



Department Name: Planning Department

Fiscal Year: 2013/14

Date Prepared/Updated: 11/16/2012

Department Mission/Purpose Statement

“We are dedicated to developing; refining, and effectuating a comprehensive urban planning vision for Miami Beach with the goal to preserve the integrity of the City's unique design heritage, enhances the quality and diversity of the urban experience, inclusive of its residential neighborhoods, business districts, and resort, recreation and entertainment areas.”

Department Description

The Department generates and applies regulatory standards and policies with a view toward ensuring that the city perpetuates its tradition of progressive urban design and planning leadership, which continues to gain national and international recognition.

The Department is responsible for providing professional analysis and recommendations to the Manager and Commission on all land development issues. We serve as staff to the City's Planning Board, Board of Adjustment, Design Review Board and Historic Preservation Board. The Department processes the applications, reviews and prepares recommendation to all of the above Boards. The Department is also responsible for updating and maintaining compliance with the state-mandated comprehensive plan. The Department reviews all building permits for compliance with the land development regulations and consistency with architectural review guidelines and preservation appropriateness criteria.

The Department is also responsible for conducting studies on specialized topics (such as growth management, wayfinding, historic designation, sustainability) and preparing plans for neighborhoods and conservation districts. Such efforts generally involve extensive public participation and lead to proposing legislation and collaborating with other city departments or governmental agencies to effectuate implementation of the plans.

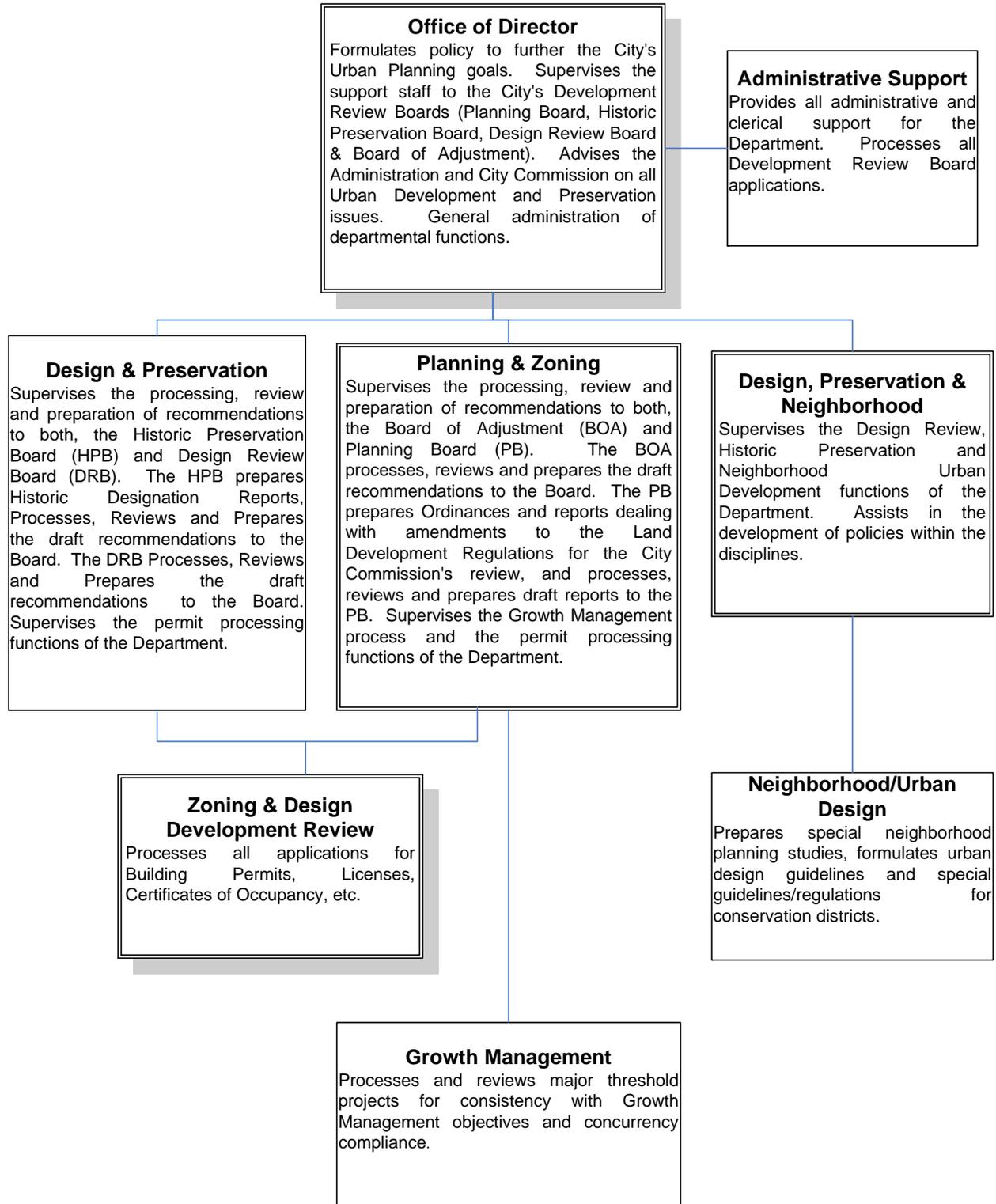
See attached Table of Organization



Department Name: Planning Department

Fiscal Year: 2013/14

Date Prepared/Updated: 11/16/2012





Department Name: Planning Department

Fiscal Year: 2013/14

Date Prepared/Updated: 11/16/2012

Fiscal Environment:

The Department is funded from the General Fund. The fees collected by the Department to process development review Boards are regularly evaluated every five years. The Building Development Process Fees Study has been completed, and found justification for fee adjustments in this area. An ordinance revising the fees has recently been approved by the City Commission, as recommended by the Fee Study. This includes the introduction of a fee for the zoning review of building permits.

Business Environment:

As described above, the Department deals directly with several appointed boards (Planning, Design Review, Historic Preservation and Board of Adjustment). We also staff the Commission's Land Use and Development Committee. Special Area Studies require our involvement and participation with civic organizations such as MBCDC, NBDC, Housing Authority as well as several home owners associations and neighborhood groups. We must also address and respond to requirements from State agencies and the South Florida Regional Planning Council as well as interact with the School Board, Miami-Dade County and other neighboring municipalities due to various inter-local agreements. Within the City we maintain a close working relationship with various departments, including Building, Code Compliance, Economic Development, CIP, Parks and Recreation, Public Works, REHCD, Property Management and Legal.



Department Name: Planning Department

Fiscal Year: 2013/14

Date Prepared/Updated: 11/16/2012

Significant Prior Accomplishments:

- Adopted ordinance implementing maintenance and security bonds for buildings undergoing renovation in order to protect historic building stock.
- Revised permit fee schedule to improve efficiency and lower permitting costs for major and minor construction projects, additions and remodeling.
- Rezoned the former South Shore Hospital site, and worked extensively on proposed new development projects for this site and the abandoned Vitri site at the entrance to the City at the Macarthur Causeway.
- Amended the LDR's to permit small rooftop wind turbines on single family homes.
- Processed amendments for the rezoning of the former Miami Heart Institute site from Hospital District to low density residential.
- Adopted ordinances dealing with Hospital District amendments - special use regulations allowing certain accessory uses to exist independent of the main hospital; rezoning of HD to district adjacent.
- Adopted ordinances protecting single-family residential areas, party-house ordinance, short-term rentals (6 month rule) ordinance, lot split criteria, and improving the ad valorem tax exemption for historic preservation of single family homes.
- Adopted ordinances requiring expert consultant reports for development proposals, and requiring such reports to be reviewed by an independent third-party peer reviewer.
- Amended Parking Impact Fee ordinance to reduce the annual fee by one-third.
- Listed historic Fontainebleau Hotel on the National Register of Historic Places by the Keeper of the National Register, in Washington, D.C.
- Adopted Public School Facilities Element of the comprehensive plan.
- Adopted Interlocal Agreement for public school facilities as mandated by state statutes.
- Adopted an ordinances dealing with the permitted uses in the Urban Light Industrial District; including garages, neighborhood serving commercial uses, and limited mixed-use/residential uses as a main permitted uses in the district.
- Adopted ordinances dealing with mechanical and robotic garages.
- Adopted ordinances regulating accessory bars and restaurants south of Fifth Street.
- Adopted the land development code for the North Beach Town Center, holding workshops with the community, the Planning Board and the Land Use Committee.
- Completed Alton Road Neighborhood Planning Study, completing existing conditions analysis, holding public workshops and stakeholder interviews, developing preliminary recommendations and ordinance amendments with the Planning Board.
- Developed a consensus route for the North Beach local circulator.
- Completed listing of the Multiple Properties documentation and the Normandy Isles and North Shore Historic districts on the National Register of Historic Places.
- Coordinated with FDOT on street improvement plans for North Beach - 71 St, Normandy Drive, Collins Ave and Harding/Abbott Av.
- Designated the Morris Lapidus / Mid 20th Century Historic District along Collins Avenue inclusive of the Fontainebleau and Eden Roc Hotels
- Adopted the second phase of the westward expansion of the Flamingo Park Historic District to Alton Road.



Department Name: Planning Department

Fiscal Year: 2013/14

Date Prepared/Updated: 11/16/2012

Significant Prior Accomplishments (continued):

- Completed the ongoing review of the following major development projects:
 - Oversight of the construction of the New World Symphony Orchestra Hall.
 - Oversight of the renovation, restoration, and expansion of the Fontainebleau and Eden Roc hotels.
 - Oversight of the successful restoration of the Flagler Memorial on Monument Island (undertaken by CIP), that won Dade Heritage Trust's highest Restoration Award for 2009.
 - Design coordination of the Pennsylvania Avenue Public Parking Garage
 - Oversight of the construction of the Meridian Avenue Multi-Purpose Parking Facility (undertaken by CIP).
 - Oversight of the construction of the Lincoln Road 1100 Block Pedestrian Plaza.
 - Oversight of the restoration and expansion of the 10th Street Auditorium Art Deco Welcome Center and restoration of the 10th Street Beach Patrol Headquarters in Lummus Park (undertaken by CIP).
 - Oversight of successful completion of the new South Pointe Park (undertaken by CIP).
 - Oversight of the successful construction of the Collins Park East Parking Lot (undertaken by CIP).
 - Design review and approval of the Publix supermarket on Collins Av and 69 St.
- Oversaw substantial completion of the installation of Phase 1 of the Citywide Wayfinding Signage System in coordination with the Public Works Department and ongoing administration of requests for expansion or modifications to the signage system.
- Completed the development and presentation of the Alton Road Overlay District zoning regulations from 5th Street to Michigan Avenue
- Developed and completed the "*MiMo On the Beach*" website and educational/tourism promotional brochure with a State Historic Preservation community education grant
- Improved and expanded the City's Comprehensive Plan with new goals, objectives and policies, and brought the plan fully up-to-date and compliant with State law.
- Created the new North Beach Town Center, a zoning change for the 71st Street area meant to encourage desirable new development.
- Created the 40th Street Religious Overlay District, which will permit the renovation of religious institutions located across the street from the commercial area behind 41st Street.
- Placed new restrictions on the hours of commercial deliveries in residential areas, and the permanent removal of parking spaces.
- Amended the City Code to permit car washes in parking garages along 5th Street.
- Amended the City Code to permit homeowners more latitude to replace roofs on historic single-family homes.
- Rezoned the historic commercial building at 1600 Lenox Avenue, which is now under renovation.
- Changed the required timeframe to notify residents of upcoming land use board public hearings from 15 days to 30 days.
- Successfully overseen the construction completion and opening of the New World Center
- Successfully overseen the construction and opening of the Frank Gehry- designed Pennsylvania Avenue Parking Garage
- Successfully overseen the design development, approval, construction, and opening of the West 8 – designed "Soundscape Park"



Department Name: Planning Department

Fiscal Year: 2013/14

Date Prepared/Updated: 11/16/2012

- Successfully overseen the completion of the Collins Park redevelopment project in coordination with CIP
- Successfully designed and overseen the construction of a new special paver design for Pennsylvania Ave north of Lincoln Road in coordination with CIP
- Successfully planned and overseen the restoration of the Lummus Park Date and Temperature Monument in coordination with CIP
- Successfully overseen the approval of the new South Pointe Pier Project by the DRB in coordination with CIP
- Successfully overseen the local designation of three more historic single family homes by the HPB
- Assisted the Culture and Tourism Dept. with planning and public input for future programming and use of the Byron Carlyle Theater.
- Initiated research and development of comprehensive bicycle parking standards and design guidelines for private and public development.
- Completed "Bicycle Parking Guidelines", illustrated design guidelines for property owners.

Future Outlook:

Despite the economic downturn, development pressures will continue to alter the character of established neighborhoods. Crafting tools to address scale, massing and siting of infill construction throughout the various districts (Single family to high intensity mixed use districts) will become a paramount objective of the policy makers. The permit review process will continue to tax the resources of the Department affecting our ability to deliver services.

Issues of climate change and sustainability should be studied by the Planning Department, in coordination with other city departments, with the intent to complete a long range plan and to initiate implementation of policies, programs and ordinances that will prepare the city for a sustainable future. Development management strategies and efforts to develop and promote alternative modes of transportation will require planners to assist with policies, ordinances, plans review and public participation. Members of the public have come to expect greater access to timely information regarding development within the City's neighborhoods.

It is anticipated that continued focus on the Neighborhoods/Preservation section, and significant technology enhancements to provide information access would be warranted to deal with the issues that result from the above observations.



Department Name: Planning Department

Fiscal Year: 2013/14

Date Prepared/Updated: 11/16/2012

Citywide Key Intended Outcomes supported by the Department:

- Improve Building Development Related Processes
- Maintain strong development management policies
- Protect historic building stock

See Department Performance Plan for additional supporting details

Planning Performance Plan Highlights

Citywide Key Intended Outcome	Departmental Performance Indicator	Actual								Target	FY 2012/13 Adopted Initiatives	
		FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13		
Improve Building Development Related Processes	Average Turnaround time for Drop-Off plan review :											
	Single Family				10.9 days	13.2 days	7.3 days	9.3 days	8.1 days	25 days		
	Multi-Family				13.4 days	9.2 Days	6.1 days	4.9 days	6.3 days	35 days		
	Commercial				13.2 days	11.7 days	10.4 days	7.3 days	4 days	35 days		
	Total # of drop-off plan reviews conducted by Planning:											
	Single Family				71	151	162	223	278			
	Multi-Family				125	157	303	509	578			
	Commercial				41	214	196	134	151			
	% of Drop off plans reviewed within turnaround time target days by Planning Department											
	Single Family				78.4%	86.6%	71.6%	66.2%	86.5%	90%		
Multi-Family				80.3%	91%	95.4%	96.5%	95.8%	90%			
Commercial				61.1%	86.9%	90.5%	94.1%	95.2%	90%			
Inspection turnaround time		5 days	4 days	3 days	3 days	3 days	3 days	3 days	3 days	3 days		
Maintain strong growth management policies	KPI: % residents rating the effort to regulate development in the City as about the right amount	41%		35%		48%			55%		<ul style="list-style-type: none"> • Work with CIP and other entities to implement recommendation of North Beach Master Planning Strategy where feasible • Expand previous development management initiatives – (e.g. expanded Planning Board review of threshold projects in residential districts) 	
	KPI: % businesses rating the effort to regulate development in the city as about the right amount	45%		36%		53%			61%			
	# of ordinances adopted by Commission to improve neighborhood character	8	15	18	7	10	18	15	8			
	# of growth management ordinances implemented		6	7	5	9	9	4	2			

If Actual Field is blank then data was unavailable or survey question was not asked in that year

TBD - To Be Determined

Citywide Key Intended Outcome	Departmental Performance Indicator	Actual								Target	FY 2012/13 Adopted Initiatives
		FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	
Protect Historic Building Stock	% of contributing buildings due or past due for recertification which have complied					78.2%	88.7%	88.6%	91%		
Improve process through information technology	Supports measures on Citywide Scorecard										<ul style="list-style-type: none"> • Implement technology enhancement for new Accela Permitting System including: <ul style="list-style-type: none"> ○ Evaluating the ticketing, queuing and calling system for the permit application and walk-thru plan review process and the integration with the new permitting system ○ Payment Kiosk for Code Compliance division ○ Improved plans management and tracking system for the plan review process ○ Mechanism to obtain feedback from customers using Accela Citizen Access portal

If Actual Field is blank then data was unavailable or survey question was not asked in that year

TBD - To Be Determined