

PLANNING

Department Mission/Purpose Statement

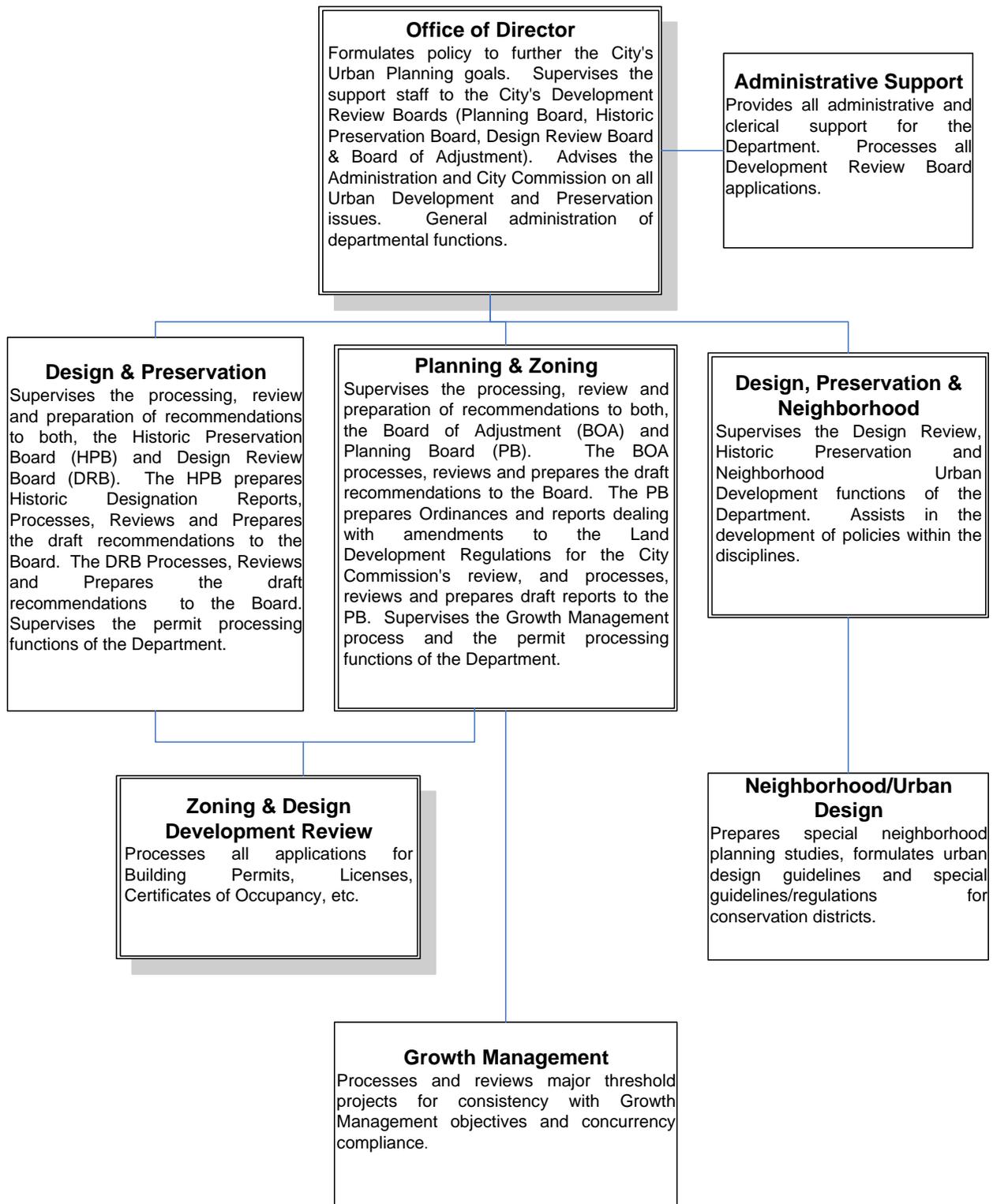
We are dedicated to developing, refining, and effectuating a comprehensive urban planning vision for Miami Beach with the goal to preserve the integrity of the City's unique design heritage, enhance the quality and diversity of the urban experience, inclusive of its residential neighborhoods, business 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.



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 (HD) 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 the Florida Department of Transportation on street improvement plans for North Beach – 71st Street, Normandy Drive, Collins Avenue and Harding/Abbott Avenue.
 - 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.
- 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 Avenue and 69th Street.
- 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 procedures, 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 oversaw the construction completion and opening of the New World Center
- Successfully oversaw the construction and opening of the Frank Gehry- designed Pennsylvania Avenue Parking Garage
- Successfully oversaw the design development, approval, construction, and opening of the West 8 – designed “Soundscape Park”
- Successfully oversaw the completion of the Collins Park redevelopment project in coordination with CIP
- Successfully designed and oversaw the construction of a new special paver design for Pennsylvania Ave north of Lincoln Road in coordination with CIP
- Successfully planned and oversaw the restoration of the Lummus Park Date and Temperature Monument in coordination with CIP
- Successfully oversaw the approval of the new South Pointe Pier Project by the DRB in coordination with CIP
- Successfully oversaw 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.

Performance Plan Highlights

Citywide Key Intended Outcome	Departmental Performance Indicator	Actual									Target		FY 2013/14 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	FY 13/14		
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	21 days		
	Multi-Family				13.4 days	9.2 Days	6.1 days	4.9 days	6.4 days	35 days	21 days		
	Commercial				13.2 days	11.7 days	10.4 days	7.3 days	4 days	35 days	21 days		
	Total # of drop-off plan reviews conducted by Planning:												
	Single Family				71	151	163	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%	90%		
Multi-Family				80.3%	91%	95.4%	96.5%	95.8%	90%	90%			
Commercial				61.1%	86.9%	90.5%	94.1%	95.2%	90%	90%			
Inspection turnaround time		5 days	4 days	3 days	3 days	3 days	3 days	3 days	3 days	3 days	3 days		
Maintain strong growth management policies	KPI: % rating the effort to regulate development in the City as about the right amount												<ul style="list-style-type: none"> • Work with CIP and other entities to implement recommendations of the North Beach Master Planning Strategy where feasible • Expand previous development management initiatives – (e.g. expanded Planning Board review of threshold projects in residential districts)
	Residents	41%		35%		48%			55%		80%		
	Businesses	45%		36%		53%			61%		80%		
Protect historic building stock	% of contributing buildings due or past due for recertification which have been compiled					78.2%	88.7%	88.6%	91%				

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

TBD - To Be Determined

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		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	FY 13/14		
Enhance external and internal communications from and within the City	KPI: % feel the amount of information they get is the right amount Residents Businesses	60%		62%		79%				87%		80%	<ul style="list-style-type: none"> Enhancing transparency by upgrading the Planning Department webpage to maximize public access to planning and development information
Maximize efficient delivery of services	Supports measures on Citywide Scorecard												<ul style="list-style-type: none"> Implement LaserFiche digitizing of records in Planning
Improve the City's overall financial health and maintain overall bond rating	Supports measures on Citywide Scorecard												<ul style="list-style-type: none"> Finalize certificate of use fees to reflect full cost Evaluate "no cash acceptance policy" for outlying locations Explore Kiosk machines that also sell merchandise such as gift cards
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-through plan review process and the integration with the new permitting system Improved plans management and tracking system for the plan review process Mechanism to obtain feedback from customers using Citizen Access portal Payment Kiosk for Code Compliance Division Portable printers for inspectors involved in Building development process and Code Enforcement officers

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		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	FY 13/14		
Improve storm drainage citywide	Supports measures on Citywide Scorecard												<ul style="list-style-type: none"> • Review zoning code/compliance and issuance of variances that affect sea level rise • Create recreational areas like the Netherlands which also serve as protection from flooding • Develop sea level rise mitigation plans for today, 20 year and 50 year plan including evaluation of roadways and facilities (esp. Flamingo Park, South Pointe Park)

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TBD - To Be Determined

Departmental Financial Summary

<u>Revenue Area</u>	2011 Actual	2012 Actual	2013 Adopted	2014 Adopted
Buildg Dev Process -Planning	\$ 1,049,678	\$ 1,261,215	\$1,213,000	\$1,100,000
Board of Adjustments	84,134	113,664	98,000	95,000
Historic Preservation Board	86,082	102,513	92,000	93,000
Planning Board	52,349	88,784	90,000	63,000
Design Review Board	119,355	150,815	136,000	140,000
Miscellaneous	29,852	42,462	30,000	47,000
	\$1,421,450	\$1,759,453	\$1,659,000	\$1,538,000

Expenditure Area

Salaries & Benefits	\$2,373,631	\$2,488,118	\$2,766,741	\$2,780,000
Operating Expenses	177,294	133,352	138,145	143,000
Internal Service Charges	453,419	507,291	514,114	544,000
Capital	0	0	0	0
Total	\$ 3,004,344	\$ 3,128,761	\$3,419,000	\$3,467,000

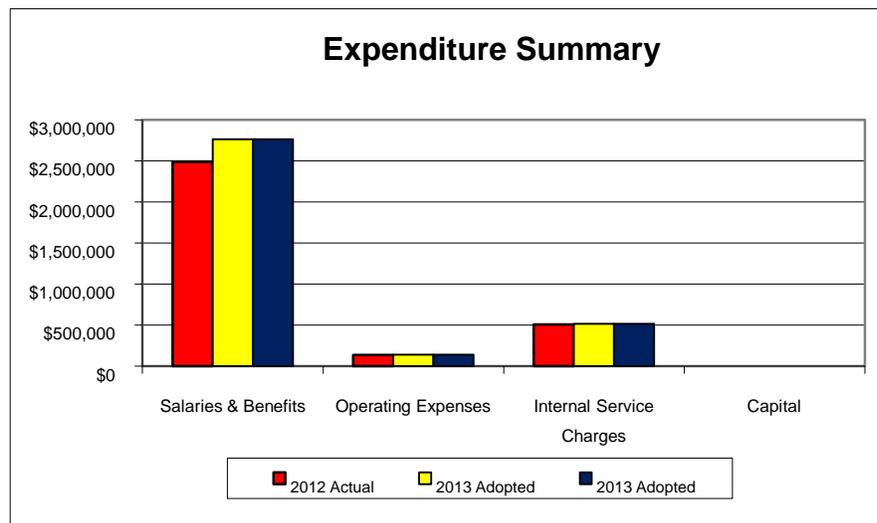
Budgeted Positions

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Budget Highlights

- A significant component of the increase for all departments are increases in employee costs such as a maximum of 3 percent for CWA and 2 percent merit increase for other employees. Merit increases apply within existing pay ranges. The personnel services budget reflects a ten percent (10%) increase in health insurance costs over the FY 2012/13 experience.
- The budget reflects a net increase of \$113,000 or 22% from last year in City contributions to the pension plan. Pension increases are primarily driven by the continued recognition of investment experience losses in FY 2007/08 and FY 2008/09 as well as continued decreases in the assumption for rate of return on investments.
- Operating expenses are budgeted to be above the FY 2012/13 budget by \$4,855 or 4%. This is primarily due to an increase in Subscriptions.
- The budget includes an \$32,000 increase in Internal Service Fund charge-backs primarily due to similar increases in salary, health and pension costs as described above.