

**A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 10544, AS AMENDED, THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN (“MCNP”) OF THE CITY OF MIAMI, FLORIDA, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS SUBJECT TO SECTION 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE AND THE COASTAL MANAGEMENT ELEMENTS TO ADDRESS SECTION 163.3178, FLORIDA STATUTES, KNOWN AS THE “PERIL OF FLOOD” REQUIREMENTS, THAT REQUIRES LOCAL GOVERNMENTS TO PROVIDE DEVELOPMENT AND REDEVELOPMENT PRINCIPLES, STRATEGIES, AND ENGINEERING SOLUTIONS THAT REDUCE THE FLOOD RISK IN COASTAL AREAS WHICH RESULT FROM HIGH-TIDE EVENTS, STORM SURGE, FLASH FLOODS, STORMWATER RUNOFF, AND THE RELATED IMPACTS OF SEA-LEVEL RISE AND AMENDING THE RELEVANT APPENDICES OF THE MCNP WITH RELEVANT DATA AND ANALYSES; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**APPLICANT(S):** Art Noriega V, City Manager, on behalf of City of Miami

**PURPOSE:** This amendment will update the Miami Comprehensive Neighborhood Plan by addressing statutory requirements to provide development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise. This legislation further introduces Adaptation Action Areas into the Miami Comprehensive Neighborhood Plan.

**FINDING(S):**

**PLANNING DEPARTMENT:** Recommended approval.

**BODY**

WHEREAS, Section 163.3167, Florida Statutes, requires all local governments to maintain a comprehensive plan to guide its future development and growth; and

WHEREAS, in 2015 the Florida Legislature adopted the “Peril of Flood” amendment which requires that all coastal communities throughout the state of Florida provide development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise in their comprehensive plans; and

WHEREAS, the City of Miami transmitted proposed amendments to the Miami Comprehensive Neighborhood Plan (“MCNP”) as part of the 2015 Evaluation and Appraisal Review-based amendments in 2016; and

WHEREAS, the January 12, 2017 Objections, Recommendations, and Comments (ORC) report from the State Land Planning Agency, also known as the Department of Economic Opportunity (“DEO”) found the amendments to the MCNP addressing the Peril of Flood were deficient; and

WHEREAS, one of the DEO’s findings in the January 2017 ORC report was that the City’s deficiencies pertaining to the Peril of Flood policy were grounds for an objection; and

WHEREAS, the City only amended the Transportation Element through the 2015 EAR-based amendments process; and

WHEREAS, on April 6, 2021, the City provided notice to the DEO that it was withdrawing the remaining amendments under the 2015 EAR-based amendments application through the State Coordinated Review process; and

WHEREAS, on April 8, 2021, the DEO acknowledged the withdrawal of the EAR-based amendment application and reminded the City of its remaining noncompliance with the Peril of Flood requirements; and

WHEREAS, the Peril of Flood requirement can be addressed by adopting the pertinent goals, objectives, and strategies through the Expedited State Review process; and

WHEREAS, the City proposes adopting Adaptation Action Areas as a strategy to help reduce the risks inherent in this waterfront location;

WHEREAS, the amendments contained in this legislation have been presented to the Climate Resilience Committee on March X, 2020 and on November 7, 2022; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING, ZONING, AND APPEALS BOARD OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. The PZAB recommends approval to the City Commission of the proposed amendment to Ordinance No. 10544, as amended, the MCNP, to amend the Future Land Use and Coastal Management Elements, as follows:<sup>[1]</sup>

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### Future Land Use

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**Goal LU-6: All development and redevelopment will be sustainable and resilient. Sustainable development will contribute to the reduction of greenhouse gas emissions; protect and enhance the vitality and coverage of natural systems; and improve community health. Resilient development will withstand the shocks and stresses of a changing climate; be adaptive to changing environmental conditions; and provide housing and mobility options for all members of the community.**

**Objective LU-6.1: The Department of Planning will work with the Office of Resilience and Sustainability (“ORS), or successor office, to develop and implement resilient and sustainable development guidelines by 2025.**

**Policy LU-6.1.1: The development and redevelopment of real property shall be coordinated to build and promote neighborhoods with infrastructure that is resilient to current and future flood, heat, and storm risk.**

**Policy LU-6.1.2:** The City will promote a development pattern that advances greenhouse gas reduction, energy conservation, and carbon mitigation including transit-oriented, compact development that is supportive of modes of mobility that are not oriented around the automobile, such as walking, biking, and public mass transit.

**Policy LU-6.1.3:** New development and infrastructure in areas modeled to be within the Coastal High Hazard Area or FEMA flood zones are encouraged to use best practices to address sea level rise. (See Coastal Management Policy CM-6.2.2) Such best practices may include, but are not limited to, low impact development, raising existing development and constructing new development above established flood levels, and discouraging new residential development within areas modeled to be inundated by storm surge or sea level rise related flooding. (1,3)

**Policy LU-6.1.4:** The Department of Planning will meet with the Department of Resilience and Public Works and the Office of Resilience and Sustainability (or equivalent offices) to complete the guidelines.

**Policy LU-6.1.5:** The City will provide the finalized study as backup data and analysis for updated goals, objectives, and policies to address the City's approach for land development within the Coastal High Hazard Area.

**Objective LU-6.2:** The City will adopt one resilient neighborhood every two years to decrease vulnerabilities to sea level rise and climate change through sustainable land use planning and infrastructure development. (See Coastal Management Objective CM-6.4)

**Policy LU-6.2.1:** Resilient neighborhood planning will consider future land use planning strategies that address vulnerabilities to sea level rise and climate change as well as consider changing housing and economic demands. Each resilient neighborhood planning initiative will incorporate land development strategies to manage stormwater runoff and heat, as well as expand opportunities for renewable energy. (See Future Land Use Policy LU-6.1.2)

**Policy LU-6.2.2:** Resilient neighborhood planning will include extensive community partnership and outreach to stakeholders, including meetings and social media.

**Policy LU-6.2.3:** Future Land Use Map changes, Zoning Atlas change, and special permits will be reviewed for resilience such that approvals meet the criteria established below:

- A. direct population increases to those areas of the City that are projected to be safe from inundation from sea level rise and storm surge;
- B. not increase risk to human life, property, or infrastructure from the effects of sea level rise and storm surge;
- C. adhere to evacuation and shelter requirements (see Coastal Management Policies CM-4.3.3 and CM-4.3.4); and
- D. not require public expenditures for capital facilities in the Coastal High Hazard Area except for those required to eliminate existing LOS deficiencies, maintain adopted LOS standards in non-high hazard areas, improve hurricane evacuation time, or reduce the threat to public health and safety from high-tide

[events, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise. \(See Coastal Management Policy CM-4.3.1\)](#)

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## COASTAL MANAGEMENT

**Goal CM-1: Maintain, protect, and enhance the quality of life and appearance of Miami's Coastal Zone Coastal High Hazard Area (defined by Section 163.3178(2)(h)) including the preservation of natural resources as well as the enhancement of the built environment.**

**Objective CM-1.1: Preserve and protect the existing natural systems including wetlands and beach/dune systems within Virginia Key and those portions of Biscayne Bay that lie within the City's boundaries; and improve water quality within the Miami River, its tributaries, and the Little River.**

**Policy CM-1.1.1:** As a precondition to the development or redevelopment of Virginia Key, a comprehensive assessment ~~will be made~~ of environmental hazards ~~that are the result of~~ associated with past disposal activities at the Virginia Key landfill and other relevant environmental concerns will be conducted. Such assessment will be made in cooperation with appropriate County, State and Federal environmental agencies, and an action plan to reduce or eliminate any hazards will be formulated. (See Natural Resource Conservation Policy NR-1.1.1.)

**Policy CM-1.1.2:** The City will ~~retrofit~~ prevent the increase in the number of stormwater outfalls that discharge into the Miami River and its tributaries, the Little River and directly into Biscayne Bay. If positive drainage systems to these water bodies are deemed to be the only feasible method of maintaining adequate storm drainage, then these storm sewers will be retrofitted, designed, and constructed to retain grease and oil and minimize pollutant discharges. (See Natural Resource Conservation Policy NR-1.1.2 and Sanitary and Storm Sewers Policy SS-2.2.1.)

**Policy CM-1.1.3:** [Reserved]

**Policy CM-1.1.4:** The City will encourage the reduction ~~of in~~ point and non-point sources of pollution into Biscayne Bay through coordination with the Miami River Commission, Miami-Dade County DERM, the South Florida Water Management District, the U.S. Army Corps of Engineers, and any other appropriate local, state, and federal agencies in order to reduce point and non-point sources of pollution into Biscayne Bay.

**Policy CM-1.1.5:** Within the Coastal Zone Coastal High Hazard Area, or along the Miami and Little Rivers, no land uses which represent a likely and significant source of pollution to surface waters will be permitted, unless measures which substantially eliminate the threat of contamination are implemented as conditions for approval of development or redevelopment.

**Policy CM-1.1.6:** The City will adhere to Miami-Dade County DERM standards and require DERM approvals in its permitting procedures to ensure that all fuel storage facilities in the Coastal Zone Coastal High Hazard Area or near major canals do not pose a significant threat to water quality.

**Policy CM-1.1.7:** The City will regulate development on Virginia Key and the intermittent wetland areas of the coast of Coconut Grove to ensure that there will be no net loss of functional wetlands; that beaches and dune systems on the ~~island~~ Virginia Key will not be degraded or disrupted; that when non-native vegetation is removed, it will be replaced with native species; and that wildlife habitats and native species of fauna and flora will be protected. Priority will be given to water dependent land uses, and to development that enhances the natural environment and ensures adequate physical public access to Virginia Key.

**Policy CM-1.1.8:** Because of its unique character and ~~environmental~~ ecological significance, all development on Virginia Key will be in conformance with the 1987 Virginia Key Master Plan and/or any subsequent plans for Virginia Key that have been or might be adopted by the City and, if necessary, the preparation of an updated plan.

**Policy CM-1.1.9:** Site development criteria will ensure that development or redevelopment within the ~~Coastal Zone~~ Coastal High Hazard Area will not adversely affect the natural environment or lead to a net loss of public access to the City's natural resources.

**Policy CM-1.1.10:** [Reserved]

**Policy CM-1.1.11:** All City owned property within the ~~Coastal Zone~~ Coastal High Hazard Area that may be identified as areas of significant or unique natural resources will be designated as Environmental Preservation Districts, and the City will also consider designating private properties within the Coastal High Hazard Area ~~coastal~~ with significant or unique natural resources as Environmental Preservation Districts.

**Policy CM-1.1.12:** The City will continue to implement and enforce that all new and renovated marinas meet marina siting requirements and receive appropriate county, state, and federal approvals in the land development regulations.

**Policy CM-1.1.13:** The City will continue to work with the appropriate agencies to ~~support provisions of the committee that~~ prevent new development and redevelopment along the shorelines from directly discharging stormwater runoff into surface waters and to get support for state and county funding for any infrastructure improvements deemed necessary to support development of Virginia Key and Watson Island.

**Policy CM-1.1.14:** The City will cooperate with Miami-Dade County in fostering the protection of coastal wildlife and wildlife habitat through the protection of nesting areas, the establishment of wildlife corridors, the protection of travel corridors, and the promotion of public awareness of wildlife resources.

**Policy CM-1.1.15:** The City will cooperate with Miami-Dade County in the implementation of any antidegradation targets developed to protect Outstanding Florida Waters and Outstanding National Resources Waters of Biscayne Bay.

**Objective CM-1.2:** The City will continue to follow and enforce the Florida Building Code, which establishes construction standards that minimize the impacts of man-made structures on beach and dune systems.

**Policy CM-1.2.1:** The City will increase inspection and code enforcement efforts for coastal area construction to ensure the proper standards are met and construction debris and sediments are properly prevented from entering surface waters.

**Policy CM-1.2.2:** The City will require that any construction activities seaward of the Coastal Construction Control Lines (CCCL) established pursuant to Section 161.053, Florida Statutes, be consistent with the statutory provisions within Chapter 161. (5)

**Objective CM-1.3:** **In order to enhance the built environment of the coastal area, redevelop and revitalize blighted, declining, or threatened coastal areas.**

**Policy CM-1.3.1:** The City will continue to adhere to its established policies regarding the designation of Community Redevelopment Districts in appropriate coastal areas of the city.

**Policy CM-1.3.2:** Through increased citywide code enforcement of coastal areas with deteriorated conditions the City will report any deteriorated structures in severe poor condition to the Unsafe Structures Board to either - require improvements or facilitate the demolition of the structure.

**Policy CM-1.3.3:** The City will monitor the age of structures within the Coastal High Hazard Area to increase awareness of flood vulnerabilities.

**Objective CM-1.4:** **Ensure that land development regulations and policies for the Coastal Zone Coastal High Hazard Area are consistent with the City's ability to provide the capital facilities required to maintain adopted level of service (LOS) standards and those needed to maintain or enhance the quality of life within the Coastal Zone Coastal High Hazard Area of the city. (See Capital Improvements Objective CI-1.2.)**

**Policy CM-1.4.1:** The Coastal Zone Coastal High Hazard Area of the City will adhere to the level of service standards as adopted and amended in the Capital Improvements Element, and more specifically Policy CI-1.2.3 of that element.

**Policy CM-1.4.2:** Rise in sea level projected by the federal government, and refined by the Southeast Florida Regional Climate Change Compact, shall will be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the City. (See related policy CI-1.2.6)

**Goal CM-2:** **Improve public awareness, appreciation, and use of Miami's coastal resources by preserving water-dependent and water-related uses, ensuring adequate public access to such uses, and minimizing user conflicts.**

**Objective CM-2.1:** **Wherever feasible, increase, physical and visual public access to Biscayne Bay, the Miami River, the City's shorelines, and publicly-owned islands.**

**Policy CM-2.1.1:** Where appropriate and in the interest of public safety and promotion of outdoor recreation opportunities on environmentally sensitive areas, future land development regulations will require non-water dependent or related development or redevelopment to maintain public access to the coastal and Miami River shorelines. (See Parks, Recreation and Open Space Policy PR-3.2.4)

**Policy CM-2.1.2:** Where appropriate, City-owned waterfront property, including the Miami River shorelines, ~~shall~~ will provide for public open spaces that allow similar access to County owned public open spaces that provide access to the shoreline where appropriate.

**Policy CM-2.1.3:** The City will continue development of the river walk and bay walk along City owned property as funds become available and will continue to require development of the bay walk and river walk along private property through its land development regulations.

**Policy CM-2.1.4:** The City ~~shall~~ will continue to implement design guidelines along the baywalk and riverwalk in accordance with the Miami River Greenway Action Plan and other adopted plans as appropriate.

**Policy CM-2.1.5:** [Reserved]

**Policy CM-2.1.6:** The City will incorporate provisions for public physical and/or visual access to the shoreline in its waterfront zoning regulations (See Parks, Recreation and Open Space Policy PR- 3.2.3.)

**Policy CM-2.1.7:** As specified in the City of Miami Charter and related laws, and more specifically the Waterfront Charter Amendment and Ordinance Zoning Ordinance for the City of Miami all new development and redevelopment along the downtown waterfront is required to provide a waterfront setback, and those developments within Special Districts (SDs) that require publicly accessible shoreline walkways, will ~~be designed them~~ in conformance with the "Baywalk/Riverwalk Design Standards." (See Parks, Recreation and Open Space Policy PR- 3.2.11.)

**Policy CM-2.1.8:** The City will continue to work toward increased physical public access to Virginia Key and Watson Island by pursuing appropriate development and redevelopment as directed by the Virginia Key and Watson Island master plans.

**Policy CM-2.1.9:** The City will ensure that development regulations are not altered so as to prohibit water dependent facilities or uses such as swimming, boating, and fishing and will encourage and support such facilities and uses.

**Objective CM-2.2:** [Reserved]

**Policy CM-2.2.1:** [Reserved]

**Policy CM-2.2.2:** [Reserved]

**Goal CM-3:** Pursuant to ~~Ch. Section~~ 163.3178(2)(g), F.S., The City ~~shall~~ will maintain strategies that will be used to preserve and adequate supply of land for recreational and commercial Working Waterfront uses defined in ~~Ch. Section~~ 342.07, F.S.3

**Objective CM-3.1:** The City ~~shall~~ will strive to allow no net loss of acreage devoted to recreational and commercial Working Waterfront uses in the coastal area of the City of Miami.

**Policy CM-3.1.1:** The comprehensive plan and land development regulations will encourage water-dependent uses along the shoreline, and strategies that will be used to preserve recreational and commercial Working Waterfronts as defined in ~~Ch.~~



Section 342.07, F.S., particularly on the Miami River. (See Goal PA-3 and Policy LU-1.3.3).

**Goal CM-4: Ensure public safety and the protection of property within the Coastal Zone Coastal High Hazard Area from the threat of hurricanes storms.**

**Objective CM-4.1: Minimize the potential for loss of human life and the destruction damage of property from hurricanes storms.**

**Policy CM-4.1.1:** Enforce building code standards that protect against the destruction damage of structures by hurricanes storms, winds, and tidal swells.

**Policy CM-4.1.2:** Continue to direct population away from the Coastal High Hazard Area, which is defined as the areas below the elevation of the category 1 storm surge line, as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to Section 163.3178(2)(h) F.S., as depicted on the CHHA map in Appendix CM-1. (See map following Appendix CM-4.) The City will regularly update Appendix CM-1 as new data is made available. As a member city of the Southeast Florida Regional Climate Change Compact (SFRCCC), the City uses the SFRCCC's Unified Sea Level Rise Projection to create additional long-range inundation risk analyses. All updates will include at least two planning horizons for shorter-term and longer-term planning efforts. (See maps CM-3 and CM-4 in Appendix CM-1.)

**Policy CM-4.1.3:** The City ~~shall~~ will continue to implement measures for the protection of City owned historic properties from destruction damage in the event of a major storm, and plans for each site's restoration in the event of destruction or major damage will remain in effect.

**Policy CM-4.1.4:** Immediately subsequent to the event of a major storm, the adequacy of existing building standards and the appropriateness of land uses and development regulations in the Coastal High Hazard Area will be reviewed, and all modifications to standards, zoning or land use policies required to reduce future risk of loss of life and property damage will be adopted prior to the approval of long term, post disaster redevelopment plans.

3 Additional strategies to preserve and encourage recreational and commercial Working Waterfront uses are contained in the Ports, Aviation, and Related Facilities element, "Port of Miami River" Sub-element.

**Policy CM-4.1.5:** Each proposed future land use map change within the Coastal High Hazard area of the city will require an analysis of its potential impact on evacuation times and shelter needs in the event of a hurricanes storms.

**Policy CM-4.1.6:** [Reserved]

**Policy CM-4.1.7:** The City will incorporate into its Comprehensive Plan any relevant recommendations of interagency hazard mitigation reports as they become available.

**Policy CM-4.1.8:** The City will work in cooperation with regional and state agencies to adopt plans and policies that protect public and private property and human lives from the effects of natural disasters.



**Policy CM-4.1.9:** The City's Division of Emergency Management will work in cooperation with regional and state agencies in the preparation of advance plans for the safe evacuation of coastal residents update of the regional hurricane evacuation plan.

**Policy CM-4.1.10:** The City will adhere to its ~~"Emergency Operations Plan for Civil Defense in War and Natural Emergencies"~~ and ~~"The Emergency Procedures Manual"~~ Comprehensive Emergency Management Plan, Hurricane Plan, and Debris Management Plan for immediate repair and cleanup actions needed to protect public health and safety. The City will update these manuals on an annual basis.

**Objective CM-4.2:** The City will adhere to and cooperate with the County in executing evacuation procedures as well as annually update information and procedural brochures for the public; these brochures will contain information on evacuation procedures and routes, and will be distributed to city residents and business owners at local businesses and government agencies.

**Policy CM-4.2.1:** The City's fire and police departments will continue to work with Miami-Dade County and regional emergency agencies to update and revise, as needed coordinated peacetime emergency and evacuation plans.

**Policy CM-4.2.2:** The City will annually update and distribute an informational brochure to establish public awareness and information programs that educate as to the need for evacuation, and indicate evacuation routes and procedures.

**Policy CM-4.2.3:** The City will follow the County in providing appropriate evacuation route markers within City boundaries as part of a Countywide coordinated program.

**Policy CM-4.2.4:** Included with the educational media provided to residents, visitors, and business owners of the City, the Division of Emergency Management will work with relevant agencies to develop an educational program for an appropriate shelter-in-place strategy and educational program for residents and visitors to the City of Miami.

**Objective CM-4.3:** Minimize the potential for loss of human life and **destruction damage** of property from **hurricanes natural hazards** in the Coastal High Hazard Area.

**Policy CM-4.3.1:** Public expenditures for capital facilities in the Coastal High Hazard Area will be limited to those required to eliminate existing LOS deficiencies, maintain adopted LOS standards in non-high hazard areas, improve hurricane evacuation time, or reduce the threat to public health and safety from storm events high-tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise. (See Capital Improvements Policy CI-1.4.1.) Those public expenditures for capital facilities must complete the Capital Planning Resilient Infrastructure Review form and submit it to the Office of Resilience and Sustainability for review.

**Policy CM-4.3.2:** Public expenditures for capital facilities in the Coastal High Hazard Area intended to further the goals and objectives of the Miami Comprehensive Neighborhood Plan will be limited to those projects that do not measurably increase the risk to public health, and safety, and capital assets from storm damage high-tide

events, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise. (See Capital Improvements Policy CI-1.4.2.)

**Policy CM-4.3.3:** Each proposed future land use map change to a residential land use category within the Coastal High Hazard area of the city will require an analysis by the Miami-Dade County Office of Emergency Management of its potential impact on evacuation times and shelter needs in the event of a category 5 storm event as measured on the Saffir-Simpson scale.

**Policy CM-4.3.4:** Proposed future land use map changes to a residential land use category within the Coastal High Hazard Area Miami-Dade County's Storm Surge Planning Zones A through E ~~shall~~ will only be approved if one of the following standards is met:

- a) A no greater than 16-hour level of service for out of county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;
- b) A no greater than 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by the proposed comprehensive plan amendment is available; or
- c) Appropriate mitigation is provided that will satisfy the provisions of subparagraph a. or subparagraph b. Appropriate mitigation ~~shall~~ will include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation ~~shall~~ will not exceed the amount required for the development to accommodate impacts reasonably attributable to development. The City and applicant for the plan amendment ~~shall~~ will enter into a binding agreement to memorialize the mitigation plan.

**Policy CM-4.3.5:** The City ~~shall~~ will consider the use of undeveloped land in the Coastal High Hazard Area for public or private recreational uses, stormwater retention and detention, parks, and open space.

**Policy CM-4.3.6:** The City will prohibit the construction of new mobile home parks in the Coastal High Hazard Area.

**Goal CM-5: Preserve and protect the heritage of the City of Miami through the identification, evaluation, rehabilitation, adaptive reuse, restoration and public awareness of Miami's historic, architectural and archaeological resources, with consideration of current and future environmental hazards.** (See Land Use Goal LU-2.)

**Objective CM-5.1: Maintain, update and increase amplify the Miami Register of Historic Places, to increase the number of eligible designated properties, Continue to survey properties and identify areas of the City that are eligible for historic designation. ~~contained in the Miami-Dade County Historic Survey, which identifies and evaluates the City's historic, architectural and archaeological resources.~~ (See Land Use Objective LU-2.1.)**

**Policy CM-5.1.1:** The City will continue to identify potential historic districts and conduct further surveys of contributing and noncontributing buildings. (See Land Use Policy LU-2.1.1.)

**Policy CM-5.1.2:** The City will continue to maintain ~~a computerized~~ an electronic database of all relevant information for all ~~sites in the Miami-Dade County Historic Survey~~ designated sites in the Miami Register of Historic Places. (See Land Use Policy LU-2.1.2.)

**Policy CM-5.1.2:** The City will continue to maintain database of all relevant information for all sites in the Miami-Dade County Historic Survey. (See Land Use Policy LU-2.1.2.)

**Policy CM-5.1.3:** The City has designated numerous historic sites and historic districts pursuant to Chapter 23 of the Miami City Code. The City will continue to designate sites and districts as appropriate and warranted. (See Land Use Policy LU-2.3.2.)

**Policy CM-5.1.4:** The City will continue to review nominations to the National Register of Historic Places through the Certified Local Government Program. (See Land Use Policy LU-2.3.1.)

**Policy CM-5.1.5:** The City will continue to include information on the City's historic, architectural and cultural heritage for inclusion in public information, economic development promotion and tourism materials. (See Land Use Policy LU-2.5.4.)

**Objective CM-5.2: Increase the number of historic structures that have been preserved, rehabilitated or restored, according to the U.S. Secretary of the Interior's Standards for Rehabilitation. (See Land Use Objective LU-2.4.)**

**Policy CM-5.2.1:** The City will continue to utilize the U.S. Secretary of the Interior's Standards for Rehabilitation as the minimum standards for preservation of historic properties. To receive public financial support from the City, designated privately owned structures must meet these standards. (See Land Use Policy LU-2.4.2.)

**Policy CM-5.2.2:** The City currently owns historic sites and other potential archaeological sites. If it is deemed in the public interest for the City to transfer title of City properties of historic, architectural, or archaeological significance, such transfer will include restrictive covenants to ensure the protection and preservation of such properties. (See Land Use Policy LU-2.4.3.)

**Objective CM-5.3: The Office of Historic Preservation will work with the Office of Resilience and Sustainability to take the effects of wind, flooding and other natural hazards into consideration and implement improvements for historic preservation by 2022.**

**Goal CM-6: Achieve a flood resilient community by protecting and adapting public infrastructure, services, natural systems, and resources from climate change impacts in accordance with the Peril of Flood legislation (Section 163.3178, F.S.). (1)**

**Objective CM-6.1: Include development and redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise. (1)**

**Policy CM-6.1.1:** Maintain and update as needed, all maps—including FEMA flood zones and repetitive claim maps, storm surge/CHHA, and sea-level rise impact maps—identifying current and potential future areas subject to high flood hazard. Mapping updates will consider specific planning horizons and include the best available sea level rise projections, including, but not limited to, the Unified Sea Level Rise Projection from the Southeast Florida Regional Climate Change Compact. (1)

**Policy CM-6.1.2:** Take the rise in sea level projected by National Oceanic and Atmospheric Administration into consideration in all future decisions regarding the design, location, and development or redevelopment of infrastructure and public facilities in the FEMA-designated Special Flood Hazard Area. (1)

**Policy CM-6.1.3:** The City will incorporate Low-Impact Development (LID) into all new public projects to reduce flood risk and deleterious effects of runoff on adjacent ecosystems and property. (3)

**Policy CM-6.1.4:** Continue to upgrade stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, seawall repair and hardening in addition to sustainable flood management actions such as, but not limited to, installation of bioswales, recharge through drainage wells, use of pervious surfaces, maintenance of natural preserve areas and protection of tidal beaches that are adaptive and consider future climate changes. (3)

**Policy CM-6.1.5:** Require building construction techniques be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations including for wind, flood-proofing, and storm surge protection as set forth in the Title 44 Code of Federal Regulations (C.F.R.) Part 60. (4)

**Objective CM-6.2: Encourage the use of best practices, development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.** (2)

**Policy CM-6.2.1:** The City will develop a plan for the replacement of infrastructure which also integrates innovative climate adaptation and mitigation in the Coastal High Hazard Area. This plan will be developed in coordination with the City's Comprehensive Emergency Management Plan and other pertinent City documents. (1)

**Policy CM-6.2.2:** New development and infrastructure in areas modeled to be within the Coastal High Hazard Area will use best practices to address sea level rise. (1)

**Policy CM-6.2.3:** After disasters, all repairs must address and employ the most appropriate mitigation strategies. Cost-benefit analyses will be conducted to determine the most appropriate mitigation strategy for damage caused by natural disasters, tidal flooding, and/or sea-level rise, including relocating public facilities out of the Coastal High Hazard Area. (1,2)

**Objective CM-6.3: Utilize site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in the state.** (3)

**Policy CM-6.3.1:** Continue to use vegetative management, such as vegetative buffers around the public lands that flank the Miami and Little Rivers. (3)

**Policy CM-6.3.2:** Continue to utilize landscape retention areas in parking lot medians, along edges of impervious surfaces, and at the base of buildings. (3)

**Policy CM-6.3.3:** Prioritize the use of pervious surfaces in redevelopment areas. (3)

**Policy CM-6.3.4:** Participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for insurance policy holders. (6)

**Objective CM-6.4:** The City will establish a program of adaptive planning by 2025 by which areas needing protection, accommodation, retreat, and avoidance are established. (This is in conjunction with Future Land Use Policy LU-6.1)

**Policy CM-6.4.1:** The Adaptation Action Area, as defined by Chapter 163.3164(1), is designated for portions of the City (pursuant to Chapter 163.3177(6)(g)(10), F.S., as shown in Appendix CM-1.

- a. Adaptation strategies utilized within the Adaptation Action Area can be categorized as one of the following:
  - i. Protection – structurally defensive measures that directly protect vulnerable structures, allowing them to be left largely unaltered
  - ii. Accommodation – alter physical design of vulnerable structures to allow the structure or land use to stay in place
  - iii. Managed Retreat – retreat from areas or infrastructure where protection or accommodation will not be efficient or effective can be voluntary, incentivized, or done gradually
  - iv. Avoidance – guiding new development away from areas that are subject to coastal hazards and can be done by implementing policy and/or offering incentives
- b. Criteria for an area’s adoption into the Adaptation Action Area may include, but need not be limited to:
  - i. Areas determined to be within the Coastal High Hazard Area;
  - ii. Having a land elevation below, at, or near mean higher high water;
  - iii. Having a hydrological connection to coastal waters; or
  - iv. Being designated as an evacuation zone for storm surge.

**Policy CM-6.4.2:** Programming for the Adaptation Action Areas

1. Will include planning at the neighborhood scale;
2. Consider both hard and soft adaptation strategies to protect existing infrastructure, property, and human health;
3. Include strategies for mitigating greenhouse gas emissions; and
4. Be community driven.

**Policy CM-6.4.3: Coordinate on adaptation activities and access technical assistance and support with all relevant partners, including: Southeast Florida Regional Climate Compact, South Florida Water Management District, Miami-Dade Water and Sewer Department, Florida Department of Transportation, and other agencies that plan for, or own, operate and maintain public infrastructure within, or crossing areas identified for adaptation, and adjacent local governments if such areas extend beyond the City limits.**

\* \* \* \* \*

Section 3. The PZAB recommends approval to the City Commission of the proposed amendment to Ordinance No. 10544, as amended, the MCNP, to amend Appendix CM-1, as shown in Exhibit A.

Section 4. The PZAB finds that the Comprehensive Plan amendment:

- (a) Is necessary due to changed or changing conditions;
- (b) Follows an Expedited State Review Process pursuant to Section 163.3184(3), Florida Statutes;
- (c) Involves a text change to the Miami Comprehensive Neighborhood Plan;
- (d) Is one which is not located within an area of critical state concern as designated by Section 380.0552, Florida Statutes or by the Administration Commission pursuant to Section 380.05(1), Florida Statutes;
- (e) Complies with the applicable density limitations set forth in the Local Government Comprehensive Planning and Land Development Regulation Act, if applicable.

Section 5. If any section, part of a section, paragraph, clause, phrase, or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Section 6. This Resolution shall become effective immediately upon its adoption.

<sup>11</sup> Words and/or figures stricken through shall be deleted. Underscored words and/or figures shall be added. The remaining provisions are now in effect and remain unchanged. Asterisks indicate omitted and unchanged material.