



City Commission Workshop

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive

July 14, 2008

Mayor Matti Herrera Bower	Present
Vice-Mayor Richard L. Steinberg	Present
Commissioner Saul Gross	Present
Commissioner Jerry Libbin	Present
Commissioner Edward L. Tobin	Present
Commissioner Deede Weithorn	Present
Commissioner Jonah Wolfson	Present

City Manager Jorge M. Gonzalez
 City Attorney Jose Smith
 City Clerk Robert E. Parcher

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ATTENTION ALL LOBBYISTS

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's Office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

Special note: In order to ensure adequate public consideration, if necessary, the Mayor and City Commission may move any agenda item to the alternate meeting date which will only be held if needed. In addition, the Mayor and City Commission may, at their discretion, adjourn the Commission Meeting without reaching all agenda items.

Times based on the digital recording in the City Clerk's Office.

GROWTH MANAGEMENT WORKSHOP AGENDA MAJOR PROJECT IMPACT ANALYSIS & MITIGATION

The purpose of the workshop is to present the Mayor and City Commission with the report titled Major Project Impact Analysis and Mitigation Study. The Growth Management Report was prepared by Clarion Associates, the City's growth management consultant in association with Tischler Bise Glatting Jackson. The report is intended to assist the City in developing a comprehensive planning and regulatory system to evaluate the impacts and then appropriately mitigate major development projects.

Copies of the report were made available to the public prior to this Workshop. The goal of the Workshop is to discuss the policy options and recommendations contained in the report, and then get direction from the City Commission on which policy options they want to implement.

PART I: INTRODUCTION

- A. Context
- B. Project Description
- C. Structure Of Policy Options Memorandum
- D. Part Two: Implementation

PART II: PROJECT GOALS

- A. Overarching Goal
- B. Off-Street Parking Goal
- C. Public Transportation Goal
- D. Transportation (Roads) Goal
- E. Public Parks and Open Space Goal
- F. Public School Goal
- G. Neighborhood Context and Compatibility Goal
- H. Costs of Growth Goal
- I. Review Procedure Goal
- J. Workforce Housing Goal

PART III: EXISTING CONDITIONS

- A. General Context
- B. Planning Context
- C. Growth and Development Trends
- D. Off-Street Parking
- E. Public Transportation
- F. Roads
- G. Public Parks and Open Space
- H. Public Schools
- I. Neighborhood Context and Compatibility
- J. Workforce Housing
- K. Sustainability Concepts
- L. Growth Management Initiatives Over the Past Decade
- M. Land Development Regulation Amendments

PART IV: OPTIONS

- A. Regulatory Options
- B. Planning and Programmatic Options
- C. Funding Options

PART V: RECOMMENDATIONS

- A. Regulatory Amendments -the Conditional Use Procedure for MDP's
- B. Planning and Programmatic Initiatives
- C. Funding

The meeting was called to order at approximately 4:47:49 p.m.

4:48:13 p.m.

Jorge Gonzalez, City Manager, introduced the item and explained that the Administration is presenting the progress of the work being done with respect to Growth Management and seeking guidance and input from the City Commission. This initiative stems from a ballot referendum passed to limit growth, particularly major development growth, and coming up with a new plan on how to evaluate the larger projects in this community and their impacts to the City's infrastructure and quality-of-life. The referendum was passed and applies to structures of 50,000 sq. ft. or greater and is restricted by geographic location. Today the Administration will be going over the larger component which is the

growth management results from the City's consultant study, coupled with some of the transportation work. The Workshop presentation was prepared by both the Planning Department and the Public Works Department to explain where the City is, and gives the Commission input to validate that the Administration is on the right track. This is an important topic for this community and the surveys indicate that this is a key driver to the quality-of-life in Miami Beach.

Jorge Gomez, Planning Director and Acting Building Department Director, spoke.

Richard Lorber, Planning Department, Planning & Zoning Manager, gave a PowerPoint Presentation and explained the report's recommendations.

Fred Beckmann, Public Works Director, stated that the plan the City had for transportation projects was the Municipal Mobility Plan (MMP) which was created in the late 1990's - early 2000's and is pretty much obsolete. The City did a Coastal Communities Transportation Master Plan Study (CCTMP). One important element is the Coastal Transit Study. The consultant will speak about the product coming out of the study. One of the important products of the CCTMP is that it looked at transportation as a sub-regional issue for all coastal communities versus the Municipal Mobility Plan (MMP) which only focused on Miami Beach.

5:07:33 p.m.

Joe Corradino, The Corradino Group, reviewed the Coastal Communities Transit Master Plan.

Discussion held.

5:16:48 p.m.

Mark Alvarez, The Center for Urban Transportation Research, and a transportation and land use planner, spoke about the County's actions in the Transit Master Plan.

Commissioner Gross stated that if the County is analyzing routes which are not heavily used and doing a restructure of the routes, this may be the time to look at implementing the Transit Master Plan. He asked if political support is needed from the City Commission to expedite.

Fred Beckmann, Public Works Director, stated that this is an excellent time.

Jorge Gonzalez, City Manager, stated that the routes on Miami Beach are usually the most profitable and the County is not going to cut our routes. We want the County to rethink the routes. The City needs to get the County to see the re-routing as a priority. Some political support is needed.

Discussion continued.

Commissioner Tobin recognized members of the Planning Board; Henry Stolar, Gary Appel and Mr. Kuperman present in the audience.

Discussion continued.

Commissioner Tobin asked about the parking impact fees.

Jorge Gonzalez, City Manager, stated that the parking impact fees are restricted pursuant to a City ordinance.

Commissioner Tobin expressed his sentiment to extend the use of the Parking Impact Fee to multimodal transportation initiatives and to set a deadline for a North Beach circulator.

Discussion continued.

Commissioner Gross stated that if the City can convince the County to do the spine (major routes) and redirect the extra money from the routes into the circulator, the City may be able to get the County to fund it and use City money for something else. He added that the City should not rush into funding the circulators.

Jorge Gonzalez, City Manager, suggested having the Mayor and one of more members of the City Commission reach out to their counterparts at Miami-Dade County to rethink their routes. Any new service today is going to be viewed very skeptically because of the costs.

Discussion continued.

Commissioner Weithorn stated that based on the Transit Master Plan it appears that the County is reconfiguring routes and if the County is just shuffling the routes she doesn't believe the City should have to pay for anything.

5:41:46 Beginning Of Discussions Regarding Planning Issues

City Clerk's note: Reference Document "Major Project Impact Analysis & Mitigation" Policy Memorandum dated July 2008 – Recommendations – pages 44 -46

ACTION ON REPORT RECOMMENDATIONS

After discussing the various recommendations of the report, the Commission expressed the following policy directions regarding the recommendations:

RECOMMENDATIONS 1, 2, 3 & 4 - Approved via consensus (7-0)

The Commission agreed to the recommendations to further refine the definition of "Major Development Projects", and explore different thresholds by use and possibly by location, to broaden the application of the Planning Board MDP review process to the entire city and all types of zoning districts, and to relocate the MDP Procedures to Chapter 118 of the Land Development Regulations (LDR's).

The Planning Department needs to develop some alternatives for the commercial area in North Beach.

RECOMMENDATION 5 - Approved via consensus (7-0)

Richard Lorber, Planning Department, Planning & Zoning Manager, stated that a lot has already been done through the Design Review and Historic Preservation process. It is a good idea to look at further codification of some of the reviews.

RECOMMENDATIONS 6, 7, & 8 - Approved via consensus (7-0)

The Commission expressed the desire to have the Design Review Board and Historic Preservation Board continue to be the lead boards with respect to appearance and design issues, but also to continue to explore ways to make the site design and massing requirements for neighborhood compatibility more substantive and objective.

RECOMMENDATION 9 - Approved via consensus (7-0)

The Commission decided that regarding Sustainability Standards, the City's Green Committee should take the lead, and that the proposed new ordinance requiring LEED Silver Certification would cover this area.

RECOMMENDATION 10 is a part of 5

The Commission agreed to recommend that the existing Parking Impact Fee (fee-in-lieu) be modified so that they may be used by the City on other transportation related uses such as pedestrian and transit

enhancements as well as parking facilities.

RECOMMENDATION 11 is a part of 5

It was agreed that the recommendations to address pedestrian circulation should be mandatory for all Major Development Projects.

RECOMMENDATION 12 is a part of 5

The Transportation Demand Management recommendations such as ridesharing, carpooling, transit passes, and staggered workshifts should be considered on a case-by-case basis when reviewing MDP's.

Commissioner Gross expressed his concern over the word "requiring."

Jorge Gomez, Planning Director and Acting Building Department Director, stated that this is something that the Planning Board (PB) clearly will evaluate as to the feasibility and will have flexibility.

Commissioner Weithorn stated that regarding the requirement for developers to provide pedestrian and bicycle amenities in certain locations in the City, is a requirement we definitely want to look into and require when feasible.

RECOMMENDATION 13 - Approved via consensus (7-0)

The Targeted Transportation Impact Analysis, which the Planning Department and the Public Works Transportation Division explained was already being used in current MDP reviews, should continue to be utilized, and local mitigation required when necessary.

This item does not have a quantifiable measure. Some items should be required and some items should be looked at on a case-by-case basis.

Richard Lorber, Planning Department, Planning & Zoning Manager, stated that this is an important piece. Currently the developer goes to Planning Board and submits a traffic study that has been reviewed by the Planning Department. The City's transportation coordinator is also reviewing the transportation study.

Commissioner Gross requested to see the six projects approved under the 50,000 sq. ft. rule.

Jorge Gomez, Planning Director and Acting Building Department Director, stated that the main difference is to shift the focus of the study from a traffic analysis to more of a transportation analysis.

RECOMMENDATIONS 14 AND 15 – {Commissioner Gross indicated case-by-case with no objections (7-0)}

The recommendations regarding open space set-asides and public gathering place set-asides should be considered on a case-by-case basis when reviewing MDP's.

RECOMMENDATION 16 - Approved with no objections (7-0)

The Commission directed to continue to study the workforce / affordable housing recommendations, and to bring back proposals for incorporating such programs into the MDP process.

B. PLANNING AND PROGRAMMATIC INITIATIVES

It was agreed that the City should continue its efforts on these items, such as Park and Ride Facilities, Public Parking Structures, Transportation Demand Management, Intelligent Transportation Systems, and Local Circulator Transit Bus Routes.

Commissioner Libbin stated that if someone is going to be paying for something, the citizens need to

see tangible results.

C. FUNDING

It was suggested that the Parking Impact Fee (in-lieu fee) be modified and expanded to include more transportation related projects, rather than just parking garages. Water & Sewer fees to be updated as part of the infrastructure concurrency requirements. Supplemental funding by developers for school programs to be explored on a case-by-case basis during MDP reviews, when applicable.

Commissioner Libbin stated that Miami Beach is doing a lot for the schools, particularly with the new compact agreement with the Miami-Dade County Schools.

Commissioner Gross stated that the most difficult question is how much a project should pay the City.

Mayor Bower stated that Miami Beach is a small, lucrative City, and the residents have asked for a less dense City. This workshop is to ensure the citizens that this Commission is trying to do the best it can with the tools available to ensure that in the future the City does not become as dense and to look at the City holistically.

Meeting adjourned at 6:19:30 p.m.

Handouts and Reference Materials:

1. Ad in The Miami Herald
2. LTC #184-2008 re: Growth Management Report and Workshop
3. Color booklet titled Major Project Impact Analysis & Mitigation Policy Memorandum, dated July 2008, by Clarion Associates in association with TischlerBise Glattig Jackson.
4. Color booklet with aerial maps titled City of Miami Beach Summary of Transportation Projects 2008 submitted by The Corradino Group.
5. Black and white copy of the PowerPoint presentation.