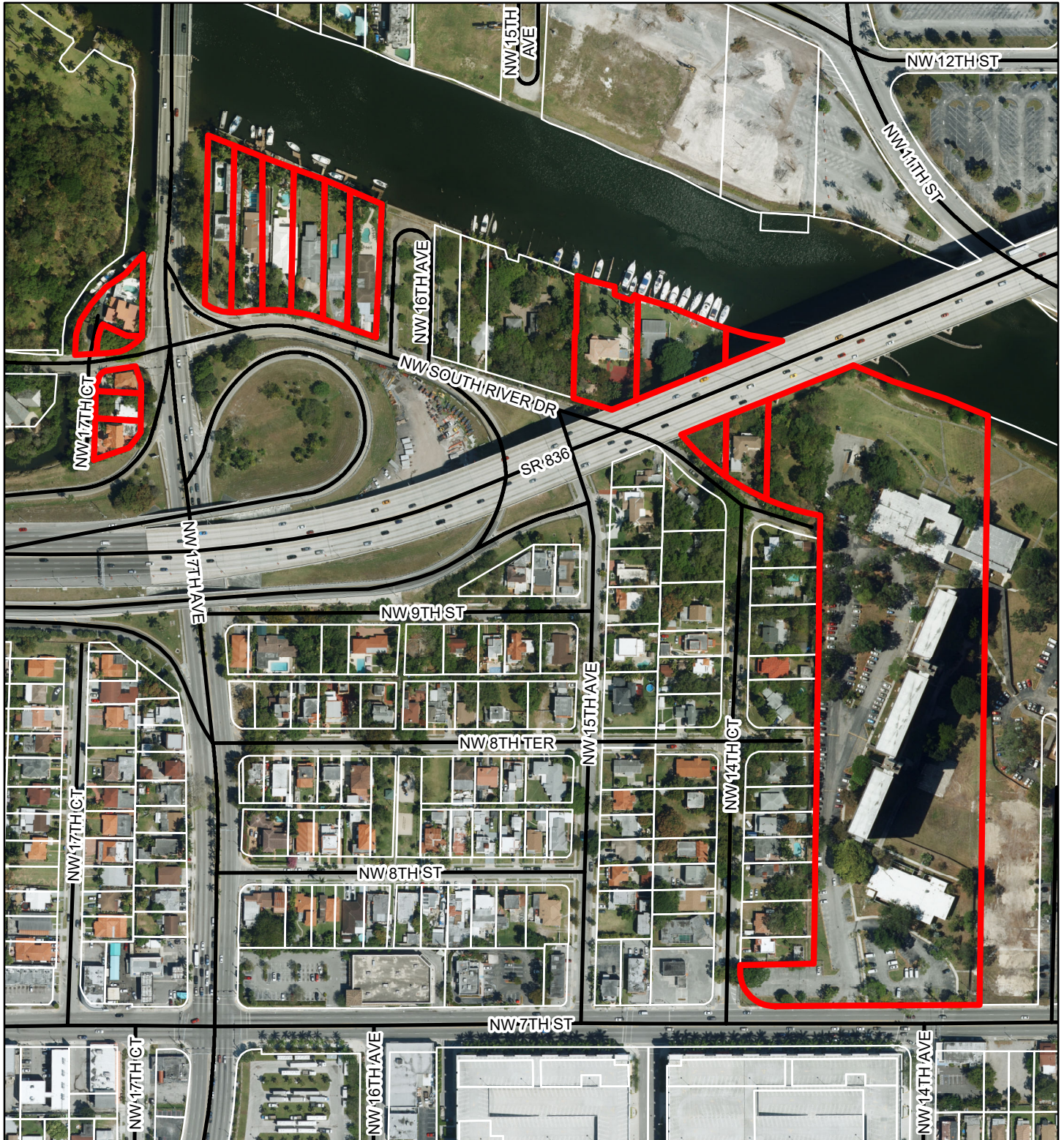


AERIAL
FILE ID: 4420
COMPREHENSIVE PLAN AMENDMENT



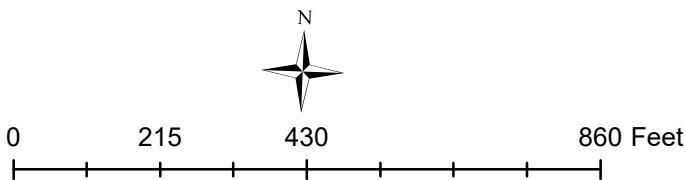
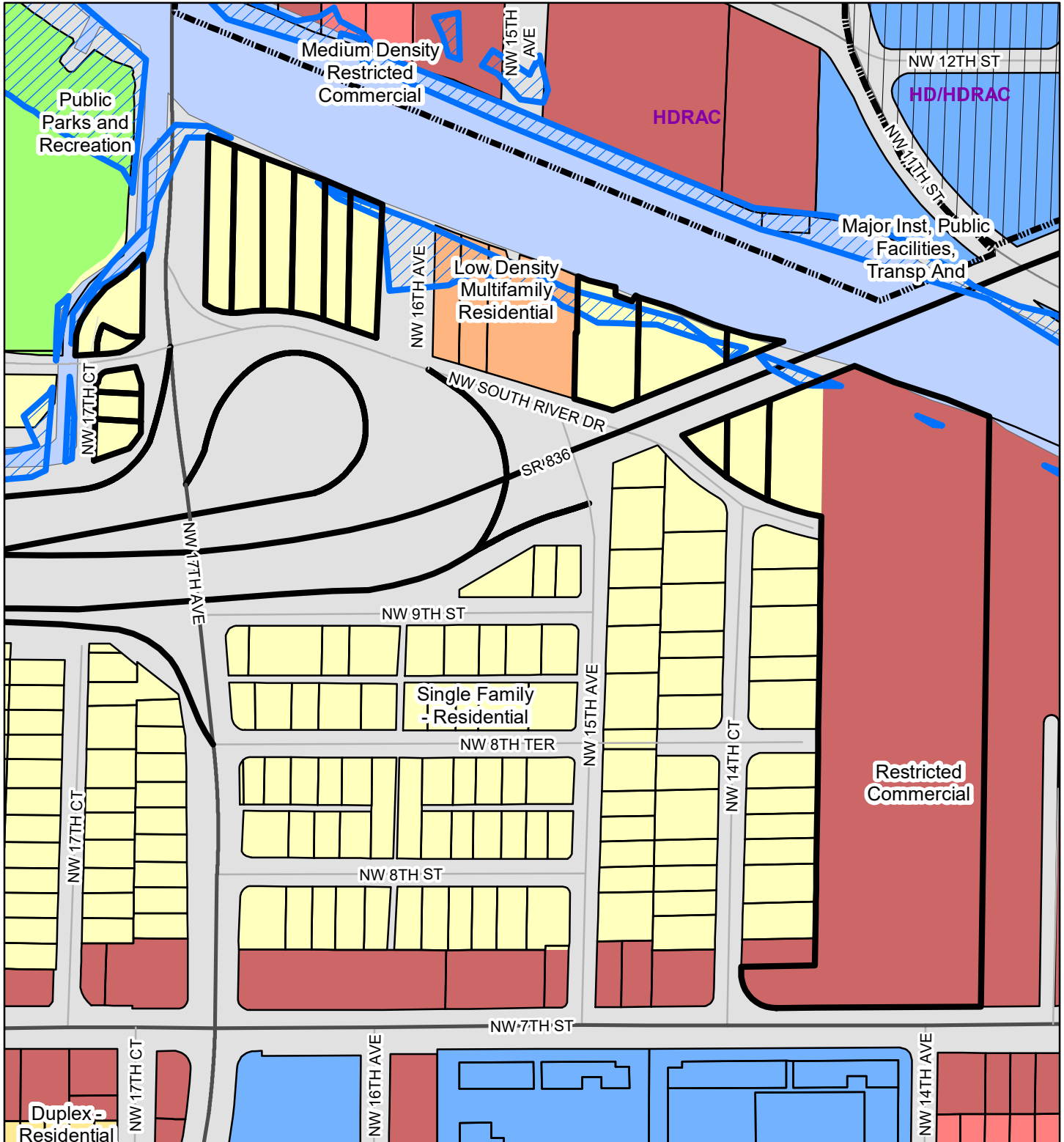
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ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645,
1665, 1675, & 1701 NW S RIVER DR
AND 1001, 1007, 1111, & 1015 NW 17 CT,
AND A PORTION OF 1389 NW 7 ST

FUTURE LAND USE MAP (EXISTING)

FILE ID: 4420

COMPREHENSIVE PLAN AMENDMENT

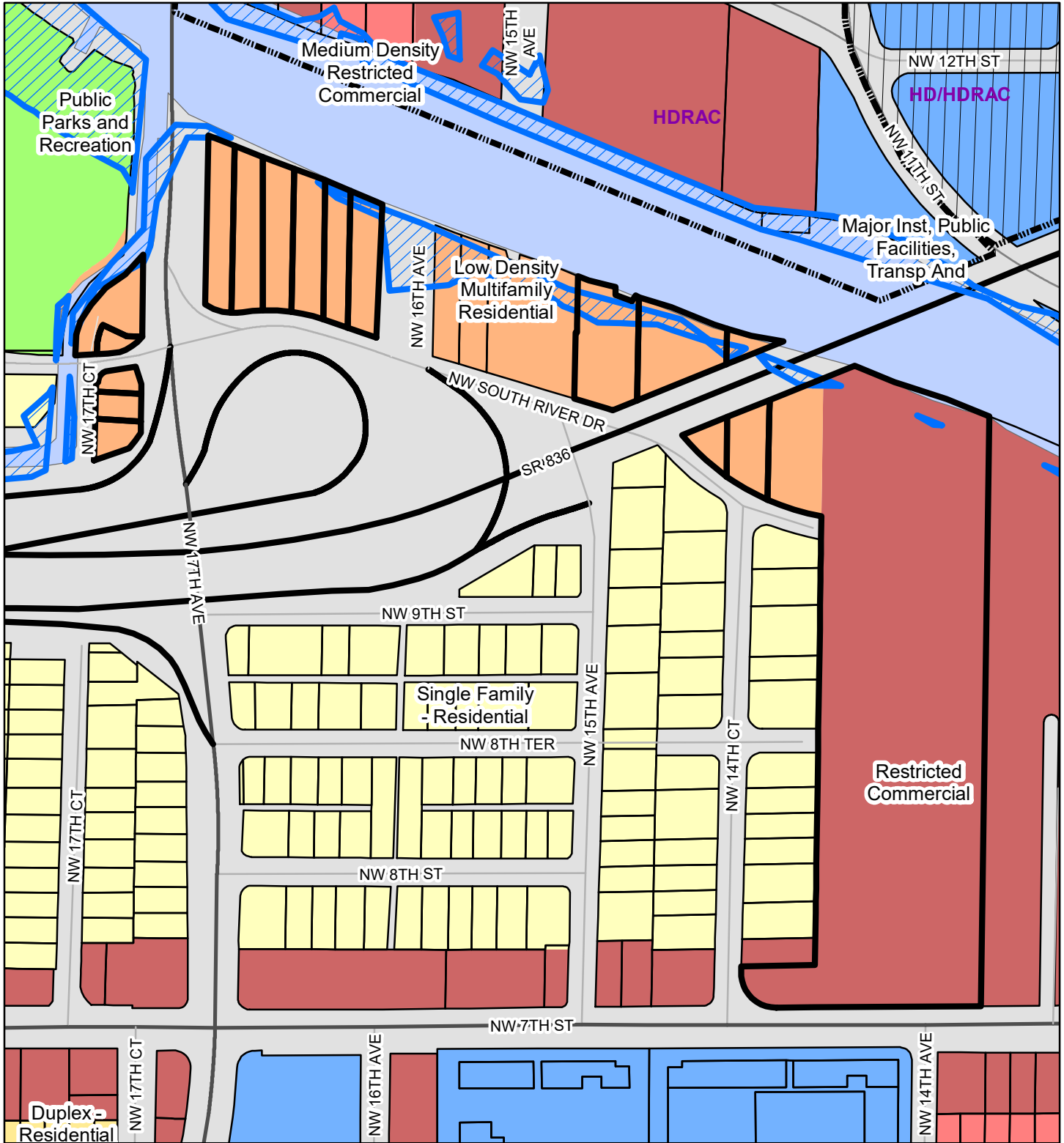


ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, & 1701 NW S RIVER DR AND 1001, 1007, 1111, & 1015 NW 17 CT, AND A PORTION OF 1389 NW 7 ST

FUTURE LAND USE MAP (PROPOSED)

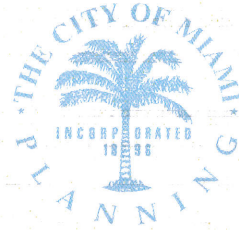
FILE ID: 4420

COMPREHENSIVE PLAN AMENDMENT



0 215 430 860 Feet

ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, & 1701 NW S RIVER DR AND 1001, 1007, 1111, & 1015 NW 17 CT, AND A PORTION OF 1389 NW 7 ST



**CITY OF MIAMI
PLANNING DEPARTMENT
COMMUNITY PLANNING DIVISION**

Comprehensive Plan Amendment Staff Analysis

File ID	4420
Applicant	Emilio T. Gonzalez, on behalf of the City of Miami
Location	1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, 1701 NW S River Drive and 1001, 1007, 1111, and 1015 NW 17 Court, and a portion of 1389 NW 7 Street
Commission District	District 1 – Commissioner Wifredo Gort
NET District	Little Havana
Size	Approximately 215,001 square feet (4.9 acres)
Planner	Ryan Shedd, Planner II

A. REQUEST

Pursuant to Policy LU-1.6.4 of the Miami Comprehensive Neighborhood Plan (“MCNP”), the City of Miami (“City”) is requesting an amendment to Ordinance No. 10544, the Future Land Use Map (FLUM) of the MCNP to change the designation of the properties at 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, 1701 NW S River Drive and 1001, 1007, 1111, and 1015 NW 17 Court, and a portion of 1389 NW 7 Street (“the properties”) from “**Single Family Residential**” to “**Low Density Multifamily Residential**”. The proposed amendment contains approximately 4.9 acres. Small scale Comprehensive Plan Amendments are those that involve less than 10 acres of property and are subject to the Small Scale Review Process, as set forth in Section 163.3187, F.S.

Concurrently, the City is requesting a change to the Miami 21 Zoning Atlas as a companion item. The request is being submitted through file ID 4421. The companion application seeks to change the Miami 21 Zoning designation from **T3-L** (Sub-Urban - Limited) to **T4-R** (General Urban – Restricted).

B. HISTORY

Prior to this application, a private applicant, 1515 Miami River, LLC, applied for a Comprehensive Plan Amendment and a companion Rezone for the properties at 1515, 1529, and 1543 NW S River Drive. These properties consist of the remaining properties along the stretch of NW S River Drive, which are not part of this application. The private applications were approved and adopted by the City Commission on March 22, 2018. The Comprehensive Plan Amendment changed the Future Land Use designations for the above properties from “Single Family Residential” to “Low Density Multifamily Residential” and the Rezone changed the Miami 21 Transect from T3-L (Sub-Urban - Limited) to T4-R (General Urban – Restricted). The applicant included a Declaration of Restrictive Covenants with their application, which proffered a publicly accessible Riverwalk, the

replacement of the adjacent public seawall, and public space improvements adjacent to the applicant's own properties, as well as other proffers.

Staff recommended denial for both applications based on a number of factors, including the incongruent pattern that was created by the proposed amendments. That is, the amendment would create an isolated pocket of more intense development surrounded by single family homes without the proper transitions. Staff also raised concerns about the nature of new development in relation to sea level rise and its impact on the waterfront properties. As shown on Map 6 on page 11, the properties are located in the floodplain, as defined by the Federal Emergency Management Agency (FEMA).

In response to concerns from neighbors along NW S River Drive, the City Commission directed the City to pursue an amendment which would unify the development pattern in the area. Staff conducted outreach with the neighbors, including the immediately affected property owners. Overwhelmingly, the immediately affected property owners supported a scenario where the Zoning and the Future Land Use Designation was uniform for the entire street. Many of those surveyed, who included almost all of the affected property owners, supported an amendment to "Low Density Multifamily Residential" and a Rezone to T4-R (General Urban – Restricted) for the properties on NW S River Drive. Map 1 on page 3 shows the affected properties highlighted in pink

C. SITE AND NEIGHBORHOOD DETAILS

Situated along the Miami River, the properties are located in the Little Havana NET Area. The site consists of "Tract A" of the Betty's Island Plat, Lots 1, 2, 3, and a portion of Lot 4 of Block 1 of the Grove Park Subdivision, Lots 1, 2, 3, 4, 5, and 6 of Block 2 of the Grove Park Subdivision, approximately Lots 66, 67, 68, and 69 of the Lawrence Park Subdivision, and Lots 1 and 2 of Block 1 of the Oak Terrace Subdivision, at approximately 4.9 acres of land. The Grove Park Lots are situated directly on the south bank of the Miami River, bounded by NW 17 Avenue on the west, NW S River Drive on their south side, and the main portion of the Robert King High Towers site to the east. SR-836 separates the Oak Terrace Subdivision Lots from the remainder of the properties. The other Lots are situated on the western side of NW 17 Avenue, along a canal which runs off the Miami River. NW S River Drive separates the Betty's Island Tract and Lot 67 from the remainder of the Lawrence Park Subdivision lots.

Immediately abutting all of the properties to the south is the SR-836 on- and off-ramps and highway right-of-way. The SR-836 right-of-way ranges from a minimum of 125 feet in width up to approximately 560 feet in width. SR-836 separates the properties from the main portion of the Grove Park neighborhood, as well as the Robert King High Towers to the east. The Robert King High Towers are Miami-Dade County public housing for low-income seniors.

On the north bank of the Miami River is the River Landing Special Area Plan development. The development will contain a mix of uses at a greater intensity and density than the surrounding area. It is immediately adjacent to the Civic Center health district. Northwest of the subject properties is Sewell Park, a large City-owned waterfront park. The park is surrounded by single-family development to the south and large-scale multifamily development on its west side. To the south, closer to the central Little Havana area, is the baseball stadium. Two of the stadium's parking garages are accessible from NW 7 Street. Miami Dade Transit operates Bus 17 north and southbound along NW 17 Avenue, dividing the properties. Buses 113 and 7 are within reasonable walking distance, however Bus 7 is only accessible by walking underneath SR-836, which is not in a desirable condition. The properties are not within a Transit Corridor, nor are they considered Transit Oriented Development, pursuant to Transportation Policy TR-1.2.4 in the MCNP.



Map 2: Aerial

Demographics

The Census Block Group in which the properties are contained has a total of 543 households in a total of 660 housing units. The median income for those households between 2012 and 2016 was \$58,047. This is significantly higher than the surrounding Block Groups, which ranges from a high of \$30,500 to a low of \$9,190. There are a number of government-owned, affordable housing developments within that Tract, contributing to the low median household income. The number of families living in poverty in the Block Group was lower, at 13.9%, than the surrounding

neighborhood. The percent of families living in poverty in the surrounding Block Groups ranged between 23% and 40%.

The majority of households in the subject Block Group rented their home between 2012 and 2016, approximately 78%. Through the survey of the subject properties however, it was revealed that the majority of the subject properties are owner occupied.

The median rent for a unit in the Block Group was \$1,534, which was higher than any of the surrounding Block Groups. Surrounding Block Groups typically had a median gross rent between \$800 and \$900.

Rates of cost burden in the subject Block Group were lower than City and County averages. An estimated 53% of renting households were cost-burdened during that period. Cost burden from housing costs means the household is paying more than 30% of its income to cover housing costs.

Approximately three percent of adults over the age of 16 were unemployed for this period, which is considerably lower than the City as a whole (almost 10%). Surrounding Block Groups had much higher unemployment rates. These statistics show a generally wealthier, middle class area within a larger neighborhood facing greater economic disparities.

Subject Block Group: 120860051022

Topic	Data ¹
Number of Households	543
Number of Housing Units	660 (~17% Vacancy)
Median Household Income	\$58,047
Percent of Families under the Poverty Line	13.9%
Percent of Households that rent	78%
Median Rent	\$1,534 (53% Rental cost burdened)
Unemployment Rate	3%

¹ Data was retrieved from the U.S. Census Bureau. Data from the Decennial Census and the American Community Survey was compiled for this report.

D. SITE PHOTOS

Below are a few photographs of the streetscape and surrounding neighborhood context:



Photo 1: The properties, as seen looking west along NW S River Drive. The properties are located on the north side of NW S River Drive, with the SR-836 and its ramps to the left. High density multifamily towers further west along the Miami River are visible in the background. These properties are located immediately on the west side of Sewell Park, which abuts the subject properties.



Photo 2: Looking west along NW S River Drive, towards the area where SR-836 divides the properties from the main part of the Grove Park neighborhood. The properties are located on the north side of the street, seen here on the left side of the photo. Traffic can be seen piling up from the intersection with NW 17 Avenue, as the bridge over the Miami River was raised, stalling traffic for a short period of time.



Photo 3: Looking west along NW S River Drive, across NW 17 Avenue. The western properties are located directly on NW 17 Avenue. The high density multifamily buildings are visible in the background, to the west.



Photo 4: Looking south along NW 17 Avenue, with SR-836 in the background. Traffic stacking up towards the raised bridge over the Miami River is visible.



Photo 5: Looking north along NW 17 Avenue towards the raised bridge over the Miami River. There is no pedestrian infrastructure at this intersection of NW 17 Avenue and NW S River Drive for someone to cross to the west side in order to access amenities such as Sewell Park.

E. EXISTING AND FUTURE LAND USE

As depicted on Map 3 on page 9, the properties are currently designated Single Family Residential on the FLUM of the Miami Comprehensive Neighborhood Plan ("MCNP"). Single Family Residential allows nine dwelling units per acre, with a limitation on uses strictly to residential. Other supportive uses such as community-based residential facilities, educational facilities, etc. are allowed, subject to regulations in Miami 21.

The majority of the subject properties are isolated, as they are separated from the main portion of Grove Park by the SR-836 right-of-way. Grove Park is a mix of single family homes and duplexes. Roughly 21% of the 94 properties in the southern portion of Grove Park are listed as duplexes by the Miami Dade County Property Appraiser. This area is designated as "Single Family Residential" on the FLUM.

To the west, Sewell Park is a large municipally owned park, owned and maintained by the City of Miami. South and west of the park is the remainder of the North Sewell Park neighborhood, which contains single family homes on the south half, and high density multifamily residential along the Miami River.

Directly across the Miami River to the north, those properties are currently under construction for the River Landing Special Area Plan. The River Landing Special Area Plan will include an intense mix of commercial, residential, and office uses, with a high density of residential units. The River Landing properties, as well as all of the surrounding properties, are designated "Restricted Commercial" on the FLUM.

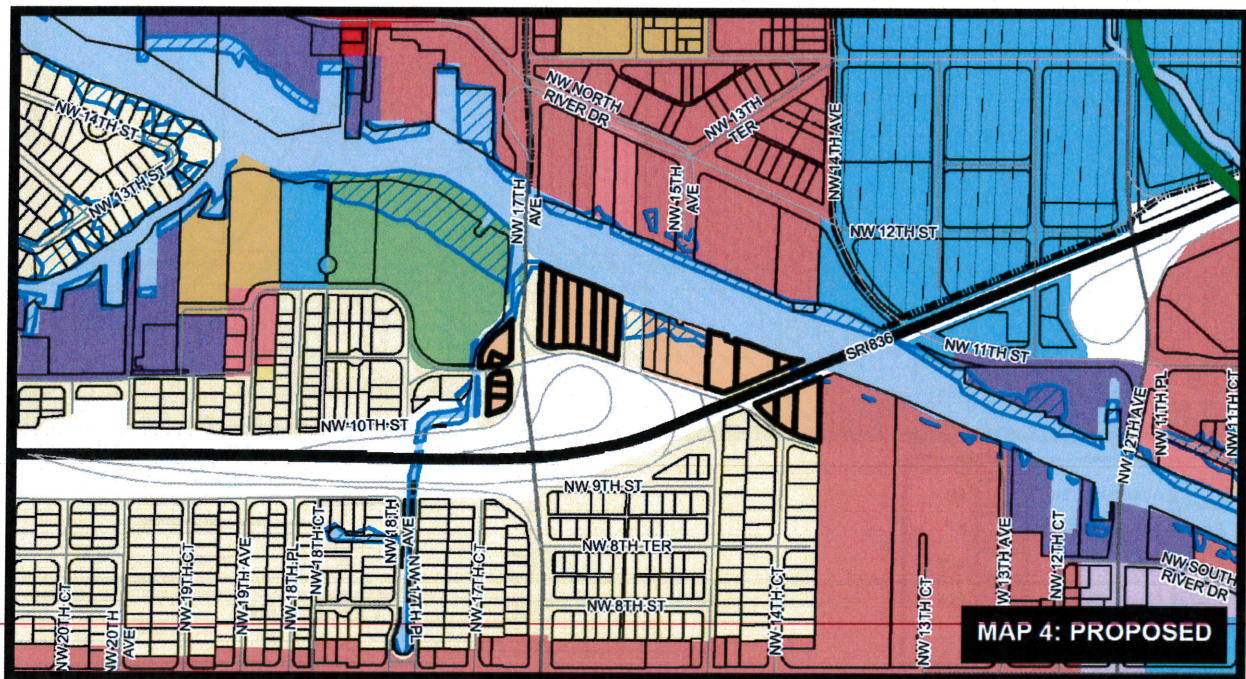
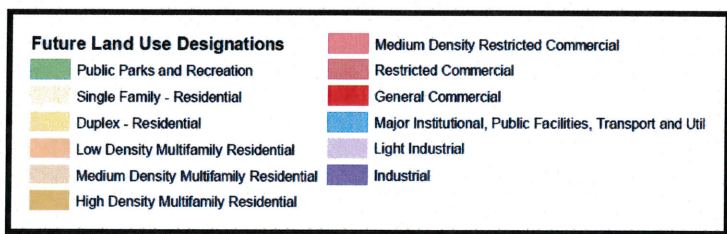
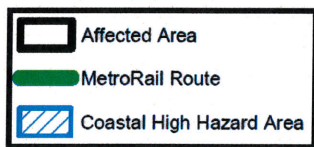
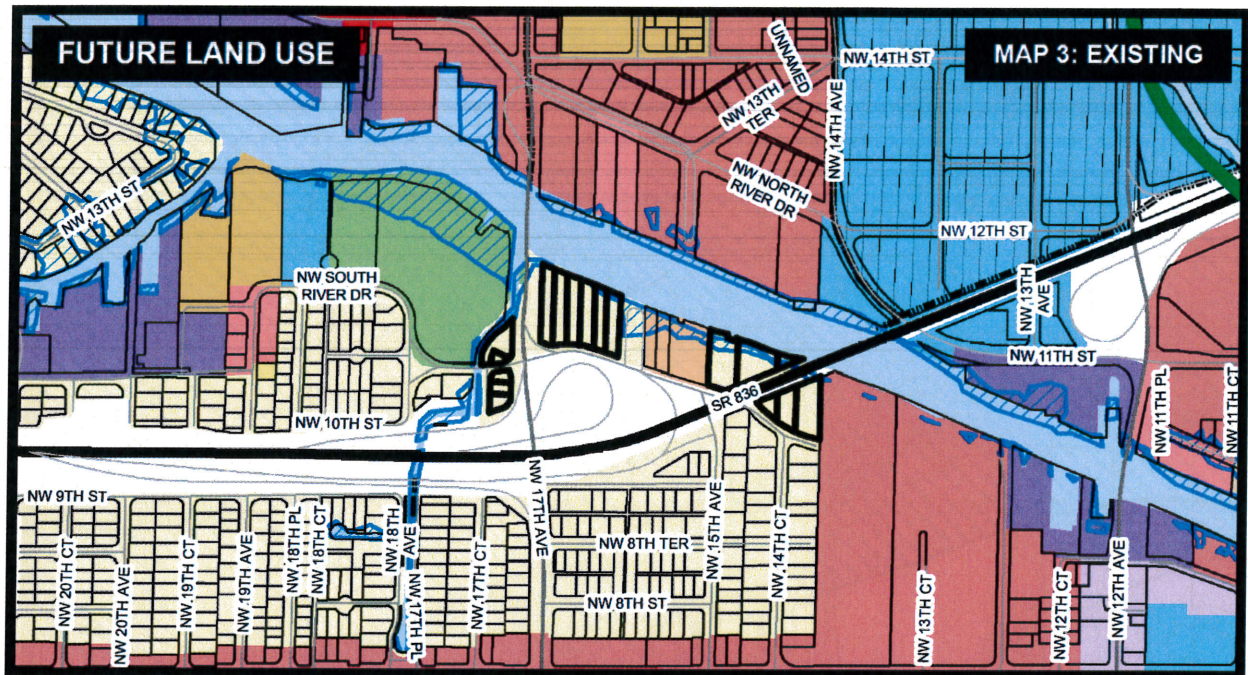
Further down river, on the southeast side of SR-836 are the Robert King High Towers. A small portion of that property is subject to this application. This residential development is owned and operated by Miami Dade County Public Housing and Community Development. The two large properties that make up the Robert King High Towers are designated "Restricted Commercial" on the FLUM, with the exception of the portion that is subject to this application, which is designated "Single Family Residential".

The "Restricted Commercial" designation allows a residential density of up to 150 dwelling units per acre, in addition to a wide range of non-residential uses, such as: commercial, retailing, office, entertainment, recreation facilities, and hotels.

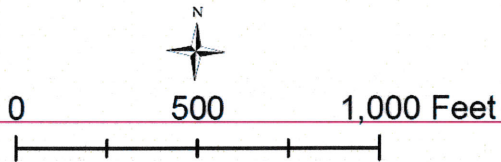
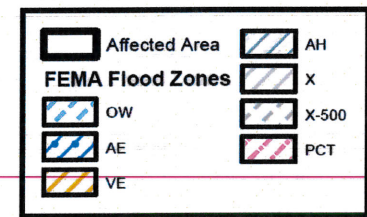
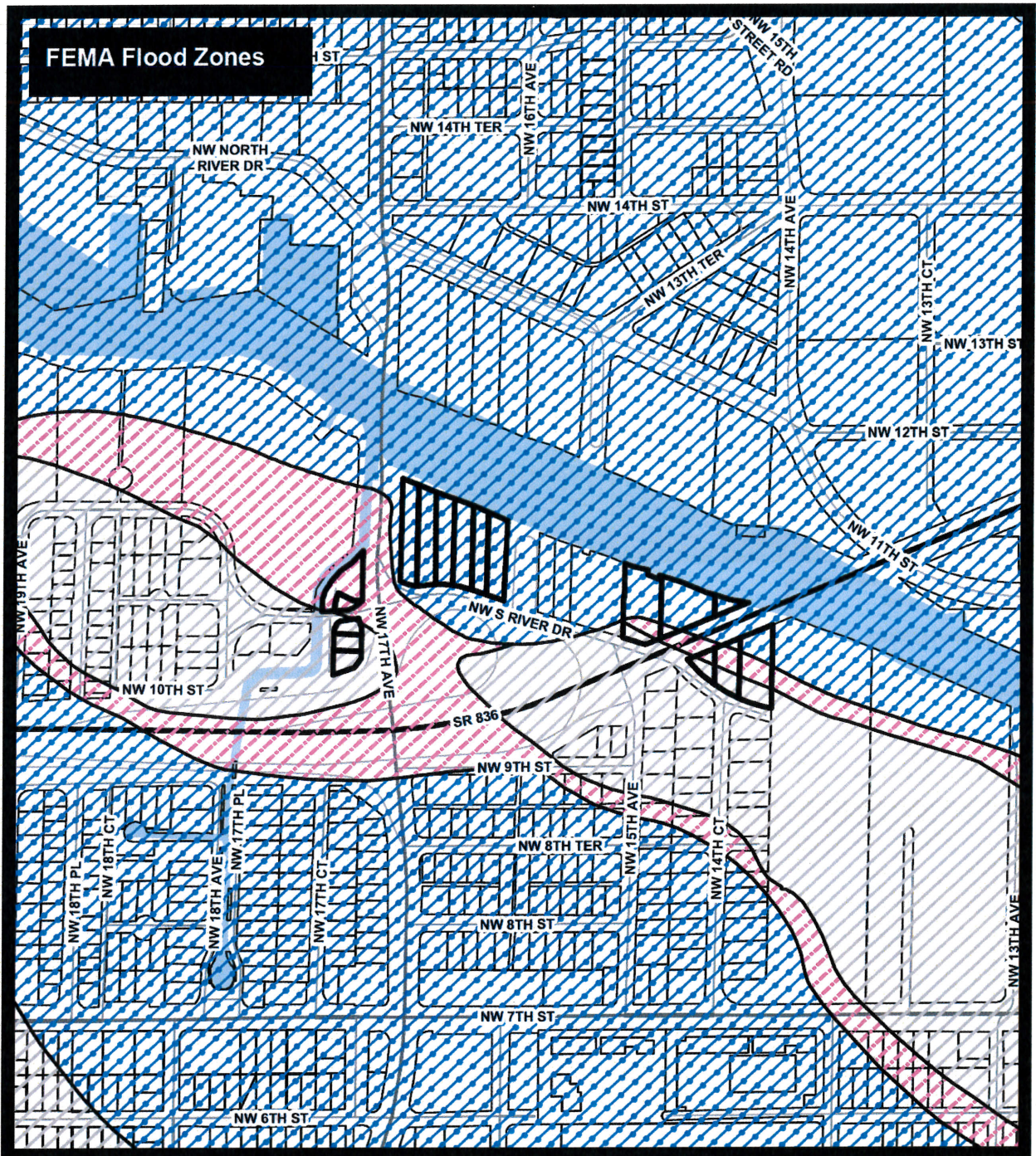
The "Low Density Multifamily Residential" designation that the City has proposed for the subject properties allows up to 36 dwelling units per acre. It limits the allowed uses to residential uses, with some allowances for community support facilities and educational facilities, in addition to a couple others. For further details on the interpretation of this designation, see page 21 of the MCNP.

While the "Single Family Residential" designation allows approximately 16 units, or one unit per property, the amendment would yield an increase of 160 units. Assuming the provisions of the Miami 21 Zoning Code are met, 176 units could be built across the subject properties.

Additionally, Map 5 on Page 10 shows the flood zones as determined by the Federal Emergency Management Agency (FEMA). All of the properties along NW S River Drive to the east of NW 17 Avenue are located within the Special Flood Hazard Area ("SFHA", roughly equivalent to the 100 Year Floodplain). The SFHA is the area that can reasonably assume risk from inundation. The properties to the west of NW 17 Avenue are at less risk, as shown on Map 5 by the Zone X designation. The SFHA designation for the eastern properties however poses a special risk in relation to sea level rise, as that risk is further exacerbated.



Maps 3 & 4: Existing (Top) and Proposed (Bottom) Future Land Use Designations



Map 5: The flood zones from the Federal Emergency Management Agency. The majority of the properties are within AE Flood Zones, which is within FEMA's Special Flood Hazard Area. The western properties are all outside of the Special Flood Hazard Area.

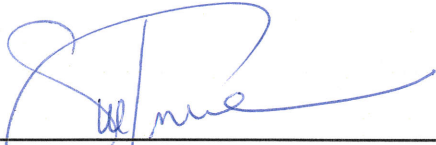
F. ANALYSIS

Criteria 1	<p>Policy LU-1.1.7: “Land development regulations and policies will allow for the development and redevelopment of well-designed mixed-use neighborhoods that provide for the full range of residential, office, live/work spaces, neighborhood retail, and community facilities in a walkable area and that are amenable to a variety of transportation modes, including pedestrianism, bicycles, automobiles, and mass transit.”</p>
Analysis 1	<p>The proposed amendment would unify the land development pattern along NW S River Drive and at the intersection with NW 17 Avenue. Presently, three properties along NW S River Drive are designated "Low Density Multifamily Residential", while the remainder are designated "Single Family Residential". This creates an incongruent pattern of development along the street. By amending the Future Land Use designations of the subject properties, a uniform and harmonious pattern of development would be possible.</p> <p>The pedestrian and bicycling infrastructure in the area is not suitable for daily use. NW 17 Avenue and SR-836 leave both portions of the subject properties isolated for any person that is not in an automobile. Staff recommends pedestrian and bicycle infrastructure be improved for the area immediately around the subject properties in order to create a more connected neighborhood. This will help realize the intent established in Transportation Policy TR-1.4.3 and Future Land Use Policy LU-1.6.9:</p> <p><i>"Policy TR-1.4.3: The City will continue to respond to neighborhood traffic concerns by developing and implementing neighborhood traffic calming measures using standard traffic flow modification procedures in place by Miami-Dade County and FDOT to evaluate traffic calming proposals. Neighborhood traffic calming measures may include but are not limited to traffic circles, median modifications, mid-block raised medians, chicanes, diagonal diverters, raised crosswalks, curb extensions, on-street parking, road closures, reduced lane widths, streetscape improvements, bicycle boulevards, and inclusion of bicycle facilities."</i></p> <p><i>"Policy LU-1.6.10: The City's land development regulations and policies will allow for the provision of safe and convenient on-site traffic flow and vehicle parking and will provide access by a variety of transportation modes, including pedestrianism, bicycles, automobiles, and transit."</i></p>
Finding 1	<p>Staff finds the proposed amendment consistent with Policies LU-1.1.7.</p>
Criteria 2	<p>Policy LU-1.6.9: “The City's land development regulations will establish mechanisms to mitigate the potentially adverse impacts of new development on existing neighborhoods through the development of appropriate transition standards and buffering requirements.”</p>
Analysis 2	<p>The proposed amendment would allow for the proper transitions between disparate Zoning designations. Currently, there are three differently designated properties sandwiched between the subject properties, which doesn't allow for the appropriate transition between varying development intensities. The unification of the street under one designation will allow for a more cohesive development. Furthermore, the western properties all abut NW 17 Avenue. The proposed amendment will allow for development that better</p>

	responds to the condition along NW 17 Avenue, which is not conducive for single-family residential development.
Finding 2	Staff finds the request consistent with Policy LU-1.6.9.
Criteria 3	Policy LU-1.6.4: “Any proposal to amend the City's Zoning Atlas that has been deemed to require an amendment to the Future Land Use Plan Map by the Planning Department, shall require a level of service (LOS) review and a finding from the Planning Department that the proposed amendment will not result in a LOS that falls below the adopted minimum standards described in Policy CI-1.2.3, and will not be in conflict with any element of the MCNP. Based on its evaluation, and on other relevant planning considerations, the Planning Department will forward a recommended action on said amendment to the Planning Advisory Board, which will then forward its recommendation to the City Commission.”
Analysis 3	Staff conducted a Concurrency Management Analysis (CMA) of the proposed amendment and found that it met all of the level-of-service (LOS) standards of the MCNP.
Finding 3	Staff finds the request consistent with Policy LU-1.6.4.
Criteria 4	Policy LU-1.8.2: “The City shall make the practice of adapting the built environment to the impacts of climate change and sea level rise, an integral component of all planning processes, including but not limited to comprehensive planning, infrastructure planning, building and life safety codes, emergency management and development regulations, stormwater management, and water resources management.”
Analysis 4	<p>As noted on Map 5, the majority of the properties are within the Special Flood Hazard Area (SFHA) on the FEMA Flood Insurance Rate Map (FIRM). FEMA defines the SFHA as “the land area covered by the floodwaters of the base flood”, meaning the area that is most at risk from inundation. The South Florida Regional Climate Change Compact projects sea levels to rise by 14 to 34 inches by 2060. This will significantly increase the risk of inundation and damage from storm surge and standing water to properties within designated areas such as the SFHA.</p> <p>All new development within this area should plan for the rise in sea levels and the increase risk of storm surge. Design and planning of new development should utilize the best practices of building resilience into the architectural and engineering design of the development.</p> <p>Increased development capacity and density within flood-prone areas poses additional pressure on the City to provide services and infrastructure in an area that will face increased risks from sea level rise. New development should be built first and foremost with the goal of being as resilient and sustainable as possible.</p>
Finding 4	Staff finds that further development of land development regulations that address the risks posed by sea level rise to properties within flood-prone areas is required in order to be consistent with Policy LU-1.8.2.

G. RECOMMENDATION

Based on the above background information, the Planning Department recommends approval of the request to amend the designation on the FLUM from "Single Family Residential" to "Low Density Multifamily Residential" for the properties located at 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, 1701 NW S River Drive, 1001, 1007, 1111, and 1015 NW 17 Court, and a portion of 1389 NW 7 Street.



Sue Trone, AICP
Chief of Comprehensive Planning

Attachments:

Attachment A - Concurrency Management Analysis

AERIAL
FILE ID: 4421
REZONE



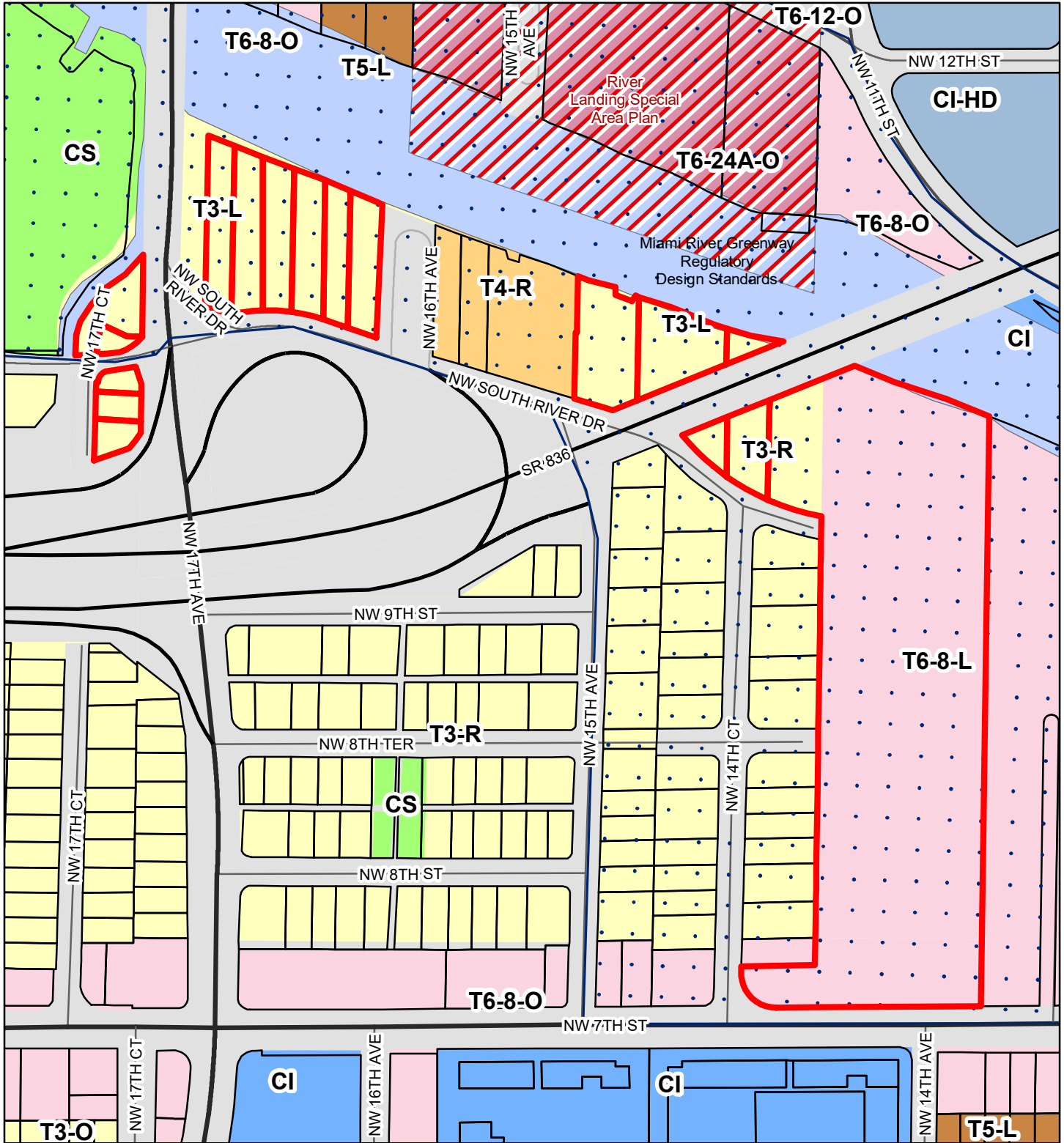
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ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645,
1665, 1675, & 1701 NW S RIVER DR
AND 1001, 1007, 1111, & 1015 NW 17 CT,
AND A PORTION OF 1389 NW 7 ST

MIAMI 21 (EXISTING)

FILE ID: 4421

REZONE



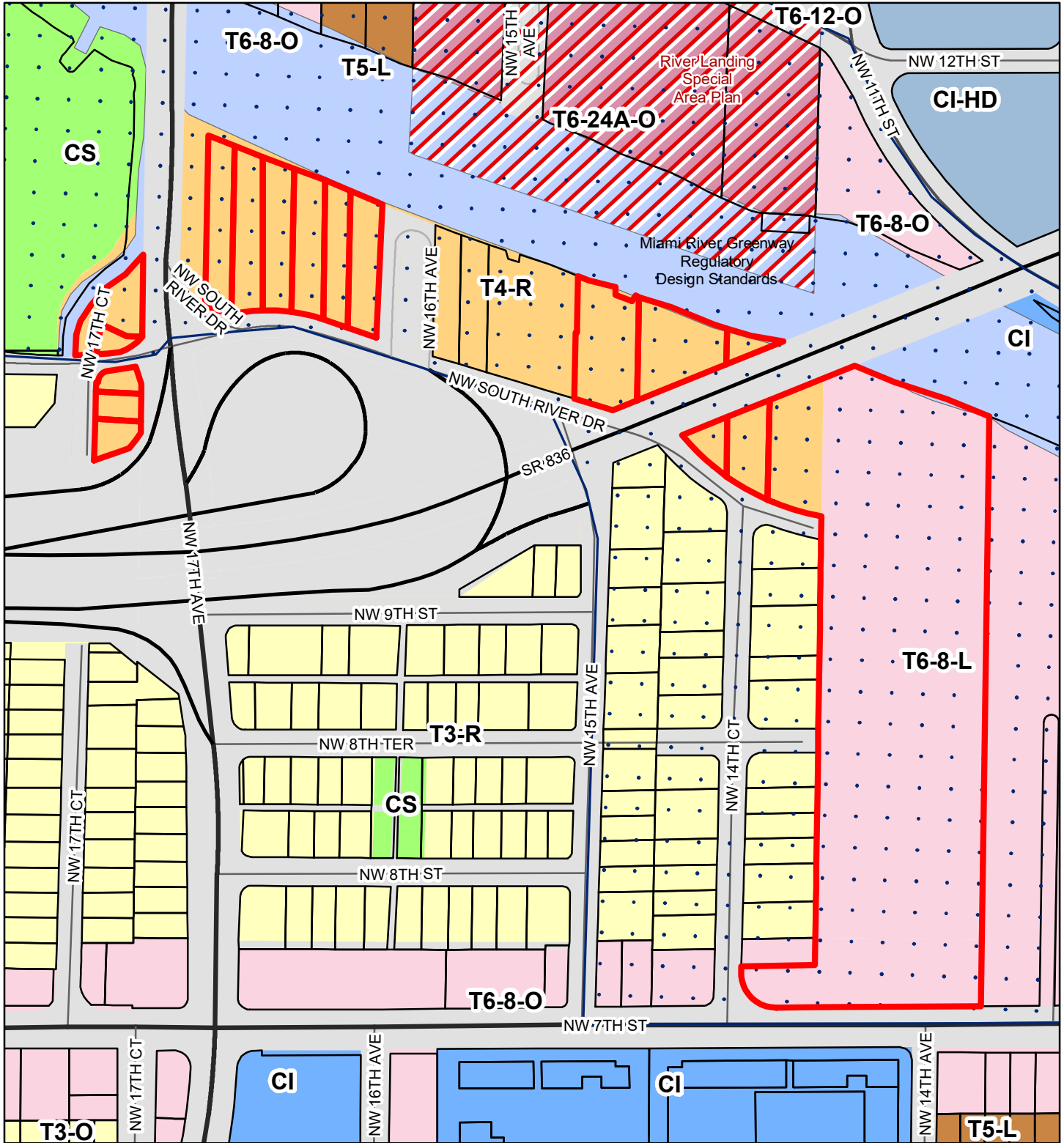
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ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, & 1701 NW S RIVER DR AND 1001, 1007, 1111, & 1015 NW 17 CT, AND A PORTION OF 1389 NW 7 ST

MIAMI 21 (PROPOSED)

FILE ID: 4421

REZONE



0 215 430 860 Feet

ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, & 1701 NW S RIVER DR AND 1001, 1007, 1111, & 1015 NW 17 CT, AND A PORTION OF 1389 NW 7 ST



ANALYSIS FOR REZONING

PZAB File ID No. 4421

Applicant(s): Emilio T. Gonzalez, on behalf of the City of Miami

Location: Approximately 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675 and 1701 NW South River Drive, 1001, 1007, 1015 and 1111 NW 17 Court, and a portion of 1389 NW 7 Street, Miami, Florida

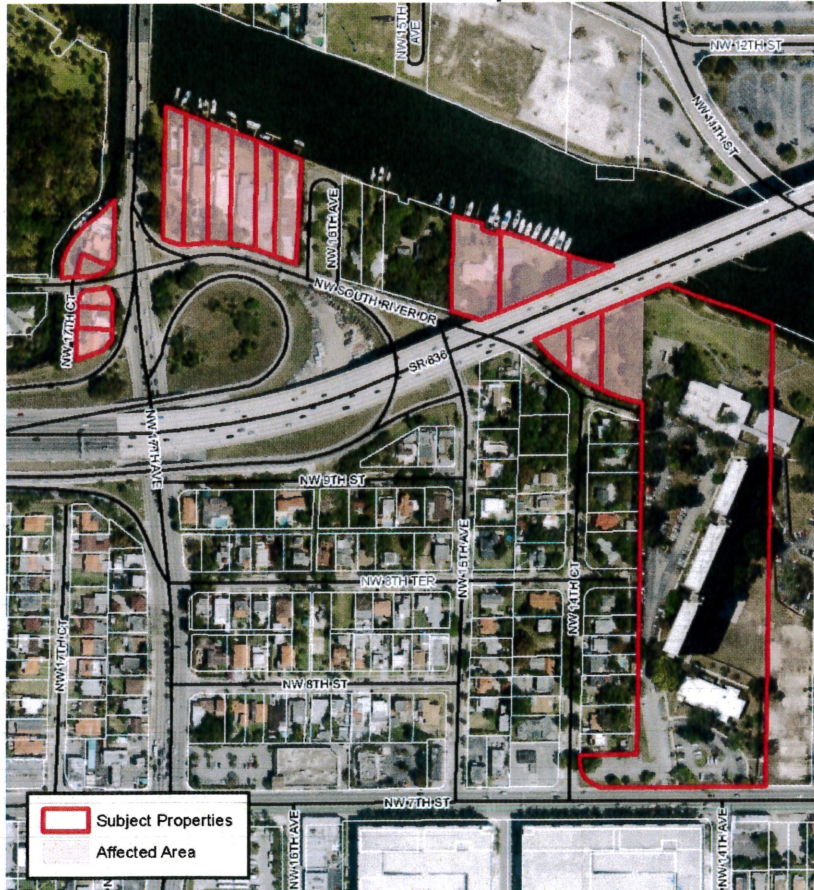
Folio Numbers: 01-3135-015-0020, 01-3135-014-0010, 01-3135-016-0010, 0020, 0080, 0081, 0082, 0083, 0084 and 0085, and 01-3134-045-0810, 0820, 0830 and 0840, 01-3134-094-0010, and a portion of 01-3135-021-0160

Commission District: District 1 – Commissioner Wifredo “Willy” Gort

Net District Office: Little Havana NET

Planner: Derrick Cook

Aerial Map



A. GENERAL INFORMATION

REQUEST: Pursuant to Article 7, Section 7.1.2.8 of Ordinance 13114, as amended, the Applicant requests a change of zoning designation of thirteen (13) Lots. The proposed change of zoning designation generally located at 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675 and 1701 NW South River Drive, 1001, 1007, 1015, and 1111 NW 17 Court, and a portion of 1389 NW 7 Street, from “T3-R” Sub-Urban Transect Zone – Restricted and “T3-L” Sub-Urban Transect Zone – Limited to “T4-R” General Urban Transect Zone Restricted.

SUBJECT PROPERTIES: As the aerial map above illustrates, the subject properties encompass nearly the entire waterfront along NW South River Drive less three Lots that experienced a rezoning from T3-L to T4-R in March 2018, which fueled the application before the Board. Thirteen parcels are north of State Route 836. One parcel, 1459 Northwest South River Drive, bisects State Route 836. A portion of 1389 Northwest 7 Street is south of the highway. The assemblage of the properties, comprises fifteen parcels and a portion of a sixteenth, totaling approximately 215,001 square feet or 4.9 acres, as depicted in "Table No.1: Property description and change of zoning classification request" (complete legal description of the property is on file with the Hearing Boards Office).

Table No. 1: Property description and rezoning request

#	Folio No.	Address	Lot Size (Sq.Ft.)	Zoning Classification	
				Current	Proposed
1	0131350150020	1459 NW South River Drive	15,200	T3-R & T3-L	T4-R
2	0131350140010	1465 NW South River Drive	2,336	T3-R	
3	0131350160010	1491 NW South River Drive	17,738	T3-L	
4	0131350160020	1501 NW South River Drive	26,337		
5	0131350160080	1603 NW South River Drive	16,500		
6	0131350160081	1611 NW South River Drive	16,500		
7	0131350160082	1631 NW South River Drive	16,402		
8	0131350160083	1665 NW South River Drive	16,936		
9	0131350160084	1675 NW South River Drive	17,110		
10	0131350160085	1645 NW South River Drive	17,040		
11	0131340450810	1701 NW South River Drive	1,696		
12	0131340450820	1015 NW 17 Court	3,511		
13	0131340450830	1007 NW 17 Court	4,980		
14	0131340450840	1001 NW 17 Court	4,817		
15	0131340940010	1111 NW 17 Court	14,375		
16	0131350210160	A portion of 1389 NW 7 Street	23,523	T3-R	
			215,001		

Note: Lot size in Table 1 reflects information obtained from public records. The surveys of the properties would show adjustments in size when considering dedications. The aggregate area as per public records is 215,001 sq. ft. (4.9 ± acres).

The request depicted in Table 1 qualifies to be considered for a change of zoning classification pursuant to Miami 21 Code, Sec. 7.1.2.8(c) by including at least 40,000 square feet of property and the change of zoning request is successional pursuant to Sec. 7.1.2.8(a).

B. BACKGROUND

The subject zoning change consists of thirteen parcels totaling approximately 4.9 acres within the Little Havana NET area. Thirteen of the sixteen Lots contain an existing structure. The dates of construction for the existing structures span from 1924 to 1990 with the majority of the homes constructed in 1957 to 1958.

The context of the neighborhood is primarily comprised of single-family residences with the area's principal zoning classification being "T3-L" and "T3-R" Sub-Urban Transect Zone, except for three Lots recently zoned "T4-R" General Urban Transect Zone. These three Lots are generally located at 1515, 1529 and 1543 NW South River Drive, encompassing approximately 1.77 acres of land situated west of NW 16 Avenue, south of the Miami River and north of NW South River Drive. The change of zoning classification request of T3-L to T4-R was reviewed by the Planning, Zoning and Appeals Board at its November 1, 2017 meeting. After much discussion, the Board voted unanimously to recommend denial of the request to the City Commission.

During the City Commission January 25, 2018 meeting, the Commission passed the requested change of zoning classification of the three Lots from T3-L to T4-R unanimously on First reading with modifications.

At its March 22, 2018 meeting, the Commission voted unanimously to adopt the amendment of the Future Land Use Map of the Miami Comprehensive Neighborhood Plan by changing the Future Land Use designation from "Single-Family Residential" to "Low Density Multifamily Residential" and unanimously adopted a change of zoning classification from "T3-L" Sub-Urban Transect Zone – Limited to "T4-R" General Urban Transect Zone - Restricted for the three Lots generally located at 1515, 1529 and 1543 NW South River Drive with modification(s). The Commission also directed the City of Miami's Planning Department to conduct a study of the surrounding properties for the appropriateness of the T3 zoning designation and to determine whether a change in zoning of the area is appropriate to match the change of zoning request before the City Commission.

On March 21, 2018, Planning staff conducted a public workshop at Jose Marti Park to discuss the merits and disadvantages of rezoning the balance of the riverfront properties to T4-R to match the adopted rezoning of 1515, 1529 and 1543 NW South River Drive. During the meeting approximately 30 residents of the Grove Park area attended. Several items were discussed related to the rezoning including land use, traffic, environmental impact, waterfront access, and affordable housing. Nearly every affected property owner expressed a desire to have their properties rezoned to T4-R to match the previously adopted Miami Comprehensive Neighborhood Plan Future Land Use Map amendment and change of zoning classification on January 25, 2018.

C. MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN

The requested change of zoning classification of T4-R is inconsistent with the current Miami Comprehensive Neighborhood Plan (MCNP) designation of “Single Family Residential” for the properties. Therefore, a companion Comprehensive Plan amendment is necessary of “Low Density Multifamily Residential”, which is reviewed under File ID 4420.

FUTURE LAND USE DESIGNATION

Subject Properties:

Single Family Residential 9 D.U. per acre.

NEIGHBORHOOD CHARACTERISTICS:

Surrounding Properties

NORTH: Restricted Commercial 150 D.U. per acre

SOUTH: Single Family Residential 9 D.U. per acre

EAST: Single Family Residential 9 D.U. per acre

WEST: Recreation N/A D.U. per acre

ZONING

Subject Properties:

“T3-R” Sub-Urban Transect Zone – Restricted and “T3-L” Sub-Urban Transect Zone – Limited

Surrounding Properties

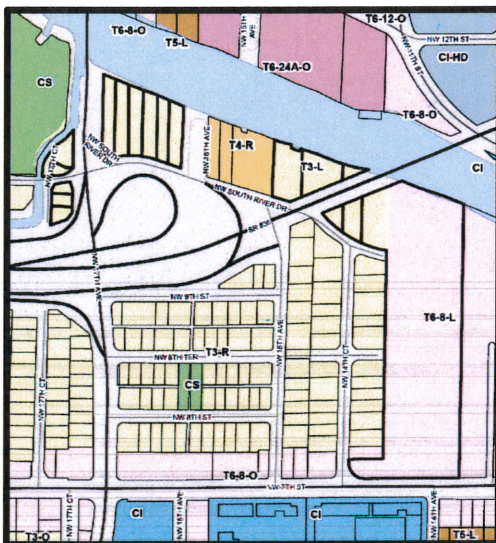
NORTH: River Landing SAP

SOUTH: “T3-R” Sub-Urban Transect - Restricted

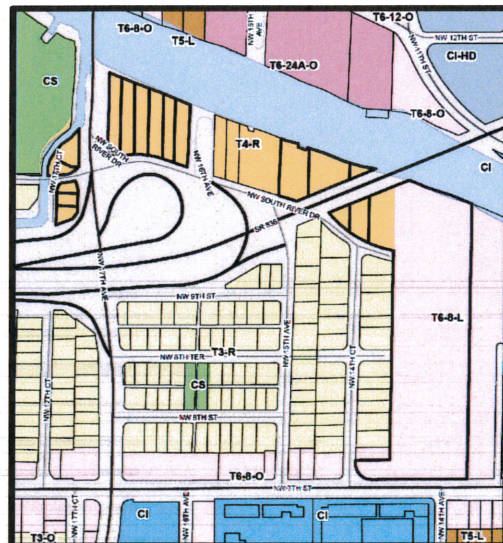
EAST: “T6-8-L” Urban Core Transect – Limited

WEST: “CS” Civic Space/Parks

Existing Zoning Classification



Proposed Zoning Classification



Regarding the uses allowed for the Transect Zone involved in this rezoning request, below is an excerpt of Article 4, Table 3 of Miami 21 Code, which illustrates the additional uses allowed with the proposed change of zoning.

Excerpt of Article 4, Table 3 of Miami 21 Code			
		T3-L	T4-R
MULTIFAMILY HOUSING			⇒ R
TWO FAMILY RESIDENCE			⇒ R
BED & BREAKFAST			⇒ W
MARINA			⇒ E
CHILDCARE			⇒ E

D. ANALYSIS

Following the above referenced “Background”, this proposal for change of zoning classification is taking in consideration criteria set forth in Article 7, Section 7.1.2.8 (a)(5) & (f)(2) of Miami 21:

Criteria 1 Sec.7.1.2.8 (c) (1) “Except where the proposal for the rezoning of property involves an extension of an existing Transect boundary, no rezoning of land shall be considered which involves less than forty thousand (40,000) square feet of land area or two hundred (200) feet of street Frontage on one (1) street”.

Analysis of

Criteria 1 The request is for the rezoning of 16 properties of which the aggregated area involves more than 40,000 square feet of land.

Finding 1 The request complies with requirement for rezoning as set forth in Miami 21 Code, Sec. 7.1.2.8 (c) (1) as the proposal contains 173,942 square feet of land.

Criteria 2 Sec.7.1.2.8 (f)(2) for rezoning: A change may be made only to the next intensity Transect Zone or by a Special Area Plan, and in a manner which maintains the goals of this Miami 21 Code to preserve Neighborhoods and to provide transitions in intensity and Building Height.

Analysis of

Criteria 2 The rezoning, as requested from T3-R and T3-L to T4-R is successional by the Miami 21 Code. Additionally, because a recently approved change of zoning classification of three Lots in the midst of the 16 of the subject Lots, the proposed rezoning will be compatible within the existing neighborhood context of intensity and density. The increase in density from 9 D.U. per acre to 36 D.U. per acre would allow for compatible intensity and uses formulated by the most recent change of zoning classification of three Lots within the area.

Furthermore, the request also will allow the continuation of the established height pattern with the recently approved change of zoning of three-story maximum. The

rezoning request from T3-R and T3-L to T4-R will bring continuity to the neighborhood context.

Finding 2 The rezoning, as requested, matches with the successional Table for rezoning set forth in Miami 21 Code, Sec. 7.1.2.8 (a)(2), and consequently comply with Sec.7.1.2.8 (f)(2). The request also is transitional and it establishes uniformity in density and intensity within the neighborhood context.

Criteria 3 Will the proposed zoning change relate to adjacent and nearby districts, and be within the scale and needs of the neighborhood?

**Analysis of
Criteria 3**

The proposed T4-R zoning classification corresponds with the recently approved rezoning within the neighborhood. The rezoning also will allow compatible residential development with the single family residential area located south of the properties and Miami River. T4 Transect Zones represent the quintessential transition to the T3 Transect Zones.

Furthermore, the location of the subject properties, bounded by natural and human-made barriers create a unique isolation of the properties from influencing zoning change within the area. Because of the niche location of the subject properties, the potential redevelopment stimulated by the rezoning will not erode the established single-family and duplex residential area to the south know as Grove Park.

Finding 3 The requested rezoning represents continuity of density and intensity in the area. The change of zoning allots opportunity to produce a development in scale with the area that will not adversely impact the characteristic of the area. Staff deems this rezoning request as appropriate and consistent with current urban fabric of the area.

Criteria 4 The proposed change maintains the same or similar population density pattern and thereby does not increase or overtax the load on public facilities such as schools, utilities, streets, etc.

**Analysis of
Criteria 4**

The requested rezoning entails an increase in Density and therefore could escalate demand on public facilities such as schools, utilities, streets, etc. with new development. The change of zoning quadruples the density from 9 units per acre to 36 units per acre.

However, the subject properties have access to several transportation routes that consists of Miami River to the north, NW 17 Avenue and State Road 836 Expressway. The travel routes will allow fluid vehicle egress from a development site, except when the NW 17 Avenue bridge is up.

Additionally, a portion of NW South River Drive is a one-way street traveling west that starts one Lot east of NW 16 Avenue to NW 17 Avenue. The segment of the road requires seven Lots to egress westward to NW 17 Avenue preventing vehicular access eastward that could filter into the single-family and duplex

neighborhood to the south. The seven Lots involve six Lots within the scope of this rezoning application and one Lot that experienced a rezoning in March 2018 with the three Lots that triggered the current application.

Consequently, the one-way portion of the NW South River could have positive implication with any redevelopment of the Lots situated between NW 16 Avenue and NW 17 Avenue for the established single-family and duplex neighborhood to the south. In that, any egress from the redeveloped properties would require traffic to travel west. To allow any traffic to proceed eastward, NW South River Drive would require substantial reorientation to facilitate two-way access that could generate potential vehicular traffic into the single-family and duplex residential area.

Finding 4 The proposed change of zoning classification constitutes an increase in Density and Intensity within the area, but the request aligns with the recent change of zoning in the area. More importantly, based on the concurrency analysis of the Comprehensive Neighborhood Plan amendment, the City's level of service can meet the increase Density associated with the requested zoning classification of T4-R.

E. CONCLUSION

The proposed change of zoning from **"T3-R" Sub-Urban – Restricted** and **"T3-L" Sub-Urban-Limited** to **"T4-R" General Urban – Restricted** is compatible and provides the proper transitions and protections to the established low density single family residential neighborhood.

RECOMMENDATION:

Pursuant to Article 7, Section 7.1.2.8 of Ordinance 13114, as amended on the aforementioned findings, the Planning Department recommends **Approval** of the rezoning from T3-R and T3-L to T4-R for 16 Lots as presented.



Jacqueline Ellis
Chief of Land Development