (RM-2)," TO THE FUTURE LAND USE CATEGORY OF "MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2);" AND FOR THE PROPERTIES BOUNDED BY 6TH STREET ON THE NORTH, ALTON ROAD ON THE EAST, 5TH STREET/MAC ARTHUR CAUSEWAY/STATE ROAD A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, FROM THE CURRENT DESIGNATION OF "GENERAL MIXED USE COMMERCIAL "PERFORMANCE STANDARD" CATEGORY (C-PS2)," TO THE FUTURE LAND USE CATEGORY OF "MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2);" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE

RECOMMENDATION:

Transmit the proposed Comprehensive Plan Amendment to the City Commission with a favorable recommendation.

HISTORY

On July 25, 2018, at the request of Mayor Dan Gelber, the City Commission referred the items to the Land Use and Development Committee (Item C7AQ). The Land Use Committee discussed the amendment on September 28, 2018 and recommended that the City Commission refer the item to the Planning Board.

On September 12, 2018, at the request of Mayor Gelber as the sponsor, the City Commission discussed and deferred the Planning Board referral (Item C4F) to October 17, 2018. The City

In order to effectuate a Unified Development Site, as proposed, a rezoning and change in future land use classification of certain parcels within the proposed unified site, as well as corresponding amendments to the Land Development Regulations, are required.

FUTURE LAND USE / SITE DATA**Medium Density Multi Family Residential Category (RM-2) Area****600-700 Alton Road, see Exhibit "A":**

Area: 49,000 SF / 1.12 acres
 Existing Zoning Designation: RM-2 Residential Multifamily, Medium Intensity District
 Proposed Zoning Designation: CD-2 Commercial, Medium Intensity District
 Existing FLUM Category: Medium Density Multi Family Residential Category (RM-2)
 Proposed FLUM Category: Medium Intensity Commercial Category (CD-2)

General Mixed Use Commercial "Performance Standard" Category (C-PS2) Area**500 Alton Road, see Exhibit "A":**

Area: 87,140 SF / 2.0 acres
 Existing Zoning Designation: C-PS2 General Mixed Use Commercial, Performance Standard District
 Proposed Zoning Designation: CD-2 Commercial, Medium Intensity District
 Existing FLUM Category: General Mixed Use Commercial "Performance Standard" Category (C-PS2)
 Proposed FLUM Category: Medium Intensity Commercial Category (CD-2)

Existing Land Uses (500-700 Alton Road):

North: Commercial building and apartment building
 East: Commercial building and parking lots
 South: Apartment building
 West: Apartment buildings

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(b) of the Land Development Regulations establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

- (1) **Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.**

Partially Consistent – The existing mean elevation of the site is approx. 2.5 (NAVD), varying from 1.13 to 4.47 (NAVD); however the site will be raised. The proposal affects an area that is not vulnerable to the impacts of sea level rise until 2060 pursuant to the Unified Sea Level Rise Projection for Southeast Florida in the long term. However, the current elevation is within the range of the low and high mean high water projections. For reference, the Sea Level Rise Projection is below:

Sea Level Rise Projections (NAVD)				
	Low Prj.	High Prj.	Low Prj.	High Prj.
	Mean Sea Level		Mean High Water	
1992	-0.96	-0.96	0.25	0.25
2030	-0.46	-0.13	0.75	1.08
2060	0.21	1.21	1.42	2.42
2100	1.62	4.12	2.83	5.33

- (2) **Whether the proposal will increase the resiliency of the City with respect to sea level rise.**

Consistent – New Development will meet current and future Building Codes and the City's standards, as well as comply with recently adopted sea level rise mitigation criteria and green building requirements.

- (3) **Whether the proposal is compatible with the City's sea level rise mitigation and resiliency efforts.**

Consistent – The proposal will meet current and future Building Codes and the City's standards in a manner that is compatible with the City's sea level rise mitigation and resiliency efforts.

ANALYSIS

The proposed **Medium Intensity Commercial Category (CD-2)** future land use designation provides for the following:

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium intensity commercial areas which serve the entire City.

Uses which may be Permitted: Various types of commercial uses including business and professional offices, retail sales and service establishments, eating and drinking establishments; apartment residential uses; apartment hotels; and hotels.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 100 dwelling units per acre.

Intensity Limits: a floor area ratio of 1.5 for commercial; 2.0 for residential or mixed use.

The existing **Medium Density Multi Family Residential Category (RM-2)** future land use designation in the 600-700 blocks provide for the following:

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium density multi family residential areas.

Uses which may be permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, apartment hotels and hotels. Residential office uses are permitted in RM-2 only in the West Avenue Bay Front Overlay District, as described in the Land Development Regulations. Places of assembly, restaurant, retail, and general office uses are main permitted uses in the

Faena District Overlay as set forth in the Land Development Regulations.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 100 dwelling units per acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.0.

The existing **General Mixed Use Commercial “Performance Standard” Category (C-PS2)** future land use designation on the 500 block provides for the following:

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels, hotels and commercial uses.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 106 dwelling units per acre.

Intensity Floor Area Ratio Limits: 2.0.

Currently, the property encompasses the 500 Block and most of the parcels on the 600-700 blocks between Alton Road and West Avenue. The 500 Block has a Zoning Classification of CPS-2 and a portion of the 600-700 blocks has a Zoning Classification of RM-2 (See attached map). The proposal is to change the designation for both of these areas to CD-2. This is consistent with the predominant zoning designation along Alton Road. The properties immediately to the north have an RM-2 and CD-2 designation, the properties to the east have a CD-2 and CPS-2 designation, the properties to the west have an RM-3 and C-PS4 designation and the properties to the South have and C-PS4 designation. Therefore the CD-2 district would provide for an appropriate transition between the higher intensity uses to the west and same intensity areas to the east.

The proposed CD-2 designation has a slightly lower maximum population density than the C-PS-2 designation. The attached concurrency analysis indicates that the impact to the adopted levels of service will be minimal for vehicular traffic potential and beneficial to other levels of service due to the slightly reduced maximum density.

Comprehensive Plan Process

The total land area involved in this application is 3.12 acres (136,140 SF). Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered “small-scale” amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small scale amendment to the State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City’s Comprehensive Plan.

Interlocal Agreement for Public School Facility Planning

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency.

Currently there is a proposal to change the use of the site to a residential building with limited retail along with a public park. The proposed amendment reduces the maximum residential density of the site slightly. However, final site plan approval is contingent upon meeting Public School Concurrency requirements and the applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

Summary

The proposed companion change to the Zoning Map requires that this proposed amendment to the Future Land Use Map of the City’s Comprehensive Plan be voted prior, as the Land Development Regulations must be consistent with the Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes.

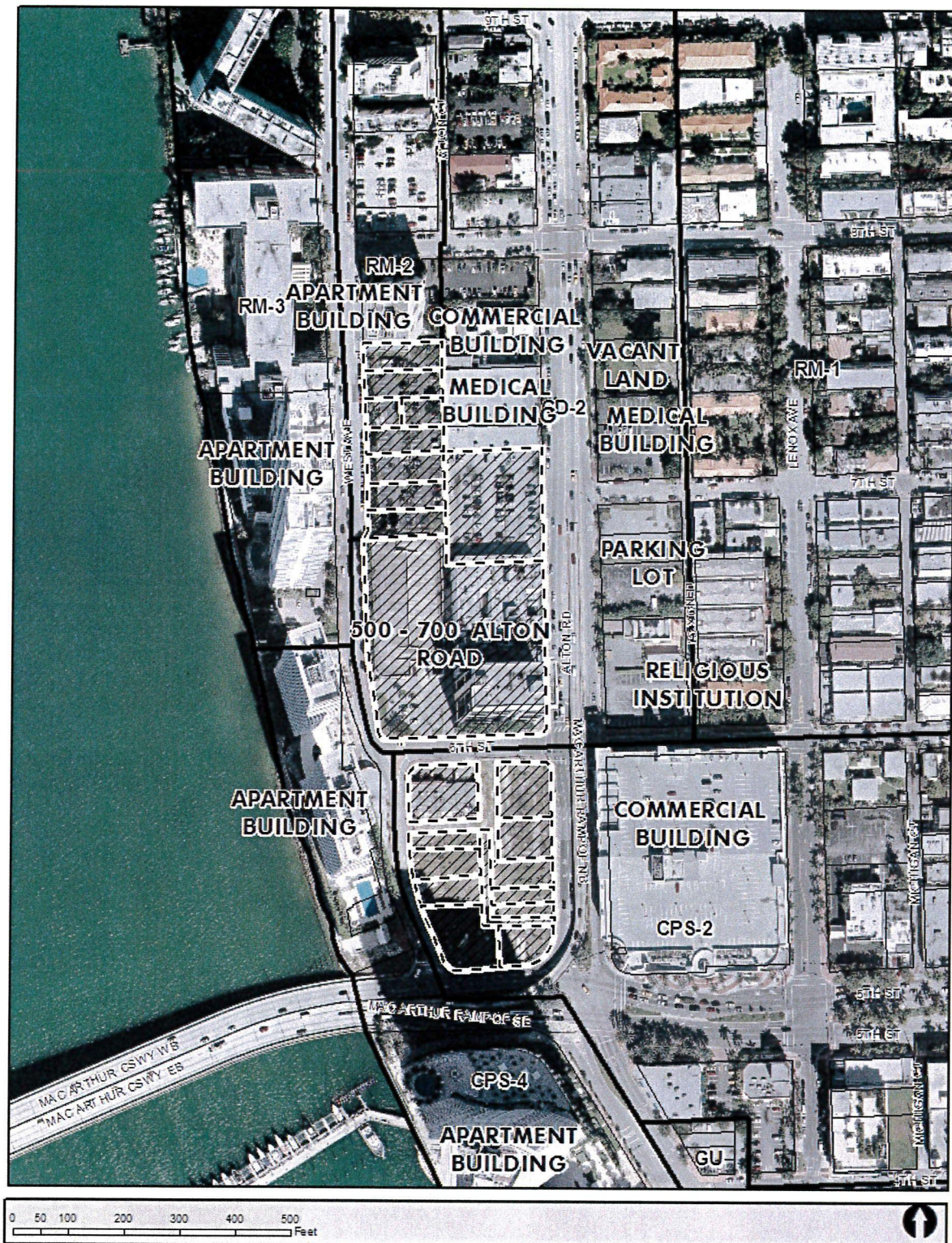
RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed Comprehensive Plan Future Land Use Map Amendment to the City Commission with a favorable recommendation.

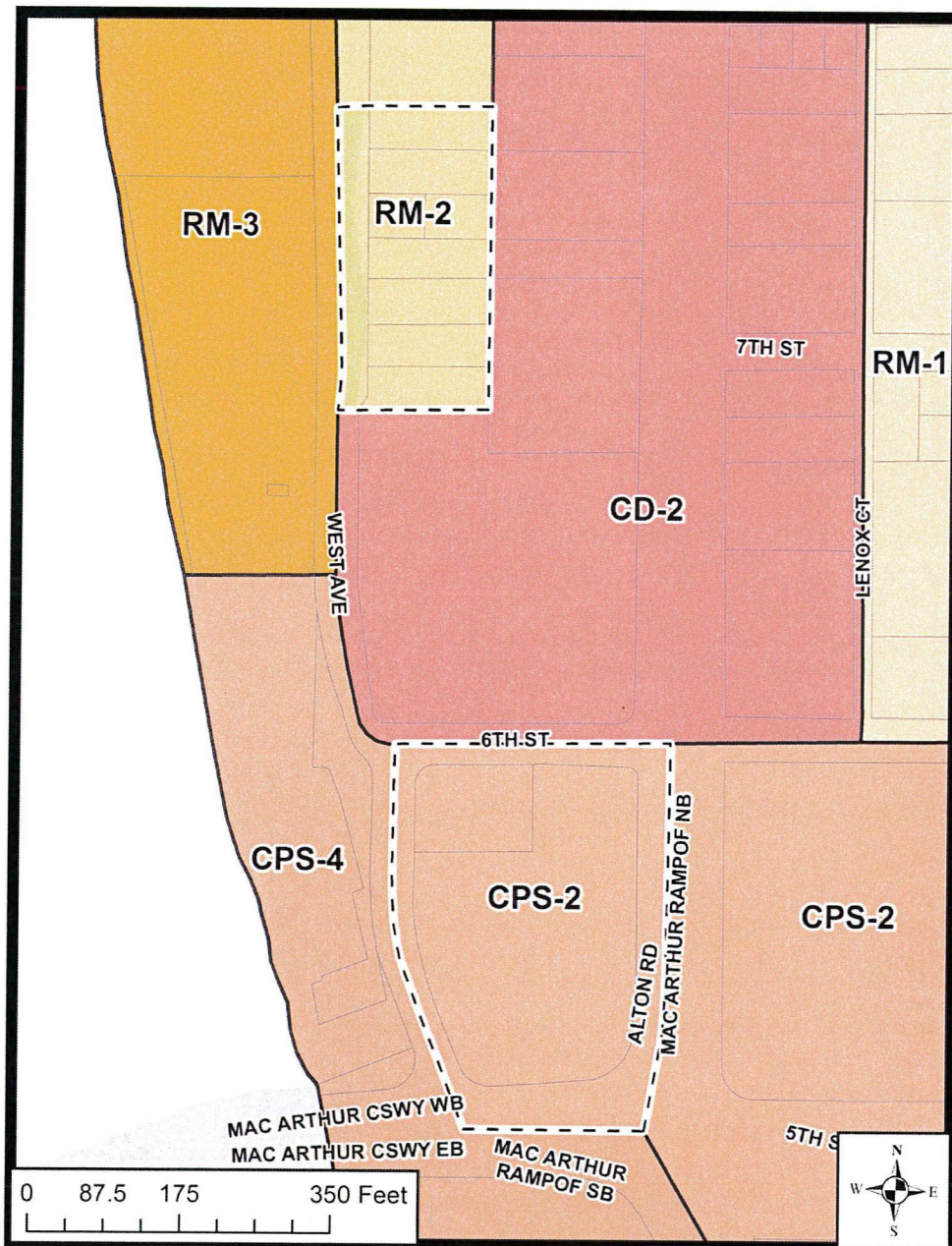
TRM/MAB/RAM/AG

F:\PLAN\PLB\2018\9-25-18\PB 18-0227 - ORD - 500-700 Alton Road FLUM Amendment\PB18-0227 - 500-700 Alton Road Comp Plan FLUM REPORT 9-25-17.docx

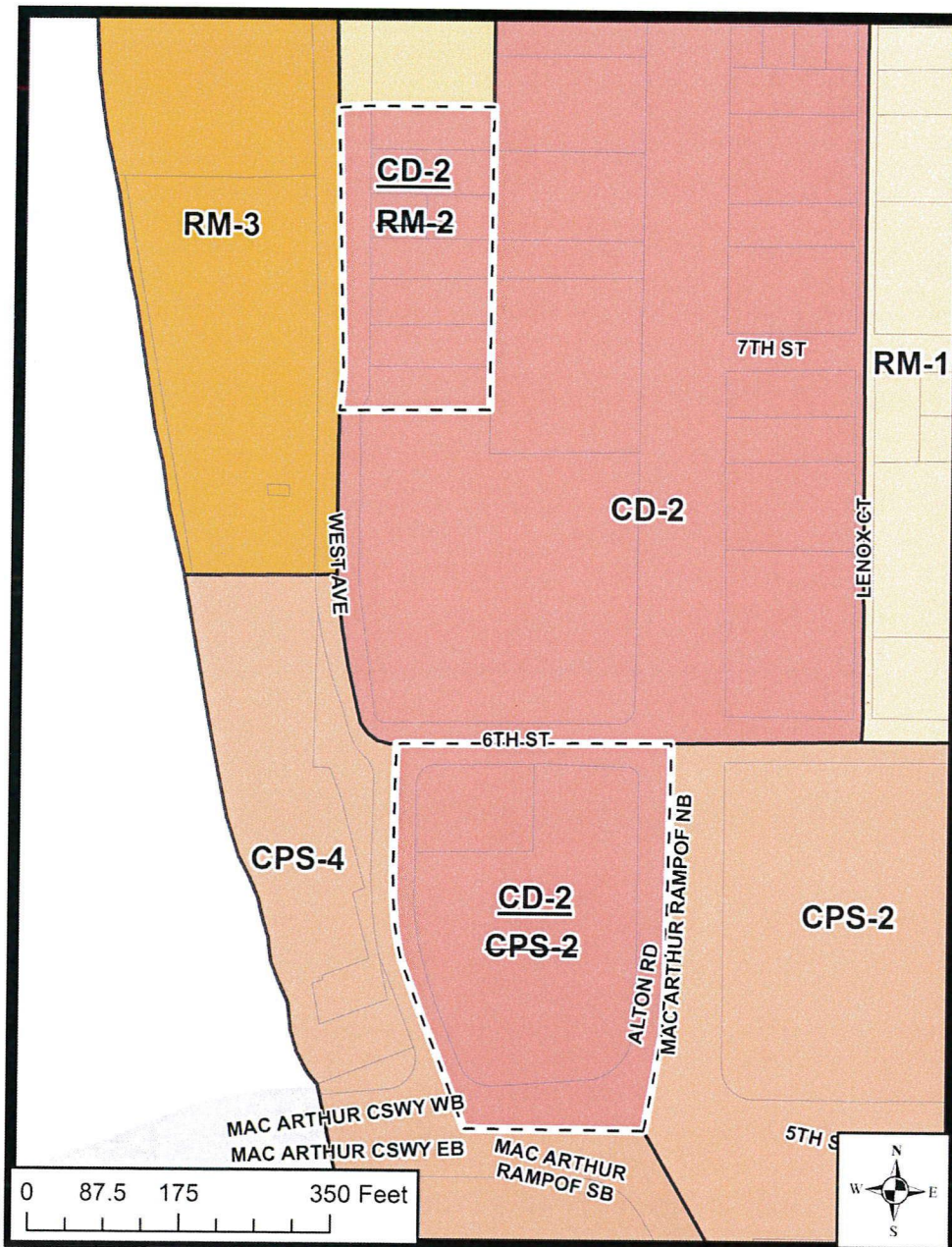
ZONING/SITE MAP



Existing Future Land Use



Proposed Future Land Use



MIAMI BEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 9/10/2018
 Name of Project: 500 Alton
 Address of Site: Area between 5th Street/Alton Road/6th Street/West Avenue

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 87,140
 Acreage in the Amendment: 2.00

Proposed FLUM Designation

Designation:
CD-2

Maximum Density	Maximum FAR
100	2.0

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	156	N/A	72	N/A	N/A	228
Residential Demand	500	0				500

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour Factors

Note: Estimate assumes Floor Area for Residential Units at 800 SF per Unit at Max Density and remainder of Floor Area for Retail

Existing FLUM Designation

Designation:
C-PS2

Maximum Density	Maximum FAR
106	2.0

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	165	N/A	23	N/A	N/A	189
Residential Demand	530	0				530

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour Factors

Transportation Concurrency

New Trips Generated 38.84 Trips
 Trip Allowances

Transit 15%
 Pass-by 30%
 Mixed-use 10%
 Total 55%

Alton Road/Washington Avenue Sub Area

Capacity: 6,250 Trips
 Existing Trips: 5,517 Trips
 Net New Trips Generated: 17 Trips
 Concurrent: YES

Parks and Recreation Concurrency

Net New Residential Demand:

0.0 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	YES
Designated Field Area	YES
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	YES

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand: 36,172 Gallons Per Day
 Existing Demand: 36,460 Gallons Per Day
 New Demand: -288 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand: 70,016 Gallons Per Day
 Existing Demand: 74,217 Gallons Per Day
 New Demand: -4,201 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand: 638 Tons Per Year
 Existing Demand: 676 Tons Per Year
 New Demand: -38 Gallons

Concurrency to be determined at Building Permit Application

Storm Sewer capacity

Required LOS: One-in-five-year storm event

Concurrency to be determined at Building Permit Application

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

SOUTH BEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 9/13/2018

Name of Project: 600-700 Alton Road

Address of Site: Area between 6th Street/Alton Road/8th Street/West Avenue

Concurrency Management Area: South Beach

Square Feet in the Amendment: 49,000

Acreage in the Amendment: 1.12

Proposed FLUM Designation

Designation:
CD-2

Maximum Density	Maximum FAR
100	2.0

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	88	N/A	40	N/A	N/A	128
Residential Demand	281	0				281

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Note: Estimate assumes Floor Area for Residential Units at 800 SF per Unit at Max Density and remainder of Floor Area for Retail

Existing FLUM Designation

Designation:
RM-2

Maximum Density	Maximum FAR
106	2.0

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	93	N/A	N/A	N/A	N/A	93
Residential Demand	298	0				298

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Transportation Concurrency

New Trips Generated 34.94 Trips

Trip Allowances

Transit 15%
 Pass-by 30%
 Mixed-use 10%
 Total 55%

Alton Road/Washington Avenue Sub Area

Capacity: 6,250 Trips

Existing Trips: 5,517 Trips

Net New Trips Generated: 16 Trips

Concurrent: YES

Parks and Recreation Concurrency

Net New Residential Demand:

0.0 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	YES
Designated Field Area	YES
Tot Lots	YES
Vista Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	YES

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand: 20,340 Gallons Per Day

Existing Demand: 20,032 Gallons Per Day

New Demand: 308 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand: 39,371 Gallons Per Day

Existing Demand: 41,733 Gallons Per Day

New Demand: -2,362 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand: 359 Tons Per Year

Existing Demand: 380 Tons Per Year

New Demand: -22 Gallons

Concurrency to be determined at Building Permit Application

Storm Sewer capacity

Required LOS: One-in-five-year storm event

Concurrency to be determined at Building Permit Application

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

Comprehensive Plan Amendment – 500-700 Alton Road

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR LOTS 8 THROUGH 14, BLOCK 2, OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FROM THE CURRENT DESIGNATION OF “MEDIUM DENSITY MULTI FAMILY RESIDENTIAL CATEGORY (RM-2),” TO THE FUTURE LAND USE CATEGORY OF “MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2);” AND FOR THE PROPERTIES BOUNDED BY 6TH STREET ON THE NORTH, ALTON ROAD ON THE EAST, 5TH STREET/MAC ARTHUR CAUSEWAY/STATE ROAD A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, FROM THE CURRENT DESIGNATION OF “GENERAL MIXED USE COMMERCIAL “PERFORMANCE STANDARD” CATEGORY (C-PS2),” TO THE FUTURE LAND USE CATEGORY OF “MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2);” PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, changing the comprehensive plan designations of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the designation of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, changing the comprehensive plan designations of the subject parcel, as provided herein, is necessary to ensure the development of the site will be compatible with development in adjacent and surrounding areas and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that the rezoning of the property as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale with the built environment and is in the best interest of the City; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY

COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City's Future Land Use Map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the City's Future Land Use Map:

1. Lots 8 through 14, of the Fleetwood Subdivision, according to the plat thereof recorded in Plat Book 28, page 34, of the public records of Miami-Dade County, Florida, consisting of approximately 49,000 Square Feet (0.125 Acres), as depicted in Exhibit "A," from the current designation of "Medium Density Multi Family Residential Category (RM-2)," to the future land use category of "Medium Intensity Commercial Category (CD-2)," and
2. For the properties bounded by 6th Street on the north, Alton Road the east, 5th Street/Mac Arthur Causeway/SR A1A on the south, and West Avenue on the west, consisting of approximately 87,140 Square Feet (2.0 Acres), as depicted in Exhibit "A," from the current designation of "General Mixed Use Commercial "Performance Standard" Category (C-PS2)," to the future land use category of "Medium Intensity Commercial Category (CD-2)."

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. TRANSMITTAL

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this ____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

First Reading: _____, 2018

Second Reading: _____, 2018

City Attorney

Date _____

(Sponsor: Mayor Dan Gelber)

Verified by: Thomas R. Mooney, AICP
Planning Director

F:\PLAN\SLPB\2018\10-23-18\PB 18-0227 - ORD - 500-700 Alton Road FLUM Amendment\PB18-0227 - ORD - 500-700 Alton Rd FLUM Amendment - Rev 091718.docx