

TOWN CENTER NORTH OVERLAY (TCNO) STRATEGY OPTIONS

This scorecard is designed to facilitate a side-by-side review and evaluation of several potential courses of regulatory action available to the City of Sunny Isles Beach, with the factors involved in each potential decision concisely and objectively presented. These strategies are broad concepts, not designed to encapsulate every detail of the processes needed to achieve a strategy. To allow for an “apples to apples” comparison, four criteria important to the residents, the business owners, landowners, developers, staff and the City were scored on a simple scale of 1 to 5.

SCORE CARD

COMMUNITY RESPONSE



Refers to input provided via the community engagement process. It also refers to consensus identified regarding specific ideas.

RISK



Refers to potential development rights, legal and fiscal ramifications to the City, based on an estimate of the development impact of changes, as well as on feedback from the City Attorney.

COMPLEXITY



Reflects the relative level of exertion required in terms of City coordination and effort due to thresholds to meet, technical analyses to prepare, and/or documentation to assemble due to the number of “moving parts.”

PROCESS EXPEDIENCY



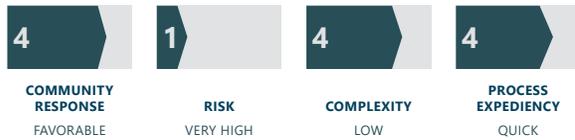
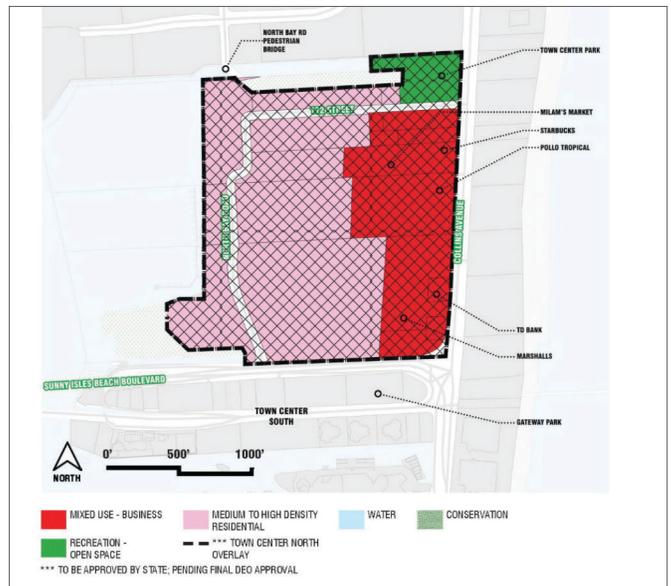
Indicates the estimated length and pace of the process based on the number of local administrative or legislative requirements and the applicable level of State review.

Option LET IT BE Keeping the district as originally intended

This option entails keeping the TCNO in the Comprehensive Plan, and ensuring that it meets the district’s original intent.

Implications:

- While keeping the current boundary and character of the TCNO, intensity and density measures must be added to achieve compliance with the Florida Statutes (these metrics are not in the TCNO land use designation today). Community response and risk may vary depending on which metrics are chosen.
- Zoning Code text changes to the Town Center zoning district will be needed to achieve consistency with a Comprehensive Plan amendment.
- While no Future Land Use Map amendment is necessary in this option, the Zoning Map must be amended to match the Zoning Code changes.



CUMULATIVE SCORE: 13

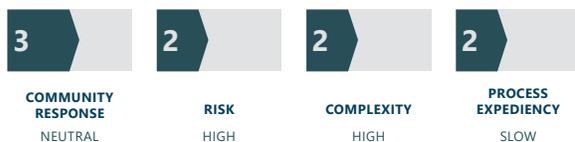
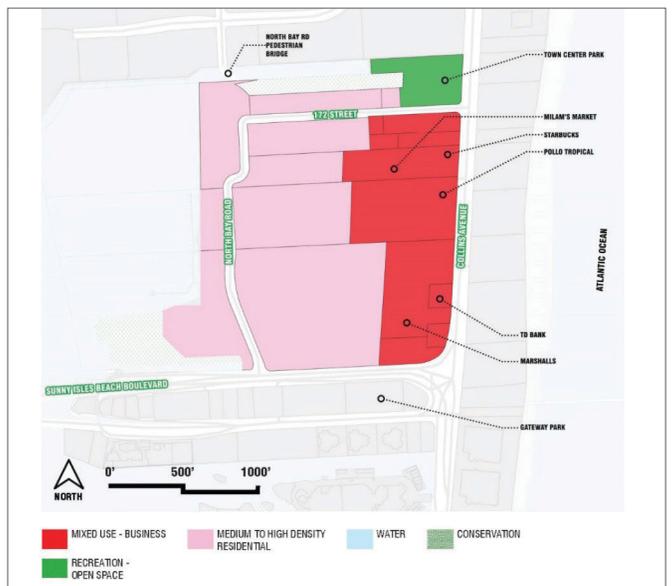


Option TOSS IT AWAY Eliminating the district

This option would simply eliminate the TCNO in the Comprehensive Plan, leaving future development and redevelopment to be guided by the existing underlying land use districts (Medium to High Density Residential and Mixed-Use Business).

Implications:

- Considers whether the City needs to designate a “town center” at all.
- Requires Comprehensive Plan text and Future Land Use Map amendments to eliminate the Overlay.
- Text amendments to the Zoning Code are needed to eliminate the Town Center zoning district.*
- Zoning Map amendment is needed to rezone the land currently zoned Town Center to the more appropriate zoning designations (compatible with the underlying future land use districts).



CUMULATIVE SCORE: 9



* A variation of this strategy could be to convert the Town Center Zoning District base designation to a zoning overlay with any necessary variations, for example, adding in design guidelines from the Comprehensive Plan. This change still would require Zoning Code and Zoning Map amendments.

TOWN CENTER NORTH OVERLAY (TCNO) STRATEGY OPTIONS - CONT'D

SCORE CARD

Other Considerations (Non-scoring factors at this time)

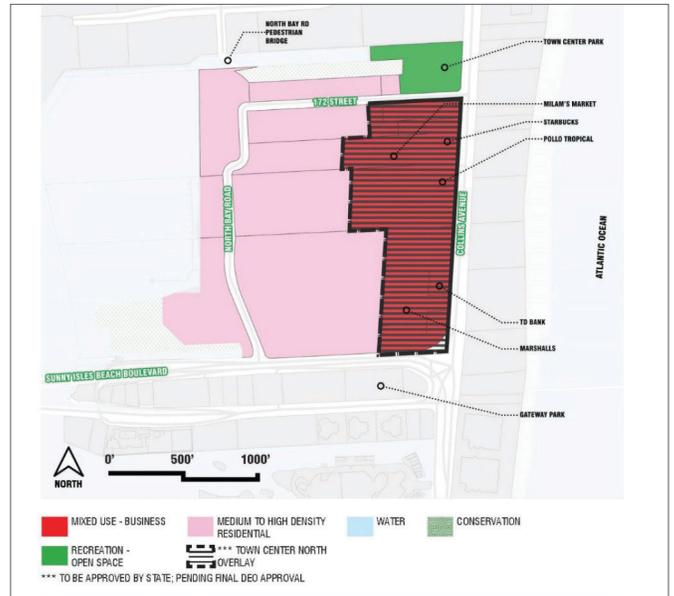
- **Density and Intensity Metrics:** These are required by Florida Statutes in Future Land Use designations. All options that retain the Town Center North concept (i.e., all but the "Toss it Away" option) would need to integrate such measures.
- **Development Guidelines:** All options that retain the Town Center North concept (again, all but "Toss it Away") could include guidelines to promote a higher bar of development quality.

Option A NARROWER FOCUS Redefining the district

In this option, the overlay is shrunk (i.e., redrawn) to apply only to the present commercial properties fronting on Collins Avenue. * The overlay is entirely removed from the residential portion of the district. There, future development would be controlled by the underlying Medium to High Density Residential land use designation.

Implications:

- Requires a Future Land Use Map amendment to remove the TCNO designation from the residential portion of the current district.
- Requires a Zoning Map amendment to redraw the boundary of the Town Center zoning district to match the Future Land Use Map, and to rezone the residential portion of the current Town Center zoning district to a different zoning category.
- Comprehensive Plan and Zoning Code text amendments may be necessary to clarify the changes in the overlay and the zoning district.



CUMULATIVE SCORE: 11



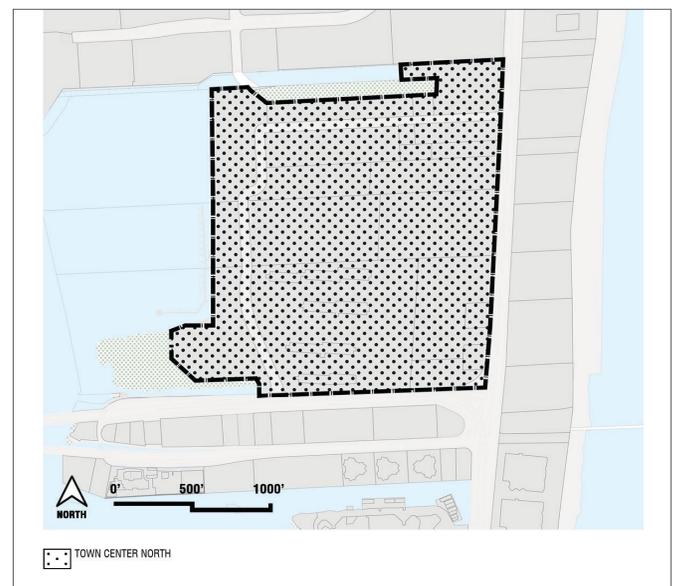
* A variation of this strategy could be to apply the redrawn overlay to the existing residential properties.

Option A NEW VISION Creating a new district from scratch

In this option, a new "Town Center North" land use designation (i.e., a base district) would be established to replace the Overlay. New development guidelines would be created as part of the new district.

Implications:

- Requires Comprehensive Plan text amendments to create a new land use designation, with its own density and intensity measures, and to eliminate the existing TCNO and underlying land use districts.
- A Future Land Use Map amendment is required to re-designate all properties within the current overlay to the new base district. **
- The Zoning Code will have to be amended to match changes in the Comprehensive Plan. Zoning Map changes are also necessary.



CUMULATIVE SCORE: 9



** A potential variation on this strategy is to consider whether the Town Center, as a general concept, should be applied (i.e., relocated) to an entirely different area of the City. This may require regrouping and assessing the implications of this. A separate study might be needed to understand the implications of this as a strategy.