



PZAB File ID No. 4421

Applicant(s):	Emilio T. Gonzalez, on behalf of the City of Miami
Location:	Approximately 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675 and 1701 NW South River Drive and 1001, 1007, 1015 and 1111 NW 17 Court, Miami, Florida
Folio Numbers:	01-3135-016-0010, 0020, 0080, 0081, 0082, 0083, 0084 and 0085, and 01-3134-045-0810, 0820, 0830 and 0840, and 01-3134-094-0010
Commission District:	District 1 – Commissioner Wifredo "Willy" Gort
Net District Office:	Little Havana NET
Planner:	Derrick Cook

[illegible]

REQUEST: Pursuant to Article 7, Section 7.1.2.8 of Ordinance 13114, as amended, the Applicant requests a change of zoning designation of thirteen (13) Lots. The proposed change of zoning designation generally located at 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675 and 1701 NW South River Drive and 1001, 1007, 1015, and 1111 NW 17 Court, from "T3-L" Sub-Urban Transect Zone – Limited to "T4-R" General Urban Transect Zone Restricted.

SUBJECT PROPERTIES: As the aerial map above illustrates, the subject properties encompass nearly the entire waterfront along NW South River Drive less three Lots that experienced a rezoning from T3-L to T4-R in March 2018, which fueled the application before the Board. Eight of the subject thirteen Lots are bounded on the east by Interstate 836 and on the west by NW 17 Avenue and located east of NW 17 Avenue abutting Miami River on the north and NW South River Drive to the south. The remaining five Lots about the west side of NW 17 Avenue situated on the north and south side of NW South River Drive with three of the Lots bound to the east side by NW 17 Court.

The assemblage of the properties, comprises thirteen parcels totaling approximately 173,942 square feet or 3.99 acres, as depicted in "Table No.1: Property description and change of zoning classification request" (complete legal description of the property is on file with the Hearing Boards Office).

Table No. 1: Property description and rezoning request

#	Folio No.	Address	Lot Size (Sq.Ft.)*	Zoning Classification	
				Current	Proposed
1	0131350160010	1491 NW South River Drive	17,738	T3-L Sub-Urban Transect Zone - Limited	T4-R General Urban Transect Zone - Restricted
2	0131350160020	1501 NW South River Drive	26,337		
3	0131350160080	1603 NW South River Drive	16,500		
4	0131350160081	1611 NW South River Drive	16,500		
5	0131350160082	1631 NW South River Drive	16,402		
6	0131350160083	1665 NW South River Drive	16,936		
7	0131350160084	1675 NW South River Drive	17,110		
8	0131350160085	1645 NW South River Drive	17,040		
9	0131340450810	1701 NW South River Drive	1,696		
10	0131340450820	1015 NW 17 Court	3,511		
11	0131340450830	1007 NW 17 Court	4,980		
12	0131340450840	1001 NW 17 Court	4,817		
13	0131340940010	1111 NW 17 Court	14,375		
			173,942		

Note: Lot size in Table 1 reflects information obtained from public records. The surveys of the properties would show adjustments in size when considering dedications. The aggregate area as per public records is 173,942 sq. ft. (3.99 ± acres).

The request depicted in Table 1 qualifies to be considered for a change of zoning classification pursuant to Miami 21 Code, Sec. 7.1.2.8(c) by including at least 40,000 square feet of property and the change of zoning request is successional pursuant to Sec. 7.1.2.8(a).

B. BACKGROUND

The subject zoning change consists of thirteen parcels totaling approximately 3.99 acres (173,942 square feet) within the Little Havana NET area. Twelve of the thirteen Lots contain an existing structure. The dates of construction for the existing structures span from 1924 to 1990 with the majority of the homes constructed in 1957 to 1958.

The context of the neighborhood primarily comprises single-family residence with the area principal zoning classification of "T3-L" and "T3-R" Sub-Urban Transect Zone, except for three Lots recently zoned "T4-R" General Urban Transect Zone.

The three Lots in question are generally located at 1515, 1529 and 1543 NW South River Drive encompassing approximately 1.77 acres of land situated west of NW 16 Avenue, south of the Miami River and north of NW South River Drive. The change of zoning classification request of T3-L to T4-R was reviewed by the Planning, Zoning and Appeals Board at its November 1, 2017 meeting. After much discussion, the Board voted unanimously to recommend denial of the request to the City Commission.

During the City Commission January 25, 2018 meeting, the Commission passed the requested change of zoning classification of the three Lots from T3-L to T4-R unanimously on First reading with modifications.

At its March 22, 2018 meeting, the Commission voted unanimously to adopt the amendment of the Future Land Use Map of the Miami Comprehensive Neighborhood Plan by changing the Future Land Use designation from "Single-Family Residential" to "Low Density Multifamily Residential" and unanimously adopted to change of zoning classification of "T3-L" Sub-Urban Transect Zone – Limited to T4-R" General Urban Transect Zone - Restricted for the three Lots generally located at 1515, 1529 and 1543 NW South River Drive with modification(s). The Commission also "...directed the City of Miami's Planning Department's staff to conduct a study of the subject property for change of zone area to determine whether an up zoning of the area is appropriate to match the change of zoning request before the City Commission."

On March 21, 2018, the City of Miami's Planning staff conducted a public workshop at Jose Marti Park to the discussion the merits and disadvantages of rezoning the balance of the river front properties to T4-R to match the adopted rezoning of 1515, 1529 and 1543 NW South River Drive. The subject Lots are located north of NW South River Drive, positioned west of NW 17 Avenue and East of State Road 836 Expressway and five additional Lots that abut the west side of NW 17 Avenue for a total thirteen Lots.

During the meeting approximately 30 residents of the Grove Park area attended. Several items were discussed related to the rezoning of the subject properties, which consisted of Land Use, traffic, environmental impact, i.e. maintaining the natural topography and waterfront access and Affordable Housing. A robust discussion transpired that concluded with nearly every affected property owner expressing their desire to have their property rezoned to T4-R to match the previously adopted Miami Comprehensive Neighborhood Plan Future Land Use Map amendment and change of zoning classification.

C. MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN

The requested change of zoning classification of T4-R is inconsistent with the current Miami Comprehensive Neighborhood Plan (MCNP) designation of "Single Family Residential" for the properties. Therefore, a companion Comprehensive Plan amendment is necessary of "Low Density Multifamily Residential", which being processed under File ID 4420.

FUTURE LAND USE DESIGNATION

Subject Properties:

Single Family Residential 9 D.U. per acre.

NEIGHBORHOOD CHARACTERISTICS:

Surrounding Properties

NORTH: Restricted Commercial 150 D.U. per acre

SOUTH: Single Family Residential 9 D.U. per acre

EAST: Single Family Residential 9 D.U. per acre

WEST: Recreation N/A D.U. per acre

ZONING

Subject Properties:

T3-L "Sub-Urban" Transect Zone – Limited"

Surrounding Properties

NORTH: River Landing SAP

SOUTH: "T3-R" Sub-Urban-Open

EAST: "T3-L" Sub-Urban – Limited

WEST: "CS" Civic Space/Parks

Existing Zoning Classification



Proposed Zoning Classification



Regarding the uses allowed for the Transect Zone involved in this rezoning request, below is an excerpt of Article 4, Table 3 of Miami 21 Code, which illustrates the additional uses allowed with the proposed change of zoning.

Excerpt of Article 4, Table 3 of Miami 21 Code			
		T3-L	T4-R
MULTIFAMILY HOUSING			R
TWO FAMILY RESIDENCE			R
BED & BREAKFAST			W
MARINA			E
CHILDCARE			E

D. ANALYSIS

Following the above referenced "Background", this proposal for change of zoning classification is taking in consideration criteria set forth in Article 7, Section 7.1.2.8 (a)(5) & (f)(2) of Miami 21:

Criteria 1 Sec.7.1.2.8 (c) (1) "Except where the proposal for the rezoning of property involves an extension of an existing Transect boundary, no rezoning of land shall be considered which involves less than forty thousand (40,000) square feet of land area or two hundred (200) feet of street Frontage on one (1) street".

Analysis of

Criteria 1 The request is for the rezoning of 13 properties of which the aggregated area involves more than 40,000 square feet of land.

Finding 1 The request complies with requirement for rezoning as set forth in Miami 21 Code, Sec. 7.1.2.8 (c) (1) as the proposal contains 173,942 square feet of land.

Criteria 2 Sec.7.1.2.8 (f)(2) for rezoning: A change may be made only to the next intensity Transect Zone or by a Special Area Plan, and in a manner which maintains the goals of this Miami 21 Code to preserve Neighborhoods and to provide transitions in intensity and Building Height.

Analysis of

Criteria 2 The rezoning, as requested from T3-L to T4-R is successional by the Miami 21 Code. Additionally, because a recently approved change of zoning classification of three Lots in the midst of the 13 of the subject Lots, the proposed rezoning will be compatible within the existing neighborhood context of intensity and density. The increase in density from 9 D.U. per acre to 36 D.U. per acre would allow for compatible intensity and uses formulated by the most recent change of zoning classification of three Lots within the area.

Furthermore, the request also will allow the continuation of the established height pattern with the recently approved change of zoning of three-story maximum. The

rezoning request from T3-L to T4-R will bring continuity to the neighborhood context.

Finding 2 The rezoning, as requested, matches with the successional Table for rezoning set forth in Miami 21 Code, Sec. 7.1.2.8 (a)(2), and consequently comply with Sec.7.1.2.8 (f)(2). The request also is transitional and it establishes uniformity in density and intensity within the neighborhood context.

Criteria 3 Will the proposed zoning change relate to adjacent and nearby districts, and be within the scale and needs of the neighborhood?

**Analysis of
Criteria 3**

The proposed T4-R zoning classification corresponds with the recently approved rezoning within the neighborhood. The rezoning also will allow compatible residential development with the single family residential area located south of the properties and Miami River. T4 Transect Zones represent the quintessential transition to the T3 Transect Zones.

Furthermore, the location of the subject properties, bounded by natural and human-made barriers create a unique isolation of the properties from influencing zoning change within the area. Because of the niche location of the subject properties, the potential redevelopment stimulated by the rezoning will not erode the established single-family and duplex residential area to the south know as Grove Park.

Finding 3 The requested rezoning represents continuity of density and intensity in the area. The change of zoning allots opportunity to produce a development in scale with the area that will not adversely impact the characteristic of the area. Staff deems this rezoning request as appropriate and consistent with current urban fabric of the area.

Criteria 4 The proposed change maintains the same or similar population density pattern and thereby does not increase or overtax the load on public facilities such as schools, utilities, streets, etc.

**Analysis of
Criteria 4**

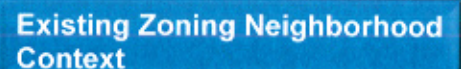
The requested rezoning entails an increase in Density and therefore could escalate demand on public facilities such as schools, utilities, streets, etc. with new development. The change of zoning quadruples the density from 9 units per acre to 36 units per acre.

However, the subject properties have access to several transportation routes that consists of Miami River to the north, NW 17 Avenue and State Road 836 Expressway. The travel routes will allow fluid vehicle egress from a development site, except when the NW 17 Avenue bridge is up.

Additionally, a portion of NW South River Drive is a one-way street traveling west that starts one Lot east of NW 16 Avenue to NW 17 Avenue. The segment of the road requires seven Lots to egress westward to NW 17 Avenue preventing vehicular access eastward that could filter into the single-family and duplex

Consequently, the one-way portion of the NW South River could have positive implication with any redevelopment of the Lots situated between NW 16 Avenue and NW 17 Avenue for the established single-family and duplex neighborhood to the south. In that, any egress from the redeveloped properties would require traffic to travel west. To allow any traffic to proceed eastward, NW South River Drive would require substantial reorientation to facilitate two-way access that could generate potential vehicular traffic into the single-family and duplex residential area.

The proposed rezone does provide a benefit to neighborhood as it creates zoning to match the existing Transect Zone within the surrounding properties in the area.




E. CONCLUSION

The proposed change of zoning from T3-L "**Sub-Urban-Limited**" to T4-R "**General Urban – Restricted**" is compatible and provides the proper transitions and protections to the established low density single family residential neighborhood.

RECOMMENDATION:

Pursuant to Article 7, Section 7.1.2.8 of Ordinance 13114, as amended on the aforementioned findings, the Planning Department recommends **Approval** of the rezoning from T3-L to T4-R for 13 Lots as presented.



Jacqueline Ellis
Chief of Land Development