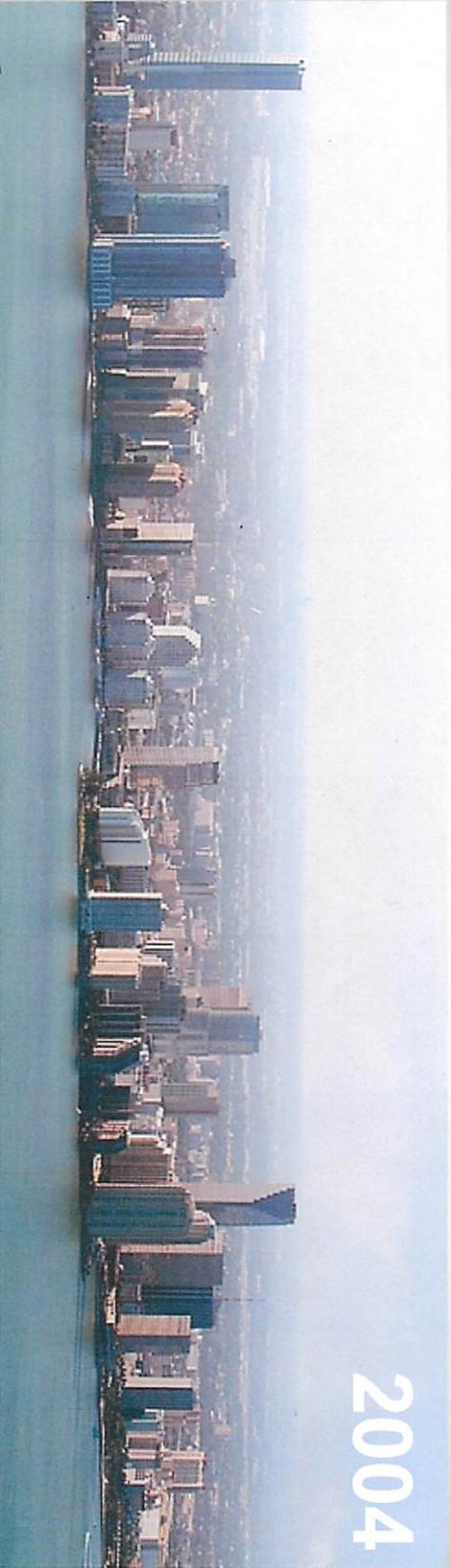


A blueprint for the City of Miami



Ana Gelabert-Sanchez, AICP
March 29, 2011

Miami Skyline



Development

Major development in the City of Miami over the last decade

- **75,000+** residential units
- **6,000+** hotel rooms
- **8 million** square feet of **office** space
- **7 million** square feet of **retail** space
- Over **300 large scale** projects

Transforming Blank Walls



Before



After

Urban Infill Redevelopment



Before



After

Turning Development Outward



Before



After

Building Communities



Before



After

Neighborhood Main Street



Before

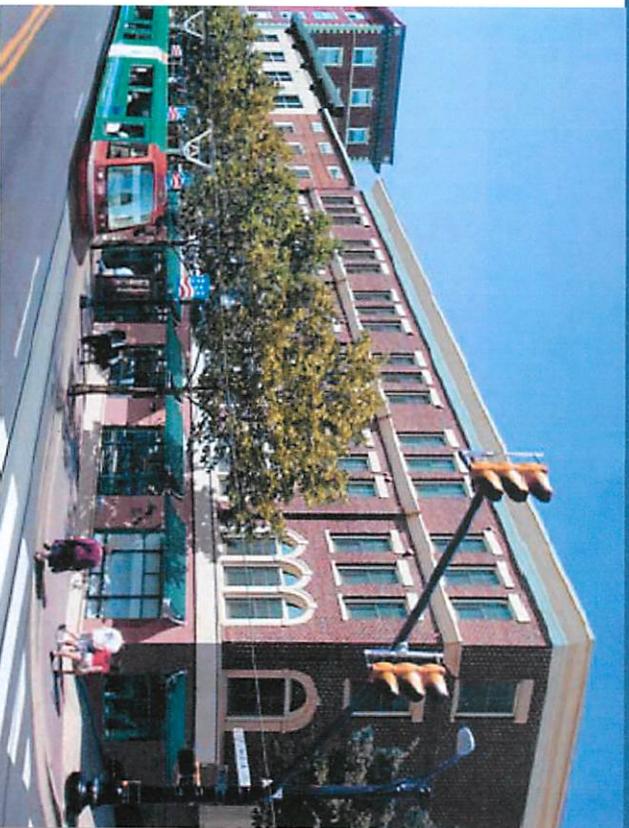


After

Mixed-Use Corridors with Transit



Before



After

Miami 21

Beyond a typical code... a planning document

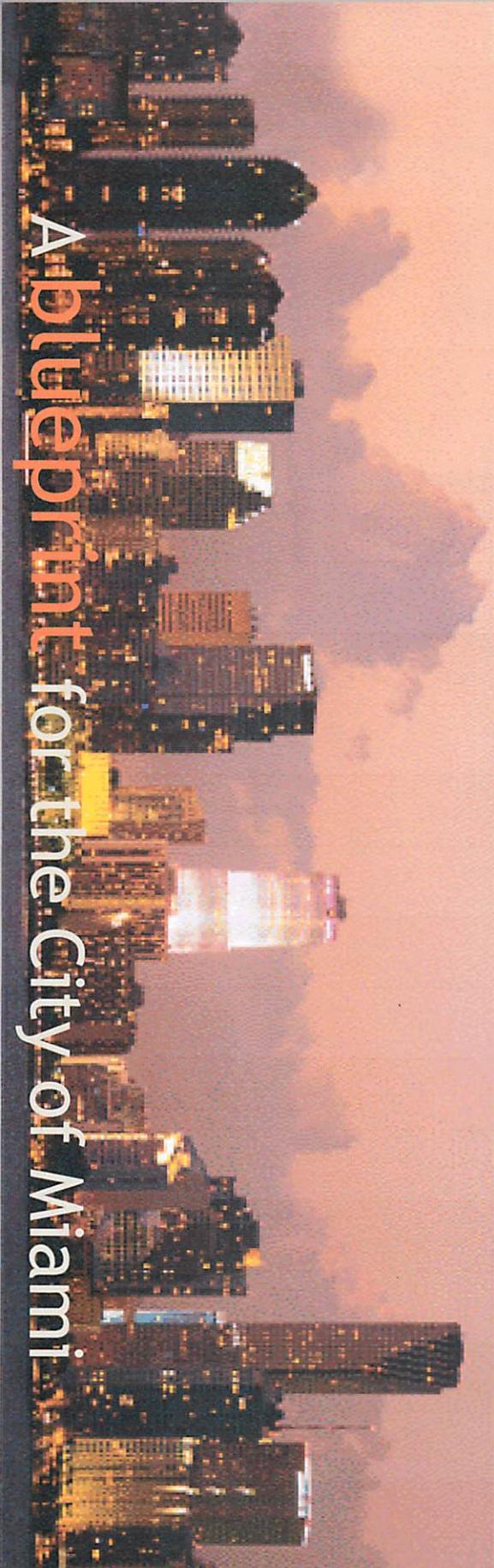
- Sustainability
- Successional Zoning
- Transfer of Development Rights for Historic properties/neighborhoods
- Public Benefits Program
- Special Area Plans

Sustainability

- Buildings of 50,000 sq ft or more are required to be a minimum certified as Silver by the United States Green Building Council (USGBC) and meet Leadership in Energy and Environmental Design (LEED) standards.
- Create sustainable development through “green building” requirements and incentives and conserve energy through tree canopy and improved connectivity for walkability
 - Landscape and Tree Protection Ordinance
Architectural and Landscape Standards

Successional Zoning

- Adds **protection to neighborhoods** through more rational and gradual zoning changes (i.e. change can only occur **one step at a time**, from T3 to T4, from T4 to T5, and so on)
- Previous ordinance allowed a property to be upzoned, from R-2 to C-1, significantly increasing density and intensity and **out-of-context growth**
- Engages the **larger context** of the neighborhood that includes analysis of the area within ½ mile radius of the applicable property, not just property itself
- Applications can only occur **twice a year** instead of monthly



A blueprint for the City of Miami



What is Miami 21?

- Stands for the **Miami** of the **21st** century
- A complete overhaul of the former zoning regulations with components that will encourage pedestrian and transit friendly development, neighborhood conservation, and consequently, improved quality-of-life
- Uses a **form-based code**, placing emphasis on the “form” of a structure rather than “use” and “density” (i.e. commercial, industrial, residential, etc.)
- Applies smart growth principles, which focus on a greater mix of housing, commercial and retail uses, transit and pedestrian oriented communities, and preserves open space

Why Miami 21?

- Former zoning regulation and amendments became a patchwork that only provided short-term solutions for long-term land use issues
- To provide clear and specific guidelines and diminish the need for amendments/corrections
- To create a more efficient permitting process
- To provide a stable environment for investment, which is vital for Miami's continued success



Principles

Smart Growth and New Urbanism

- Create a strong sense of place by fostering distinctive, attractive communities.
- Compact and mixed use communities, mix of land uses
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Preserve open space, natural beauty, historical resources and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

Goals and Outcome of Euclidean Zoning

Goals

- ***Reduction of density*** and the prevention of the illegal overcrowding of land (goal was a reaction to the historical conditions of cities)
- ***Separation of uses*** based on size, height, noise, pollution, parking requirements as only urban goals

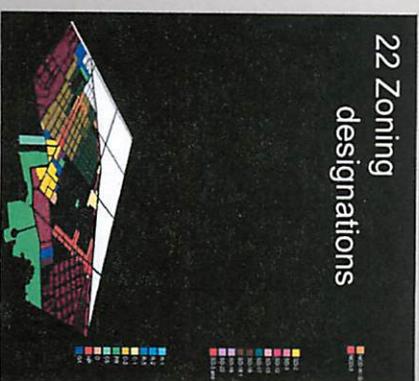
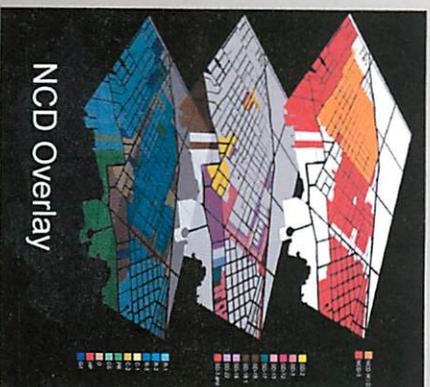
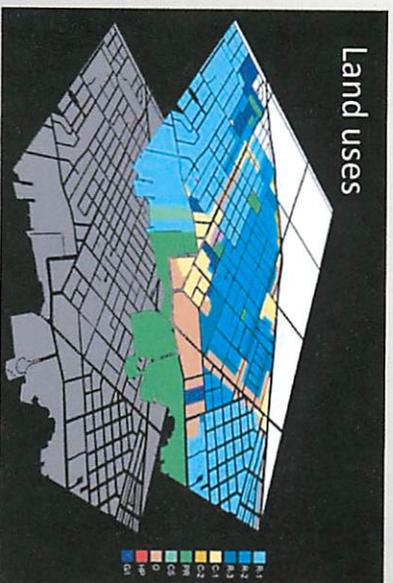
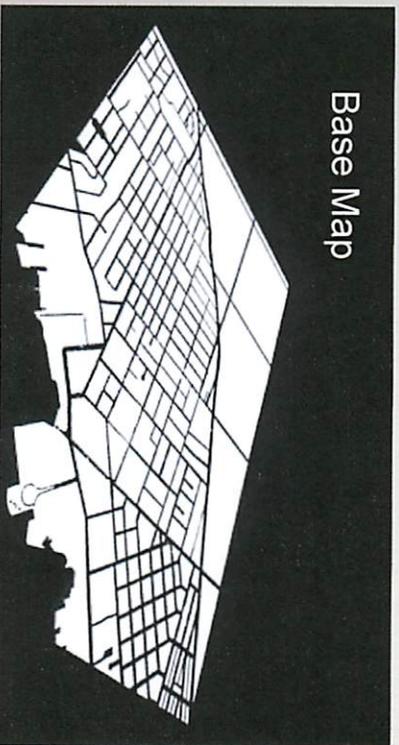
Outcomes

- Suburban sprawl
- Bedroom communities
- Automobile-dependent, unsustainable development patterns characterized by: long commuting distances, more trips per day for daily tasks, environmentally degrading, large streets built only for cars, lack of public places, separation of industry outside the city
- Excess parking
- Extreme, often unnatural, segregation of uses
- Necessary creation of Special Districts to address areas which require mixed uses or other zoning configurations outside the standard “uses”



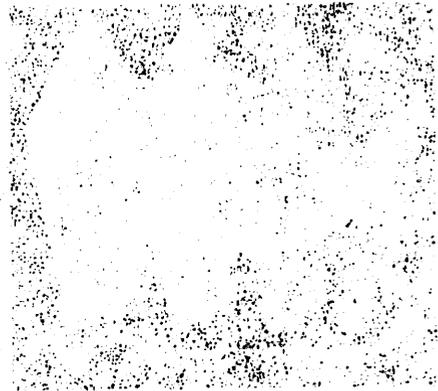
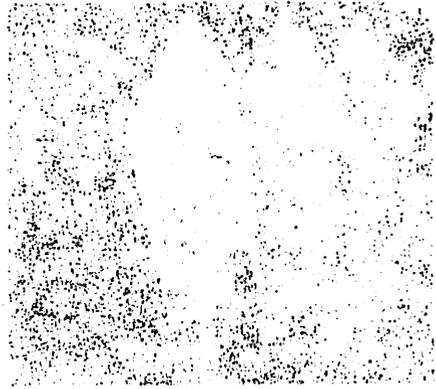
Other issues

Multiple layers; each of them modifying or adding more regulations to the underlying layers



Journal 10/10

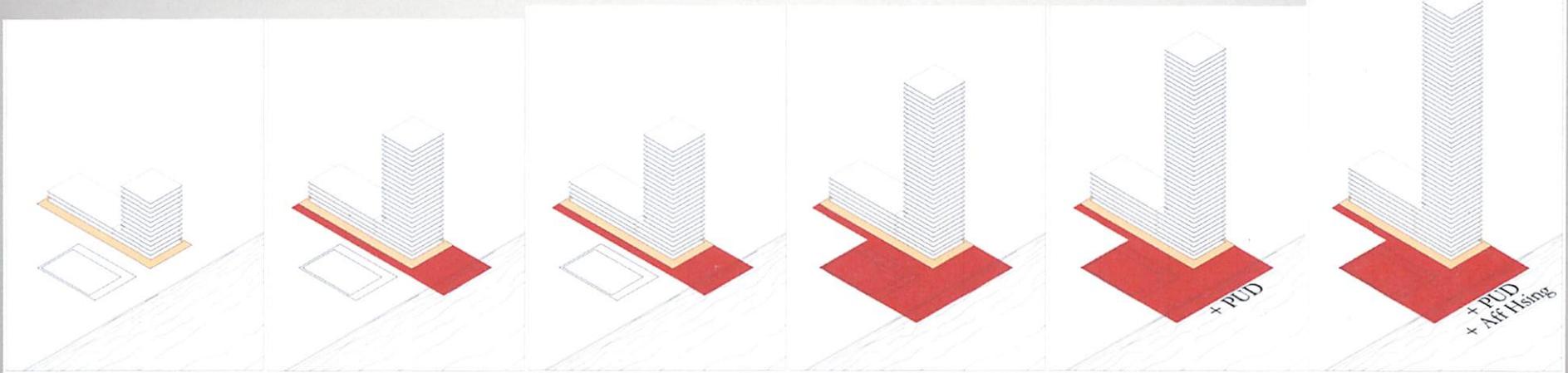
Journal 10/10
Journal 10/10



Other issues

The Building Grows

Example of how a building can “grow” with current regulations



Only net lot area

+ half of R.O.W

+ 90' on the water

+ GLA from adjacent property

+ GLA from adjacent property

+ GLA from adj. property

+ PUD Bonus

+ PUD Bonus

+ Affordable Housing

Goals and Outcome of Form-Based Zoning

Goals

- Mixed-use activities within buildings and blocks of the city—that are walkable distances of offices and residences
- Promote walk-ability through a greater emphasis on the pedestrian spaces
- Promote transit by establishing nodes of greater intensity concentrations

Outcomes

- Zoning areas with greater intensity
- Mixed-use zones
- More transitional zones created by emphasis placed on form rather than use
- More predictable physical result based on prescriptive (state what you want) rather than proscriptive standards (state what you don't want)
- Zoning code that is proactive rather than reactive
- Codes and regulations that are easier to read for citizens and are more predictable

Miami 21 Goals

Conservation

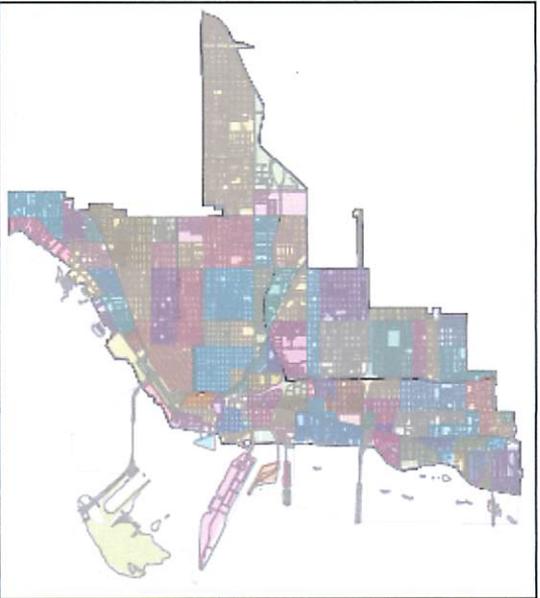
- Preserve neighborhoods, historical resources and natural environment
- Better relationship between neighborhoods and commercial corridors
- Increase access to the natural environment
- Conserve energy and reduce carbon dioxide emissions

Development

- Corridors function as mixed-use, transit-oriented and walkable centers
- Ensure developer contribution for public benefits
- Predictable development
- Successional growth

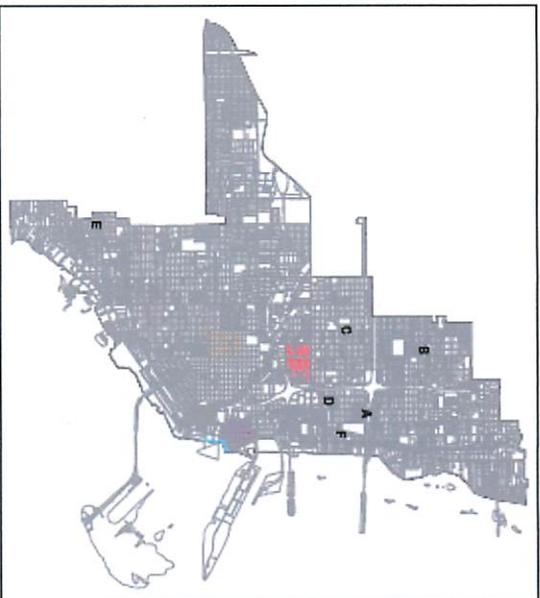


Analysis



Neighborhoods

PROJECT BOUNDARY



Districts

PROJECT BOUNDARY

A - CENTRAL BUSINESS DISTRICT

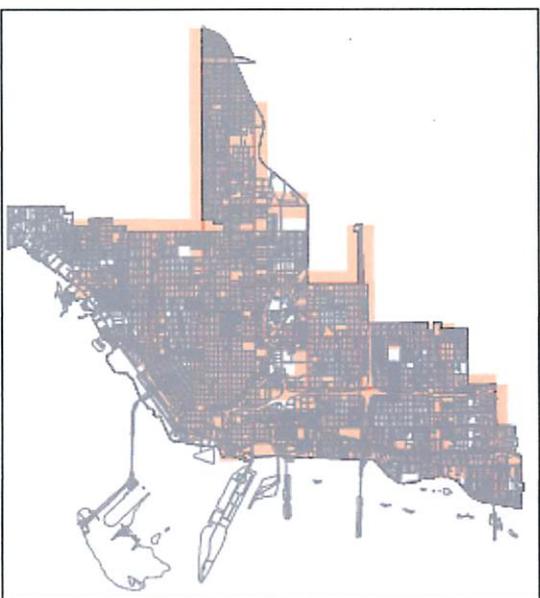
B - CIVIC CENTER

C - LATIN QUARTER

D - WEST BRICKELL

E - INDUSTRIAL

F - WATERFRONT



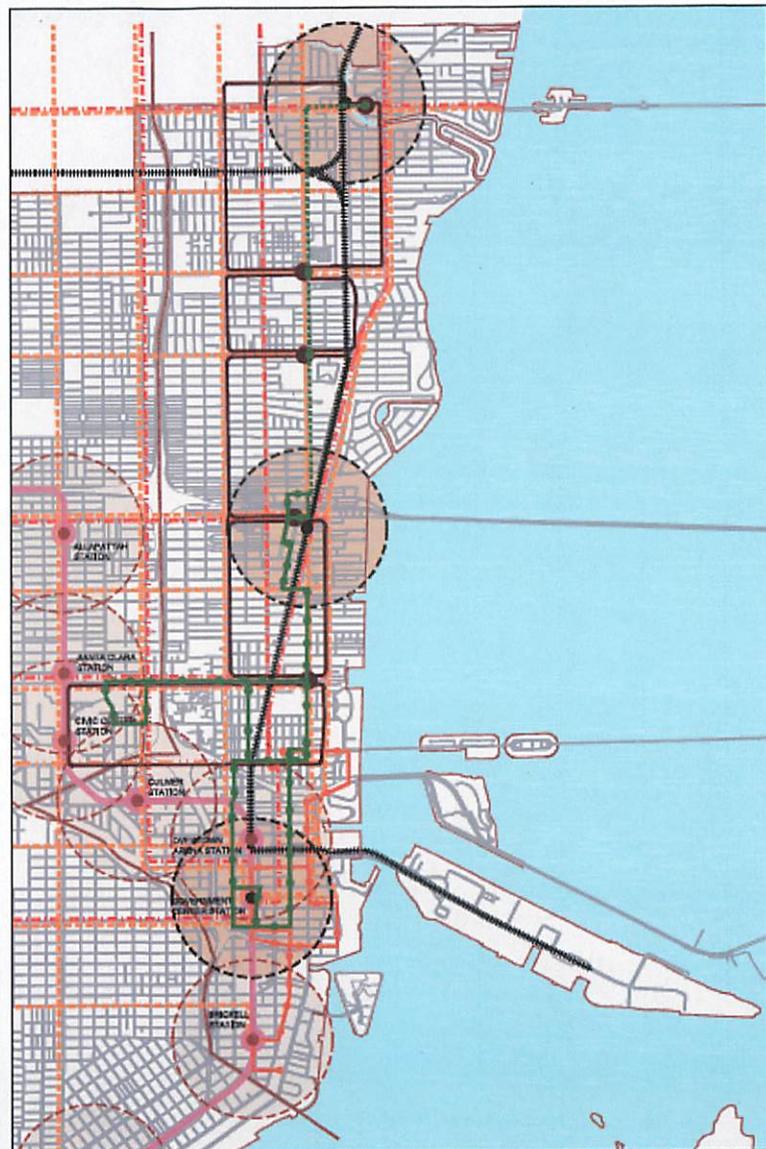
Corridors

PROJECT BOUNDARY

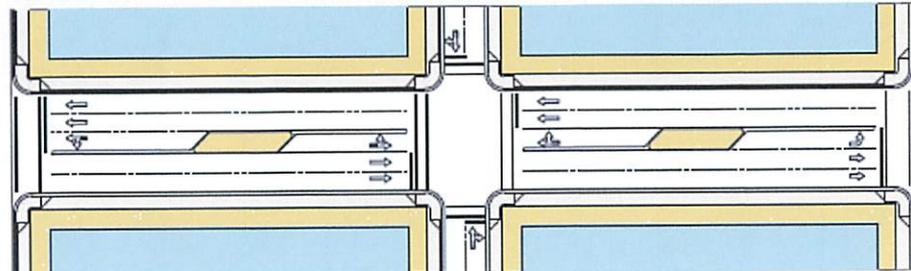
CORRIDORS

CORRIDORS 1000' SHED

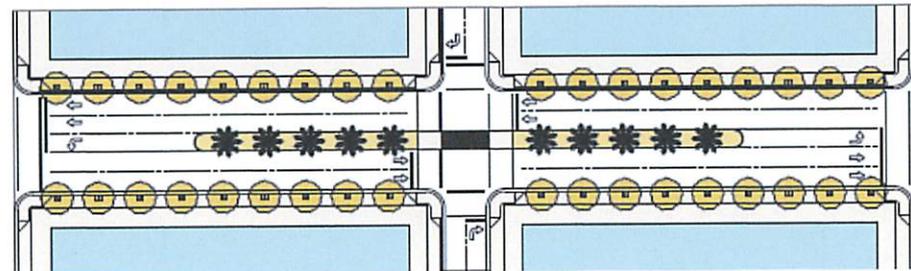
Other Considerations



East Quadrant Transit Map



Existing Corridor: narrow sidewalks, excessive pavement and few trees



Proposed Corridor: wide sidewalks, medians for safety and trees for shade and beauty. High density along corridors is required to provide 10' of additional sidewalk width as an easement.

- 1/2 MILE TRANSIT SHED
- FEC TRANSIT SHED
- METRO RAIL
- METROMOVER
- STREETCAR PROPOSED
- NEIGHBORHOOD CIRCULATOR PROPOSED
- BUS ROUTES EXISTING
- BUS ROUTES PROPOSED
- BUS RAPID TRANSIT - BRT ROUTES PROPOSED
- FEC CORRIDOR RAILWAY
- FEC CORRIDOR RAILWAY CROSSING

The city is transit rich with many bus routes, two rail lines and a proposed street car. Transit intensity and stations are intended to govern density. The character of major corridors is intended to change over time, to become landscaped, shaded and pedestrian oriented.

INTENT

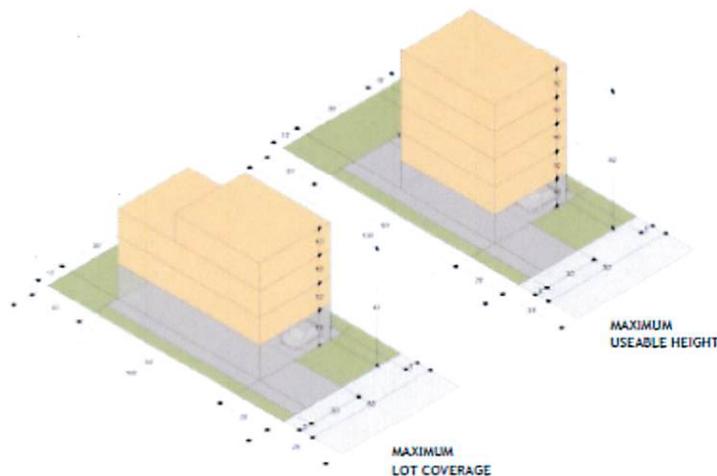
- Areas designated as multi-family medium density residential allow single-family, duplex and multifamily structures up to and including low-rise apartment structures. This category allows a maximum density of sixty five (65) units per net acre.
- Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare, community based residential facilities and convenience establishments.

DISTRICT REGULATIONS

LOT AREA (sf)	min	5,000 sf
LOT WIDTH (ft)	min	50 ft
LOT COVERAGE (footprint)	max	0.4 x GLA
FRONTAGE REQUIREMENTS		N/A
FLOOR AREA RATIO - (FAR)	max	0.75 x GLA
GREEN SPACE (open space)	min	0.15 x GLA
DENSITY (units/acre)	max	65 units per net acre
SETBACKS		
• FRONT (ft)	min	20'
• SIDE (ft)	min	10'
• REAR (ft)	min	10' / 20' abutting LDR
PARKING REQUIREMENTS		
	min	1/1 bd + 2/263 bd + 3/4 bd+ + 1/10 du guests
PRINCIPAL BUILDING HEIGHT	max	50 ft

CASE DATA (Standard-Size/ Single-Frontage Lot)

NET LOT AREA - (NLA)	5,000 sf
GROSS LOT AREA - (GLA)	6,250 sf
FLOOR AREA RATIO - (FAR)	4,687.5 sf
LOT COVERAGE	2,500 sf
BUILDABLE AREA	2,100 sf
GREEN SPACE	937.5 sf
YARDS	
• FRONT (sf)	1,000 sf
• SIDES (sf)	600 sf
• REAR (sf)	500 sf



Multi-family zoning study

	T3	T4	T5	T6-8	T6-12	T6-24	T6-36	T6-60	D1	I2	D3	
DESCRIPTION												
Height	2 Story	3 Story	5 Story	8 Story +					1-8 Story	1-8 Story	1-8 Story	
Building Types	Detached Single-Family Dwelling	Party wall Residential, Live-Work	Residential, Commercial, Mixed-use	Residential, Commercial, Mixed-use					Workplace, Limited Residential, Commercial	Industrial, Commercial	Industrial, Commercial	
Density	18 du/acre	36 du/acre	65 du/acre	150 du/acre or as per Residential Density Increase Areas					9 du/acre	None	None	
11,000 REPLACEMENT												
Zoning Categories	R1, R2	N/A	R3	R4, C1, O	R4, C1, O	R4, C1, O	R4, C1, O	R4, C1, O	CBD	C2	I	N/A
Special Districts	N/A	N/A	N/A	SD-9	SD-8	SD-20, SD-20.1, SD-27, SD-27.1	SD-5, SD-6, SD-6.1, SD-7	SD-16, SD-16.1, SD-16.2	N/A	N/A	N/A	SD-4

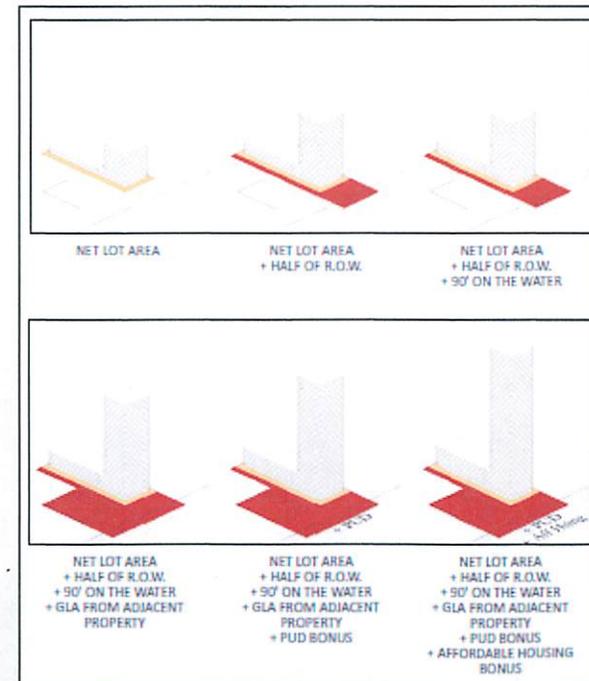
Zoning conversion chart

Analysis of the Existing Code

- Gross Lot Area (GLA) based calculations unpredictable
- Exposed parking at pedestrian frontages
- Commercial Corridors lot depths do not correspond with density expectations
- Transitions in density and height lacking
- Numerous Special Districts are reactive - need for proactive comprehensive vision

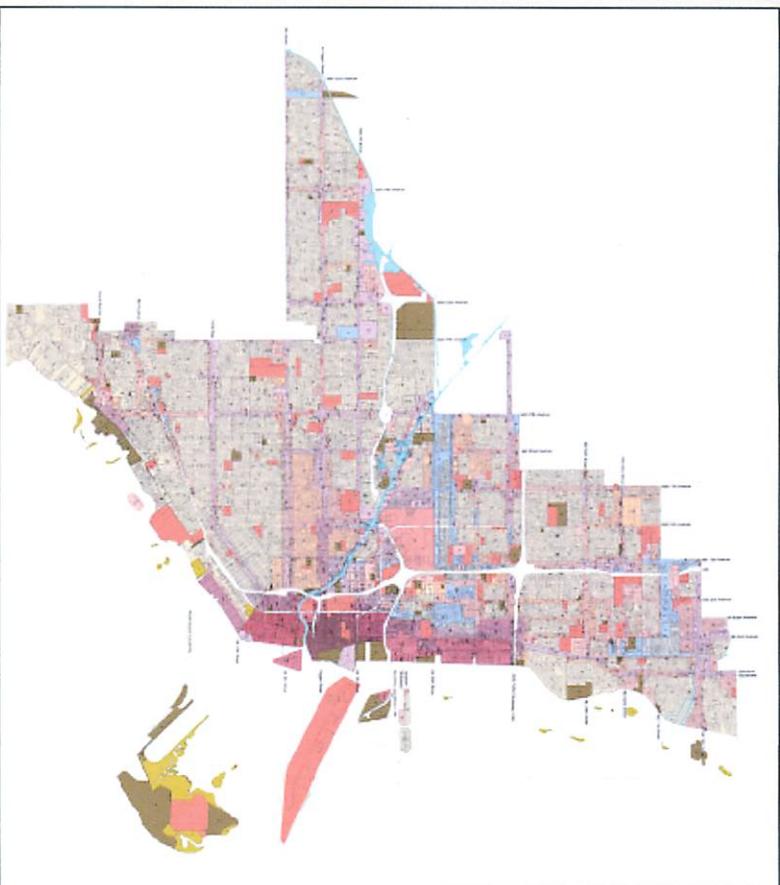
Elements of existing code analysis

A variety of studies were made to analyze the existing regulations. Conversion illustrations and calculations were important in the public process.



Unpredictability of existing code

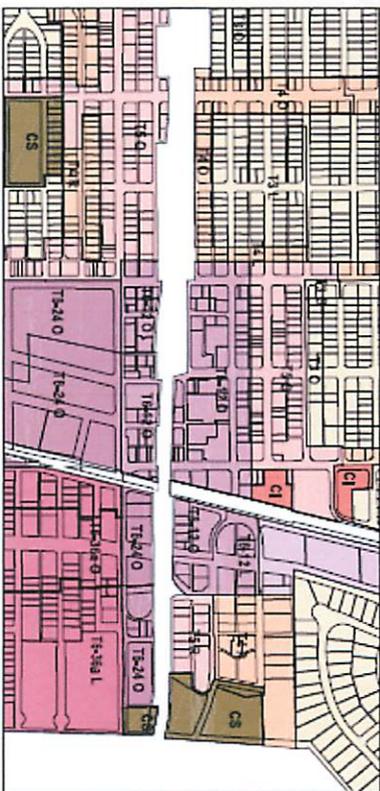
TRANSECT-BASED ZONING MAP



New City Zoning Map

- T-1 NATURAL ZONE
- T-3 SUB-URBAN ZONE
- T-4 GENERAL URBAN ZONE
- T-5 URBAN CENTER ZONE
- T-6* URBAN CORE ZONE
- T-6-12* URBAN CORE ZONE
- T-6-24* URBAN CORE ZONE
- T-6-36* URBAN CORE ZONE
- T-6-48* URBAN CORE ZONE
- T-6-60* URBAN CORE ZONE
- T-6-80* URBAN CORE ZONE
- D1 WORKPLACE
- D2 INDUSTRIAL
- D3 MARINE
- CS CIVIC SPACE/PARKS
- CI CIVIC INSTITUTION
- CH-ID CIVIC INSTITUTION HEALTH DISTRICT

* Maximum number of stories



Detail maps of high density cores transitioning towards lower density neighborhoods

The zoning map illustrates the distribution of 17 zoning categories consolidated from over 40 zoning categories. The lower density categories of T3 and T4 regulate the neighborhoods, T5 and T6 define the neighborhood edges as mixed-use corridors. The darker areas correspond to multiple T6 categories, a range of higher intensity development located in the downtown core and along a major north-south boulevard. Civic Institutions may conform to one successional zoning category higher than their surroundings.

TRANSECT ZONE	FLR	SUCCESSIONAL ZONE	FLR
T1	--	T1	--
T2	--	N/A	--
T3	--	T4, CI	--
T4	--	T4, CI	--
T5	--	T6-12, CI	5
T6-1	5	T6-12, CI	8
T6-2	8	T6-24, CI	7
T6-3	7	T6-24, CI	12
T6-4	12	T6-36, CI	11
T6-5	11	T6-36, CI	11
T6-6	11	T6-48, CI	18
T6-7	18	T6-48, CI	18
T6-8	18	T6-60, CI	18
T6-9	18	T6-60, CI	18
T6-10	18	T6-80, CI	18
T6-11	18	T6-80, CI	18
T6-12	18	T6-80, CI	18
T6-13	18	T6-80, CI	18
T6-14	18	T6-80, CI	18
T6-15	18	T6-80, CI	18
T6-16	18	T6-80, CI	18
T6-17	18	T6-80, CI	18
T6-18	18	T6-80, CI	18
T6-19	18	T6-80, CI	18
T6-20	18	T6-80, CI	18
T6-21	18	T6-80, CI	18
T6-22	18	T6-80, CI	18
T6-23	18	T6-80, CI	18
T6-24	18	T6-80, CI	18
T6-25	18	T6-80, CI	18
T6-26	18	T6-80, CI	18
T6-27	18	T6-80, CI	18
T6-28	18	T6-80, CI	18
T6-29	18	T6-80, CI	18
T6-30	18	T6-80, CI	18
T6-31	18	T6-80, CI	18
T6-32	18	T6-80, CI	18
T6-33	18	T6-80, CI	18
T6-34	18	T6-80, CI	18
T6-35	18	T6-80, CI	18
T6-36	18	T6-80, CI	18
T6-37	18	T6-80, CI	18
T6-38	18	T6-80, CI	18
T6-39	18	T6-80, CI	18
T6-40	18	T6-80, CI	18
T6-41	18	T6-80, CI	18
T6-42	18	T6-80, CI	18
T6-43	18	T6-80, CI	18
T6-44	18	T6-80, CI	18
T6-45	18	T6-80, CI	18
T6-46	18	T6-80, CI	18
T6-47	18	T6-80, CI	18
T6-48	18	T6-80, CI	18
T6-49	18	T6-80, CI	18
T6-50	18	T6-80, CI	18
T6-51	18	T6-80, CI	18
T6-52	18	T6-80, CI	18
T6-53	18	T6-80, CI	18
T6-54	18	T6-80, CI	18
T6-55	18	T6-80, CI	18
T6-56	18	T6-80, CI	18
T6-57	18	T6-80, CI	18
T6-58	18	T6-80, CI	18
T6-59	18	T6-80, CI	18
T6-60	18	T6-80, CI	18
T6-61	18	T6-80, CI	18
T6-62	18	T6-80, CI	18
T6-63	18	T6-80, CI	18
T6-64	18	T6-80, CI	18
T6-65	18	T6-80, CI	18
T6-66	18	T6-80, CI	18
T6-67	18	T6-80, CI	18
T6-68	18	T6-80, CI	18
T6-69	18	T6-80, CI	18
T6-70	18	T6-80, CI	18
T6-71	18	T6-80, CI	18
T6-72	18	T6-80, CI	18
T6-73	18	T6-80, CI	18
T6-74	18	T6-80, CI	18
T6-75	18	T6-80, CI	18
T6-76	18	T6-80, CI	18
T6-77	18	T6-80, CI	18
T6-78	18	T6-80, CI	18
T6-79	18	T6-80, CI	18
T6-80	18	T6-80, CI	18

Successional zoning chart

The restriction of zoning change by one increment only - successional zoning - is a new growth control for the city.

The Transect in South Florida

T1	T2	T3	T4	T5	T6	D
----	----	----	----	----	----	---

R U R A L T R A N S E C T U R B A N

	T1 NATURAL PRESERVE	T2 RURAL RESERVE	T3 SUB-URBAN	T4 GENERAL URBAN	T5 URBAN CENTER	T6 URBAN CORE	D DISTRICT
MIAMI		NON EXISTING					
GREATER MIAMI-DADE AREA							

Uses Overview

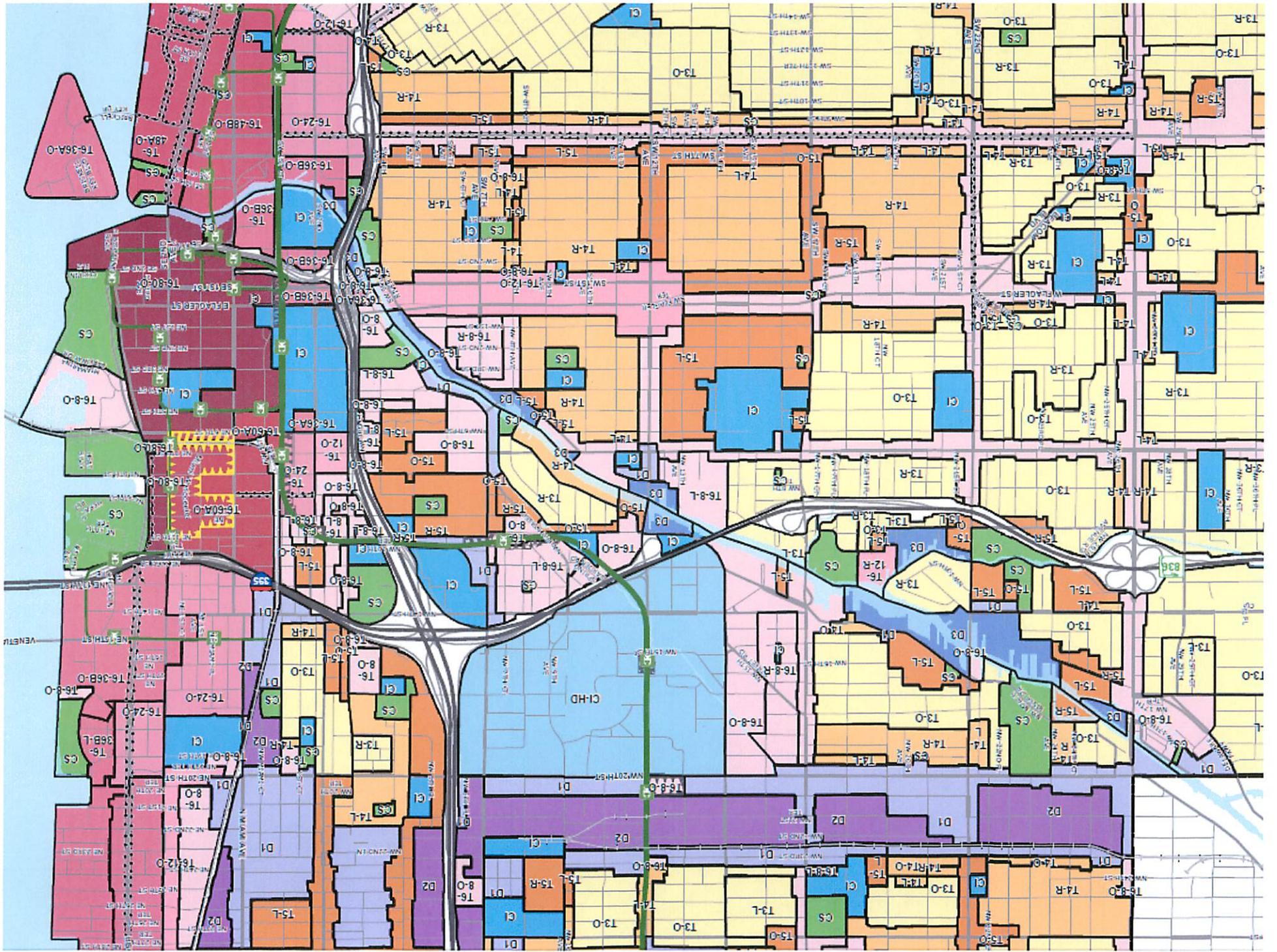
Each Transect has three designations to specify the use of a property

- R = Restricted (residential uses only)
- L = Limited (limited commercial/office uses)
- O = Open (full mixed-use)

T4			T5			T6		
R	L	O	R	L	O	R	L	O

Uses are allowed by right, Warrant (administrative permit) or Exception (Public Hearing)

See Article 4, Table 3



New Categories

- *New T3L* category- granny flat/affordable housing
- *New T4* category- provides transition between low/high density development. It has the option of providing neighborhood services in scale and context with the neighborhood.
- *New D1* category allows for work-live units, promoting workplace options/ affordable housing.

Development Capacity

- Capacity is calculated based on net lot area
- Floor Lot Ratio (FLR) is the multiplier used to determine overall capacity
- Example: 10,000 square foot lot on T6-8 zone
 - T6-8 FLR = 5
 - $10,000 \times 5 = 50,000$ square feet development capacity
- Advantages:
 - Eliminates confusing gross lot area calculations
 - Adds predictability

T4

REGULATION OF USES	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit			
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory		E	E
Home Office	R	R	R
Live - Work		R	R
Work - Live			
Lodging			
Bed & Breakfast	W	R	R
Inn			R
Hotel			
Commercial			
Entertainment Establishment			R
Food Service Establishment		R	R
Alcohol Service Establishment		R	R
General Commercial		R	R
Office			
Office		R	R
Civic			
Community Facility		W	W
Recreational Facility	W	R	R
Religious Facility	E	R	R
Civil Support			
Community Support Facility		W	W
Infrastructure & Utilities	W	W	W
Major Facility			
Marina	E	W	W
Public Parking		W	W
Transit Facilities		W	W
Educational			
Childcare	E	W	W
College / University			
Elementary School	E	E	E
Learning Center		E	E
Middle / High School	E	E	E
Pre-School	E	E	E
Special Training / Vocational			E
Research Facility		R	R

LOT OCCUPATION

- Lot Area
- With rear vehicular access
5000 sq. ft. min.;
20000 sq. ft. max.
1400 sq. ft. min.;
20000 sq. ft. max.
- Lot Width
- With rear vehicular access
50 ft. min.
16 ft. min.
- Lot Coverage
60% max. first floor
- Floor Lot Ratio (FLR)
n/a
- Frontage at front setback
50% min.
- Green space Requirements
15% lot area min.
- Density
36 du/acre max.

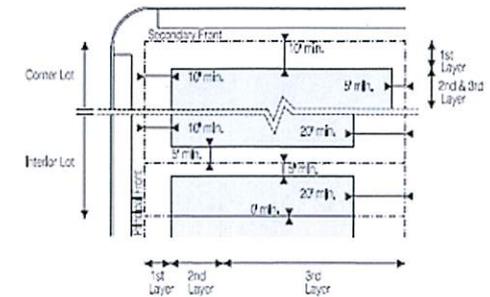
BUILDING SETBACK

- Principal Front
10 ft. min.
- Secondary Front
10 ft. min.
- Side
0 ft. or 5 ft. min.
abutting a setback
- Rear
20 ft. min.

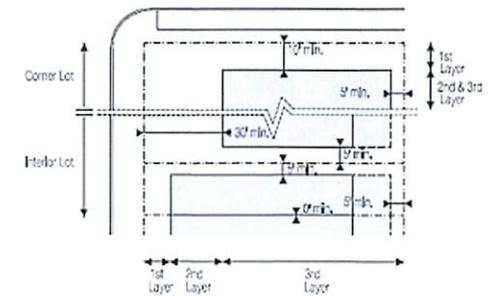
OUTBUILDING SETBACK

- Principal Front
30 ft. min.
- Secondary Front
10 ft. min.
- Side
0 or 5 ft. min.
- Rear
5 ft. min.

BUILDING PLACEMENT



OUTBUILDING PLACEMENT



(Click on image to enlarge)



T5

REGULATION OF USES	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit			
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory		R	R
Home Office	R	R	R
Live - Work		R	R
Work - Live			
Lodging			
Bed & Breakfast	E	R	R
Inn		R	R
Hotel		R	R
Commercial			
Auto Related			W
Entertainment Establishment		W	R
Entertainment Establishment - Adult			
Food Service Establishment		R	R
Alcohol Service Establishment		R	R
General Commercial		R	R
Marine Related		W	W
Open Air Retail		W	W
Place of Assembly		R	R
Recreational Establishment		R	R
Office			
Office		R	R
Civic			
Community Facility		W	W
Recreational Facility	W	R	R
Religious Facility	E	R	R
Civil Support			
Community Support Facility		W	W
Infrastructure & Utilities	W	W	W
Major Facility			
Marina	E	W	W
Public Parking	E	W	W
Transit Facilities	E	W	W
Rescue Mission			
Educational			
Childcare	E	W	W
College / University		W	W
Elementary School	E	W	W
Learning Center		R	R
Middle / High School	E	W	W
Pre-School	E	R	R
Special Training / Vocational		W	W
Research Facility		R	R

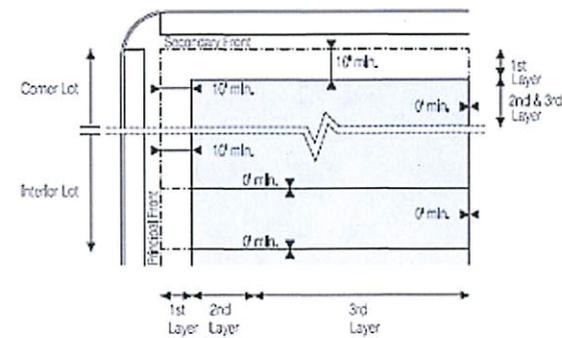
LOT OCCUPATION

- a. Lot Area
- With rear vehicular access
5,000 sq.ft min.; 40,000 sq ft. max
1,200 sq.ft min.; 40,000 sq ft. max
- b. Lot Width
- With rear vehicular access
50 ft. min.
16 ft. min.
- c. Lot Coverage
80% max.
- d. Floor Lot Ratio (FLR)
n/a
- e. Frontage at front setback
60% min.
- f. Green space Requirements
10% lot area min.
- g. Density
65 du/acre max.

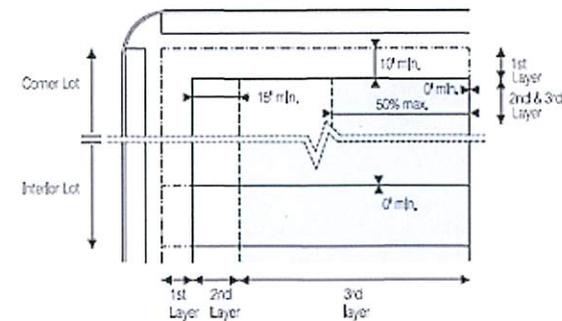
BUILDING SETBACK

- a. Principal Front
10 ft. min.
- b. Secondary Front
10 ft. min.
- c. Side
0 ft.
- d. Rear
0 ft. min.
- e. Abutting Side & Rear T4
6 ft. min.
- Abutting Side & Rear T3
10% of Lot Depth** min. through 2nd Story; 26 ft. min. above 2nd Story

BUILDING PLACEMENT



PARKING PLACEMENT





Before: Undesirable juxtaposition - parking garages adjacent to single-family houses



Before: Undesirable juxtaposition - high rises across the street adjacent to single family residential



After: Proposed liner buildings and townhouses for appropriate transition

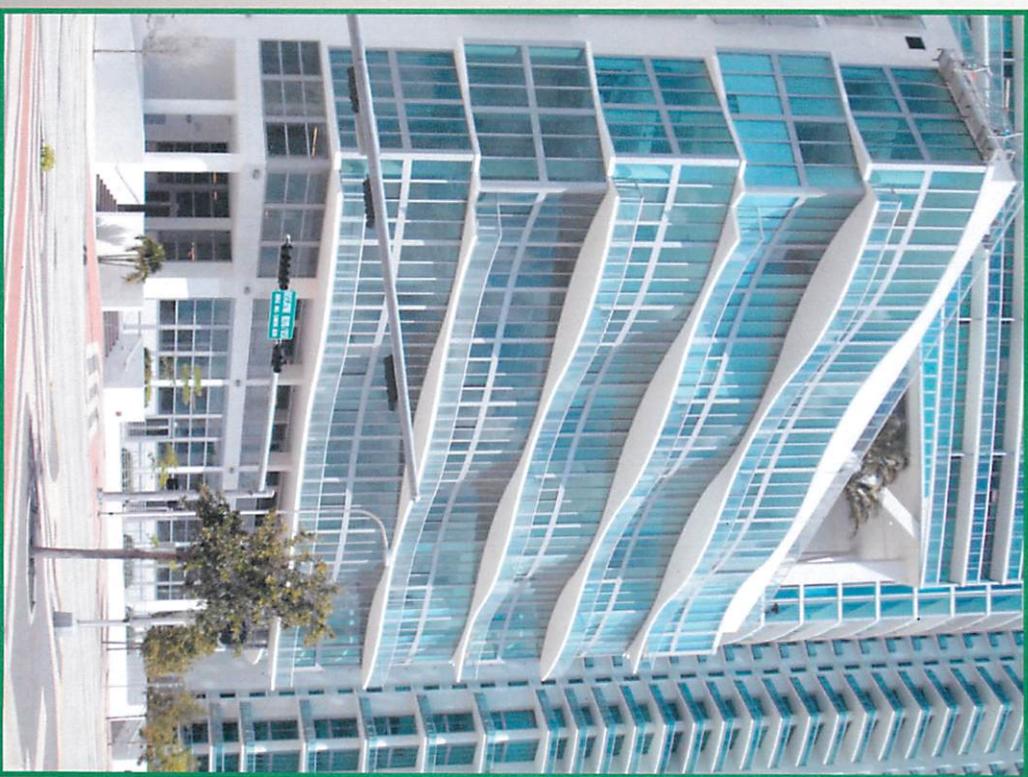
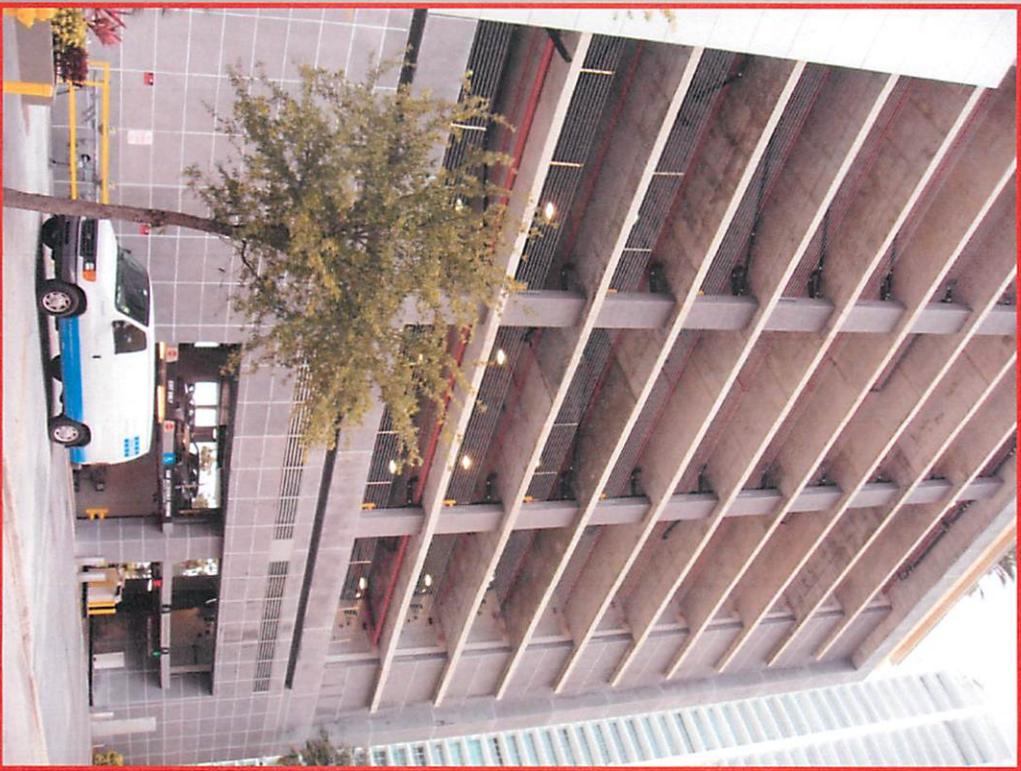


After: Proposed liner buildings and townhouses for appropriate transition

Face of building



Liner Requirement

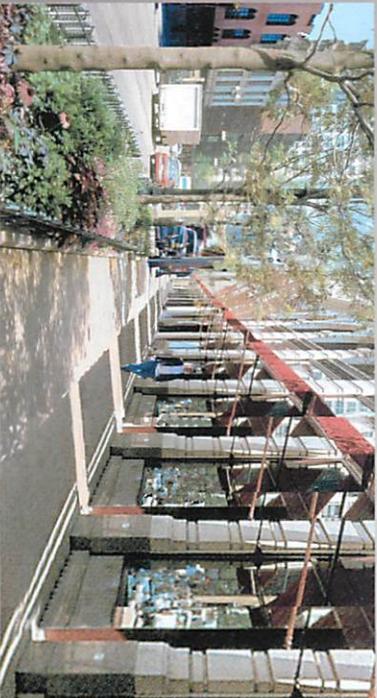




Commercial corridors with exposed parking, buildings setback and frequent driveway access



Street transformation with landscape improvement for safer sidewalks

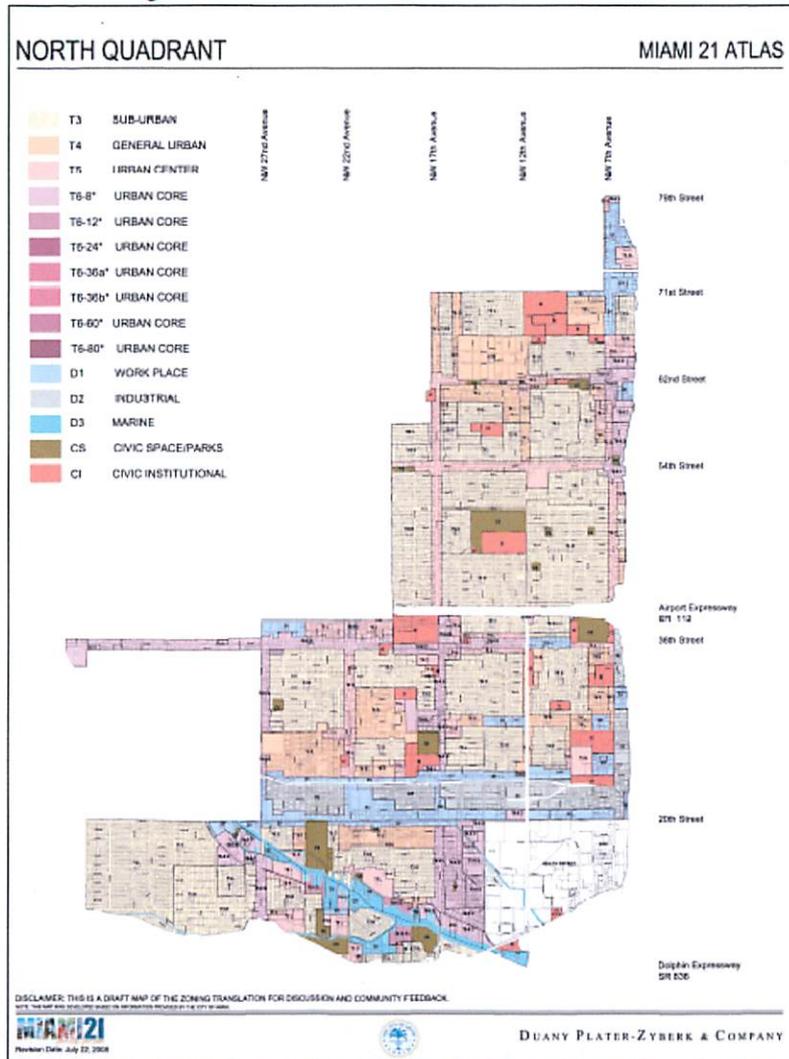


Corridors transformed with pedestrian friendly sidewalks and mixed-use buildings close to the street

How to use the Code

MIAMI 21 ATLAS:

Step 1: Find location of property and its corresponding Transect Zone designation



MIAMI 21 CODE:

Step 2: Consult *Article 3* for General Transect Zone regulations

MIAMI 21 **ARTICLE 3. GENERAL TO ZONES**
 PUBLIC HEARING-FIRST READING 2008-04

ARTICLE 3. GENERAL TO ZONES

3.1 TRANSECT ZONES

3.1.1 The Miami 21 Code Transect Zones are described in Article 4, Table 1 and include the standards summarized in Article 4, Table 2 and further described in Article 5. They range in Function and Density from low density, primarily Residential areas to high Density Mixed-Use areas, across the Transect, with zones identified as T1, T2, T3, T4, T5, T6, D1, D2, CI and CS.

3.2 PHASING

All development shall conform to this code regardless of phasing. Each phase of a development project shall conform to this code in its entirety.

3.3 LOTS AND FRONTAGES

3.3.1 Lots assembled into one ownership within one Transect Zone may be developed as a single lot. Lots assembled into one ownership that encompass more than one Transect Zone shall be developed according to the corresponding Transect regulation for each lot. In such cases, there shall be no transfer of density or intensity of development capacity between zones. Where lots are assembled into one ownership, the side or rear Setbacks sharing the property may be eliminated by Waiver. Lot assembly shall require a unity-of-title acceptable to the City Attorney.

3.3.2 Lot area shall be the area within the lot property lines, excluding any portions of street rights-of-way or other required dedications.

3.3.3 In Transect Zones T5, T6, D1, D2, CI and CS, buildable sites shall front a vehicular Thoroughfare or a pedestrian passage, with at least one Principal Frontage.

3.3.4 Lots facing streets on more than one (1) side shall have designated Principal Frontage(s) and may have Secondary Frontage(s). Unless otherwise designated by a Special Area Plan, a Principal Frontage shall be that facing the street of higher pedestrian importance or intensity (i.e., traffic volume, number of lanes, etc.), as determined by the Planning Department upon request by the Zoning Administrator. If two streets are of equal importance each Frontage shall be considered a Principal Frontage. Lots with two or more Frontages may consider other non-fronting Property Lines as sides. Lots shall have at least one (1) Principal Frontage, except waterfront Lots shall have at least two (2) Principal Frontages, one of which shall be the waterfront and shall conform to Waterfront Setback Standards. For waterfront Setbacks, see Section 3.12.

3.3.5 For the purposes of this code, lots are divided into Layers which control development on the Lot.

3.3.6 Where the property to be developed abuts an existing Building, a Waiver may be granted so that the proposed Building matches or provides a transition to adjacent Setbacks.

Miami 21 CODE:

Step 5: Consult *Article 6* for additional requirements, such as supplemental Use regulations and off-street parking reduction requirements.

Miami 21 CODE:

Step 6: Consult *Article 7* to determine which procedures apply to property (Diagram 14) and regulations pertaining to non-conformities.

MIAMI 21 **ARTICLE 6. SUPPLEMENTAL REGULATIONS**
PUBLIC HEARING-FIRST READING 2008-04

6.5 SIGN STANDARDS

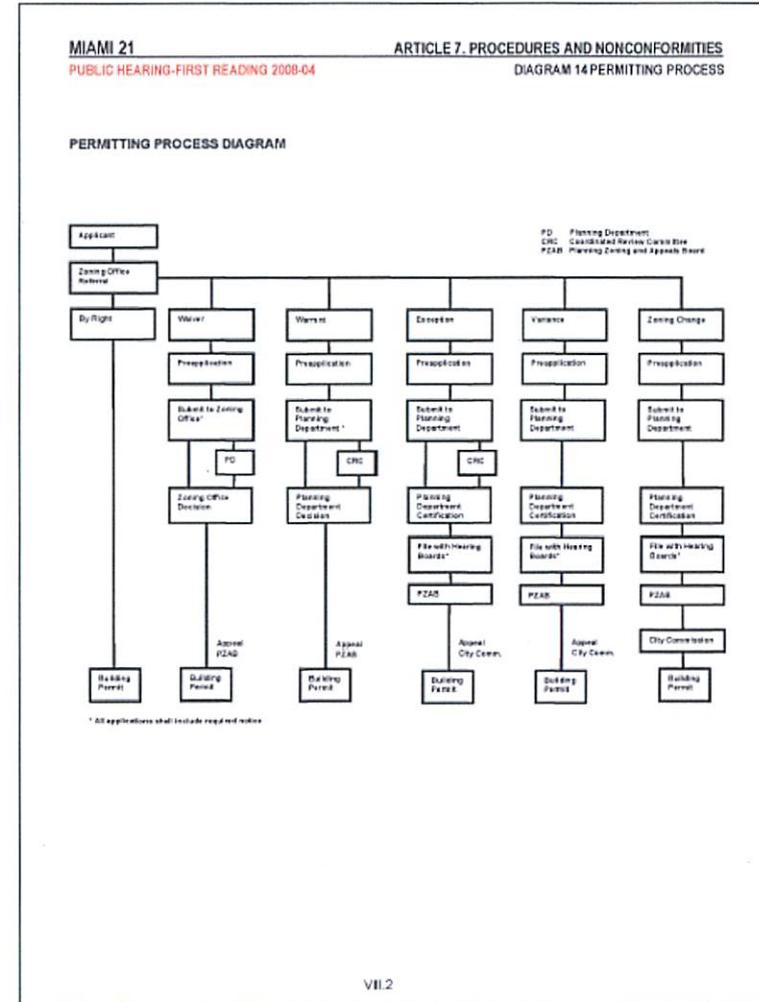
6.5.1 Generally

6.5.1.1 The purpose of the Sign regulations in this section is to provide a comprehensive system of regulations for Signs visible from the public right-of-way and to provide a set of standards that is designed to optimize communication and quality of Signs while protecting the public and the aesthetic character of the City.

6.5.1.2 It is further intended that these regulations:

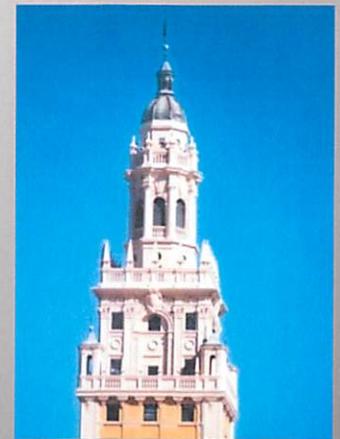
- Promote the effectiveness of Signs by preventing their over-concentration, improper placement, deterioration and excessive size and number.
- Regulate and control Sign structures in order to preserve, protect and promote the public, health, safety and general welfare of the residents of the City of Miami and prevent property damage and personal injury from Signs that are improperly constructed or poorly maintained.
- Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, or illegal signage.
- Control and reduce visual clutter and blight.
- Prevent an adverse community appearance from the unrestricted use of Signs by providing a reasonable, flexible, fair, comprehensive and enforceable set of regulations that will foster a high quality, aesthetic, visual environment for the City of Miami, enhancing it as a place to live, visit and do business.
- Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public Structures and spaces shall be protected by exercising reasonable control over the character and design of Sign structures.
- Address the business community's need for adequate business identification and advertising communication by improving the readability, and therefore, the effectiveness of Signs by preventing their improper placement, over-concentration, excessive Height, area and bulk.
- Coordinate the placement and physical dimensions of Signs within the different Tracts.
- Protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the Streetscapes that affects the image of the City of Miami.
- Acknowledge the differing design concerns and needs for Signs in certain specialized areas such as tourist areas.

VI.21



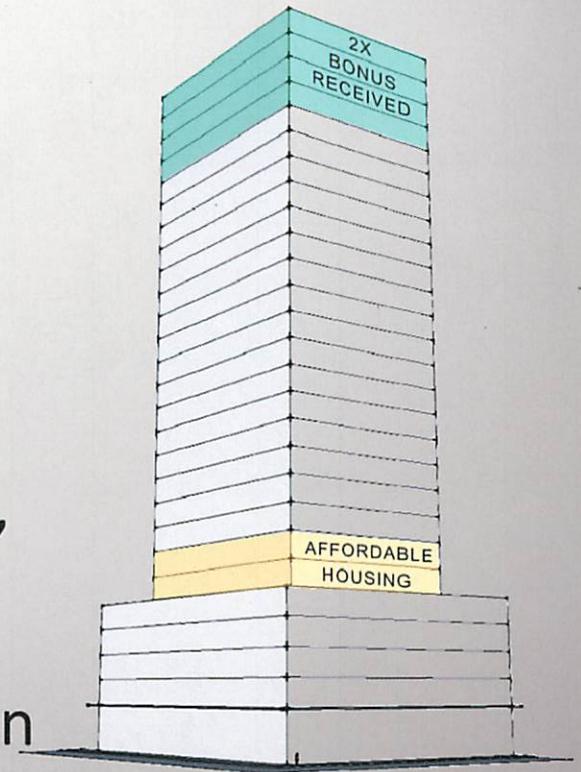
Transfer of Development Rights

- Described in Chapter 23 of City Code: Historic Preservation
- Allows eligible historic resources located in areas zoned T40 and higher to sell unused development rights to another property
- Difference between existing square footage of historic building and potential square footage allowed in that transect zone must be determined
- The difference between the two is known as unused base development rights
- These may be transferred (sold) through the TDR program to properties in T6 zones wishing to increase their building capacity
- The price of unused base development rights will vary, as the sale is negotiated in the private market
- As per Chapter 23, properties in MiMo District have a height limitation of 35 feet
- Any capacity beyond 35 feet can be sold through the TDR program



Public Benefits

- Public benefits will include
 - Affordable/Workforce Housing
 - Parks and Open Space
 - Green Building
 - Brownfields
 - Government facilities (fire stations, community centers)
- Housing and Parks and Open space can be provided on-site, off-site, or paid into trust fund

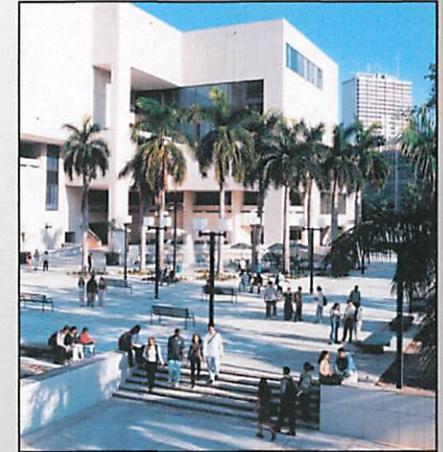


Public Benefits

- Bonus for additional height in T6 zones
- Bonus not available to properties abutting T3 or T6-8 properties abutting CS
- Height bonuses are as following:
 - T6-8 => 12
 - T6-12 => 20
 - T6-24 => 48
 - T6-36 => 60
 - T6-48 => 80
 - T6-60 => Unlimited
 - T6-80 => FAA – Only in Downtown CBD

Civic Space Bonus

- Land must be dedicated as Public Open Space
- **2X** the Development Capacity in areas of need:
- **1X** the Development Capacity

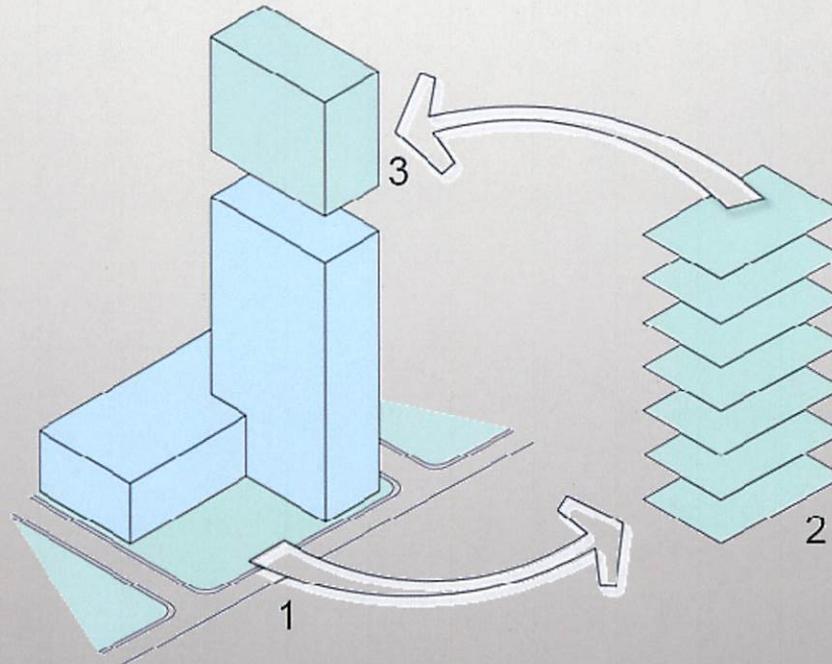


Example:

1 Dedicate
Civic Space
21,559 Sq. Ft. of Dedicated Civic Space

2 Multiply Civic
Space by FLR
21,559 Sq. Ft. x 7 FLR = 150,913 Sq. Ft.

3 Apply Bonus
to Building
10 Additional Stories Received

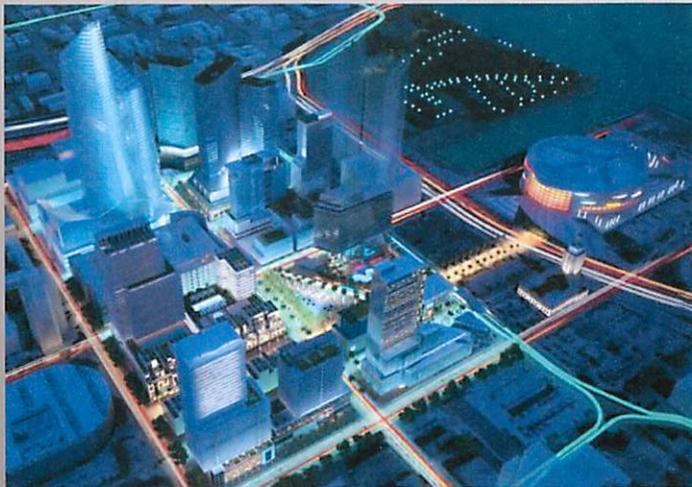


x(2)

In Areas of Need
of Civic Space

Special Area Plans

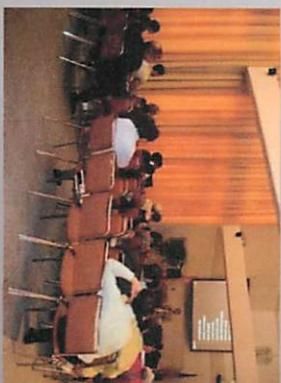
- Allow for parcels greater than 9 acres to be master planned to allow greater integration of public improvements and infrastructure
- Enable thoroughfare connectivity
- Encourage variety of building heights, massing and streetscape design and provide greater flexibility that could result in higher or specialized quality building and streetscape design in order to further the intent of the Code



Public Involvement

Extensive Public Involvement and Outreach

- Over 500 meetings with community stakeholders, briefings, public hearings
- Over 60 public and community meetings citywide
- Direct mail to every single property citywide on three different occasions. More than 150,000 properties
- Extensive outreach through fliers, certified letters to homeowner associations, NET outreach, email to over 5000 subscribers, press releases, media coverage, public service announcements, newspaper ads, and radio appearances



*"Make no little plans. They have no magic to stir
men's blood and probably will not themselves
be realized."*

-Daniel Burnham