

# MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC# 352-2018

## LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 22, 2018

SUBJECT: **Summary of the June 13, 2018 Land Use and Development Committee Discussion on the Proposed North Beach Town Center FAR Overlay Ordinance.**

On June 13, 2018, the Land Use and Development Committee (LUDC) discussed the proposed North Beach Town Center Floor Area Ratio (FAR) Overlay Ordinance, and took the following actions:

1. Continued the item to the July 31, 2018 LUDC to review the transmittal recommendation of the Planning Board and to make a formal recommendation prior to first reading at City Commission (The originally scheduled July 18, 2018 LUDC was moved to July 31, 2018, to take place after the July 24, 2018 Planning Board meeting);
2. Send the Administration version of the draft ordinance, with minor scrivener edits noted by staff, to the City Commission for referral to the Planning Board (referral will be on the July 2, 2018 City Commission agenda);
3. Provide this LTC to the City Commission summarizing the discussion of the LUDC.

By way of background, on November 7, 2017, the voters of the City of Miami Beach approved an increase in FAR to 3.5 for the area of the Town Center district bounded by 69<sup>th</sup> Street on the south, Collins Avenue on the east, 72<sup>nd</sup> Street on the north and Indian Creek Drive/Dickens Avenue on the west. The boundaries approved for the FAR increase include properties with the following zoning districts:

- TC-1 (previous maximum FAR of 2.25 – 2.75);
- TC-2 (previous maximum FAR of 1.50 – 2.00);
- TC-3 (previous maximum FAR of 1.25).

Pursuant to the approved ballot question, the maximum FAR for all zoning districts within the specified boundaries has been permitted by the voters to be increased to 3.5. To effectuate the proposed FAR increase, a separate enabling ordinance was adopted by the City Commission on May 16, 2018.

The overlay ordinance discussed by the LUDC on June 13, 2018 consists of a comprehensive planning strategy for the Town Center area approved for the 3.5 FAR increase. Attached, for informational purposes, are the following exhibits, which were considered and discussed by the LUDC on June 13, 2018:

1. LUDC memorandum summarizing the proposed legislation and overall process.
2. Draft ordinance reviewed by the LUDC, with minor corrections noted by staff at the LUDC

- meeting.
3. List of recommended, non-substantive changes to the ordinance, which were proposed on the floor by a representative of property owners in the area, and which were accepted by staff. Please note that other recommendations proposed by this representative and discussed at LUDC were not accepted by the Administration and are not included in this list.
  4. Copy of the PowerPoint presentation, updated for clarity purposes.

After staff provided a comprehensive overview of the overlay proposal, including the detailed power point presentation attached, the LUDC held a lengthy discussion, including a significant amount of public input and discussion. The Committee members discussed the entirety of the legislation; most of the conversations centered on the following specific areas of the proposed ordinance:

1. **Proposed Overall Height:** Staff recommended a base maximum height of 125 feet, with the ability to go up to 200 feet in accordance with limits on building length and width, as well as participation in a future Public Benefit Program (in development for LUDC review). Members of the LUDC questioned height as proposed in the draft ordinance versus height recommendations in the North Beach Master Plan. The North Beach Master Plan did not address building width in specific detail.
2. **Co-Living / Micro-Units:** Staff recommended that this emerging trend in urban, residential living be considered as an allowable use within the overlay. Concerns were expressed regarding overall unit size, shared kitchens and the potential impact of transient rentals.
3. **Required Off-Street Parking:** Staff recommended a reduction in minimum off-street parking requirements for residential, hotel and office uses, based primarily on the findings of the mobility study. Concerns were expressed regarding the proposed reduced parking requirements, particularly since dedicated mass transit options have not been identified or planned.
4. **Amount of Affordable and Workforce Housing:** As part of a future Public Benefits program, staff recommended that one of the benefits to potentially consider would be minimum workforce and affordable housing provided. Concerns were expressed regarding the potential location and equitable percentage of work force and affordable housing options.

It is anticipated that these issues, as well as all other facets of the legislation, will be discussed in detail by the Planning Board, upon referral by the City Commission. The referral item is scheduled to be considered by the City Commission at the July 2, 2018 special meeting; if referred, the Planning Board would formally consider and make a recommendation on the legislation at their July 24, 2018 meeting. Additionally, the Land Use Committee is scheduled to review the ordinance again on July 31, 2018, taking into consideration the recommendations of the Planning Board, and provide a formal recommendation to the City Commission.

JLM/SMT/TRM

C: Rafael Granado, City Clerk

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