



*Continue shaping your community's future
through the comprehensive plan!*

Participatory Workshop Meeting

30 November 2022, Miami Shores Village

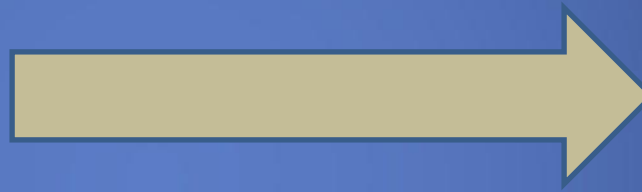
Facilitated by

Jim Karas, Community Marine & Water Resource Planning

www.linkedin.com/in/jeakaras

Thank you for attending!

- Who is our audience today?
 - Go to **Kahoot.it** on your cellphone (no wifi)
 - Enter 7 number PIN, choose name.
 - Work quickly- no more than 5 min.



- Introduction by Village Manager

Visioning Your Future

CHANGE

危機

crisis

One stands for **danger**;

the other for **opportunity**.

American Assembly (Modified)

- Origins: 1950s, Eisenhower, Columbia University , national/international disputes & thorny Florida issues
- Goal: Validate or change comprehensive plan policy statements, gauging support; receive NEW solutions/ideas
- Toward Consensus: discuss, debate, repeat

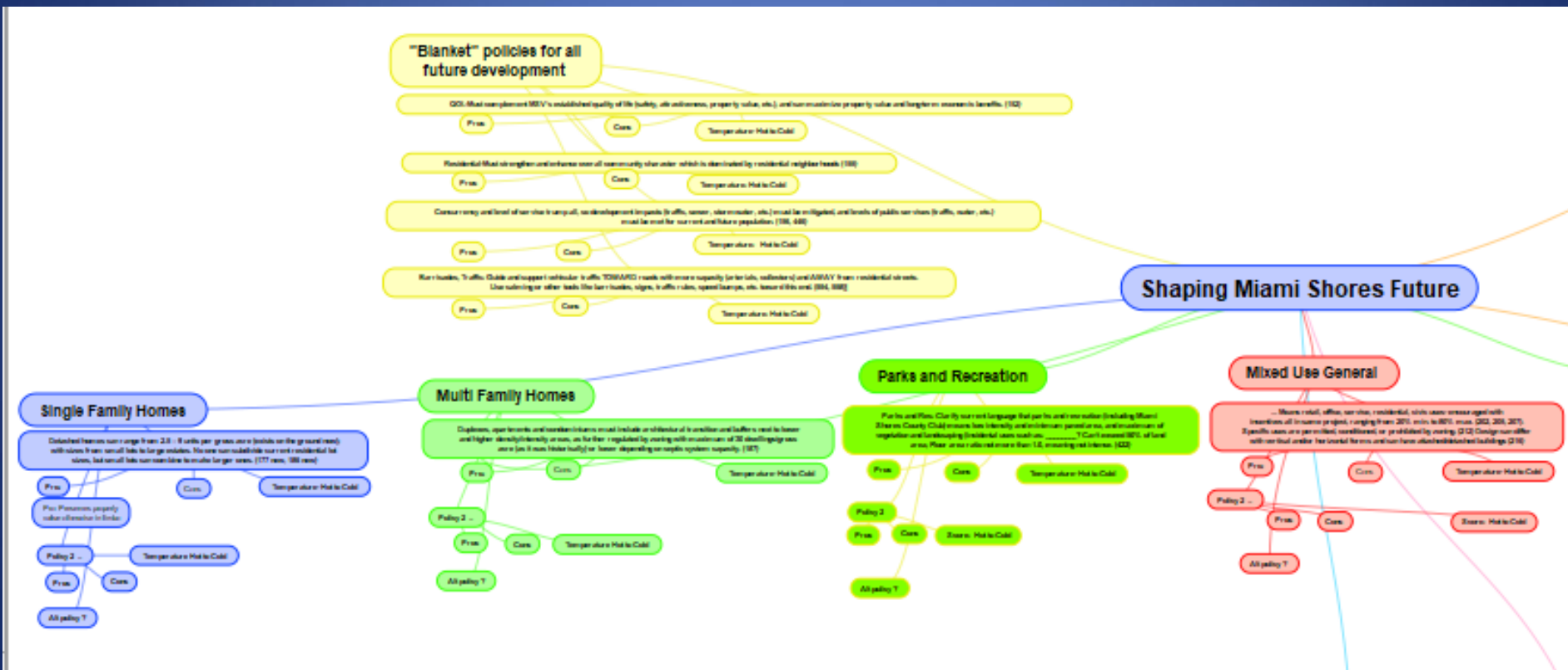


Seeking Agreement on Policies

- Table discussions: Prepared, select policies (not all)
 - Ingredients: Draft ordinance, Council discussion, community input
 - Pros and Cons of Plan into compliance w/ minimal fixes
- Change or keep as you choose

Seeking Agreement on Policies

Example of outcome



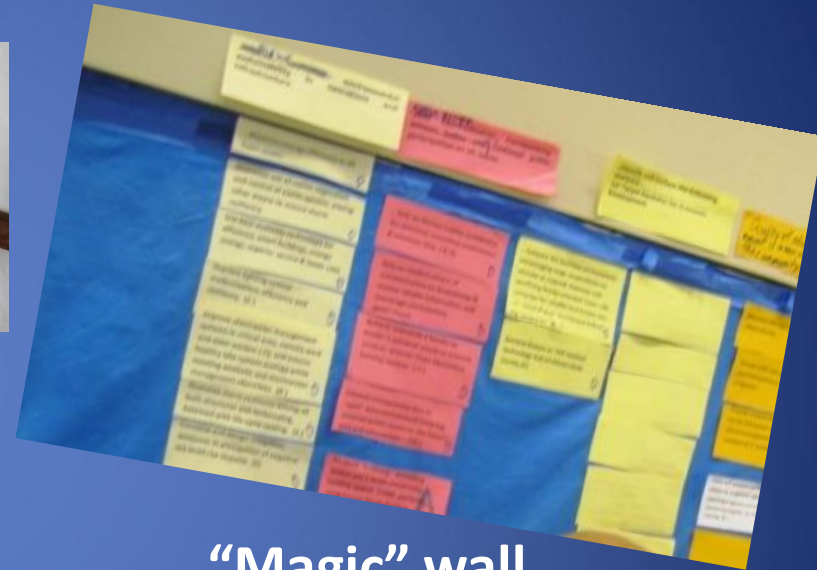
Facilitation Tools



Card storming



Talking "Stick"



"Magic" wall



Red Card



- ★ *HOT - Ok or good*
- ★ *LUKE WARM- Concerns*
- ★ *COLD- NOMDB*

Temperature

Rules and Tools

- 1 Be present & engage !
- 2 Entrust facilitators/staff – red if not
- 3 Aspire “Full Value” / Communicate
- 4 SAFE setting, respectful / civil, no talk stick, etc.
- 5 Stick to Agenda (Parking)
- 6 Blue wall, cards, tables, mics, other
- 7 Resources; simplified concepts?

Do we have a verbal contract?



Schedule (adjustable)

1800	I. Opening/Icebreaker, Objectives, Ground Rules & Tools
1820	II. Table Group Work (45 min)
1905	III. Large Group Report (45 min)
1950	IV. Table Group Work (Round II) (30 min)
2020	V. Large Group Report (30 min)
2050	VII. Reflect, Evaluate
2100	VIII. Adjourn

Cards like this

Bold marker/ large print
ONE idea per card

**PRINT succinct idea -
Actions, re-word policy, problems, etc.**

Seeking Agreement on Policies

- Remember- the Plan is aspirational
- Timing- now or later?
- Root cause
- Facts and data to better understand
- Examples you like-Analogues?
- Other?

Table Assignment

- Staff Facilitator; Pick scribe/ presenter
- Accept, revise, or add/replace policy statements by general consensus. Example: _____
- Take temperature
- Deliberate with Pros, Cons (pick top 2), change or accept
- Ideas/comments off topic –refer to Parking Lot
- Take temperature
- Decide by majority hand vote
- Report small group result to large group upon prompt
- First round: 45 min. ; Repeat as needed

Credit: Florida Institute of Government and Cantanese Center for Urban and Environmental Solutions, Florida Atlantic University, Sarah Shannon, Director and Dr. Tom Taylor, Florida State University

Reflect and Self Evaluation

- Report to Council
- Future steps / conclusions
- “One word” summation
- Evaluation Form- Handout (how to return)(

Adjourn

Facilitated by:

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Community, Marine & Water Resource Planning
Advocacy, Facilitation & Conflict Resolution

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For Reference

Various graphics: field photos, FAR diagram, density example, analogues ,
other

Bring Plan into Compliance. If not...

- Nearly 3000 properties non-conforming with adopted Plan
- Village budget/finance constrained since Mixed Use declining, business outmigration
- Forfeit \$ millions in grants
- Without vision, what if redevelopment comes?
- Undesirable development happens anyway
- Possible legal liability

Floor Area Ratio (FAR): the ratio of a building's total floor area relative to the land area of the site upon which the building stands.

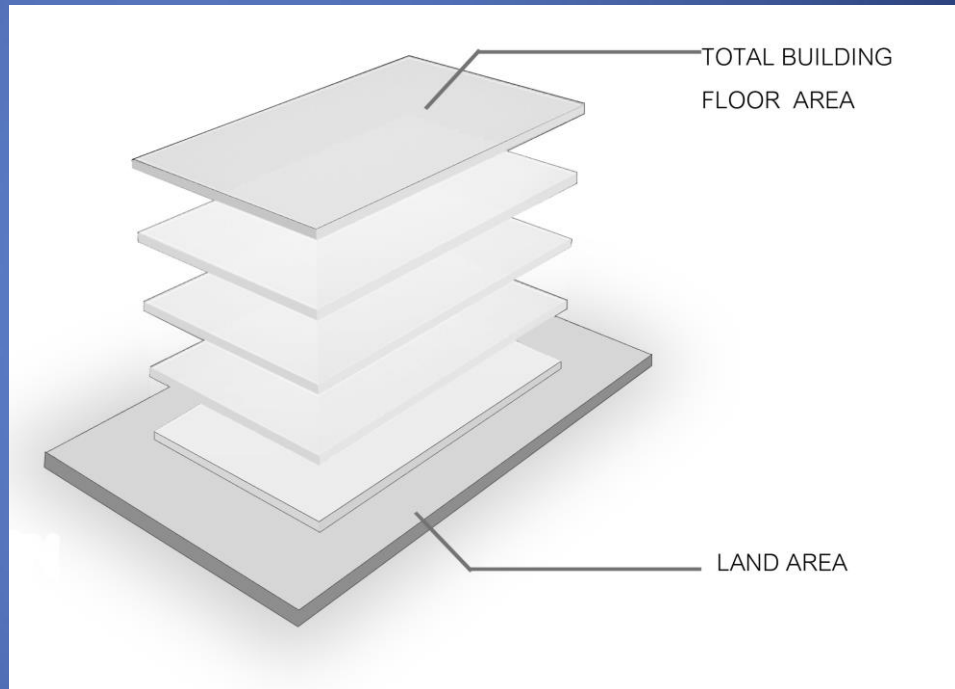
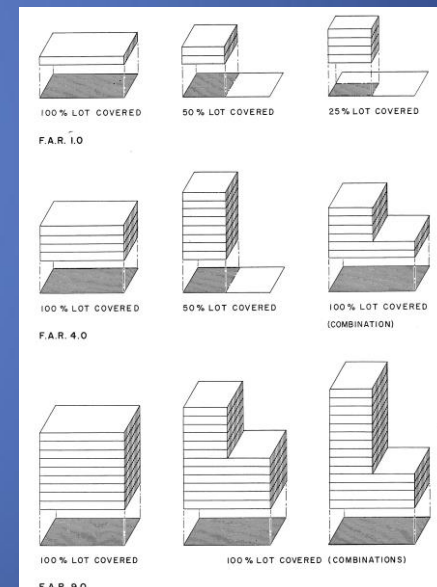
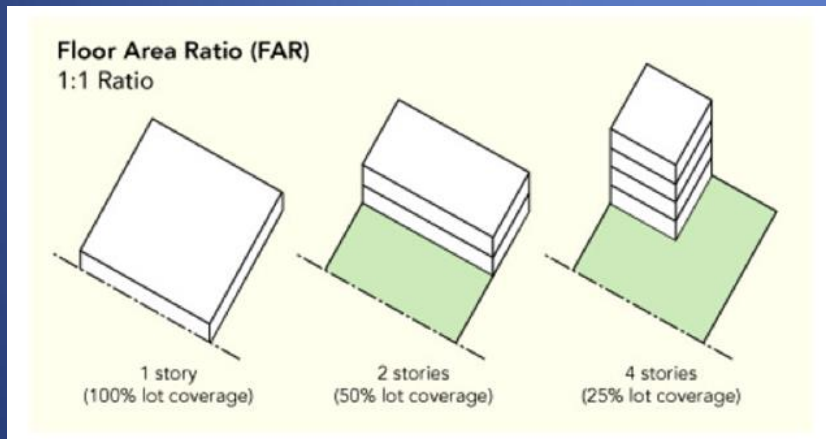


Image Credit: American Planning Association PAS Report 111

FAR is a tool that describes the intensity of development and may be expressed in a variety of building massing options. But it is not a controlling factor of building shape or character. In fact, FAR alone is a poor predictor of physical form, but should be used with other zoning tools.



- Multi (2+) story urban buildings typically will have higher FARs than auto-oriented suburban developments, like strip malls or big-box stores, which almost always have ratios less than 1.0.

- FAR is sometimes mistaken for density. But FAR controls do not necessarily result in high density development and can result in the opposite instead. A single large house on a small lot likely has a high FAR, whereas a large house on a large lot would have a low FAR, and often be indicative of sprawl.

- Still, in limiting development intensity, FAR often has consequences for density and can determine other considerations set in the zoning code, like lot coverage, setbacks, parking requirements.



Image Credits: Jeff Greenberg (top)/Planetizen (bottom)

This is because the zoning regulations act together as pieces of a single puzzle to create a building “envelope” on a site, i.e., the maximum three-dimensional space on a zoning lot within which a structure can be built, as permitted by applicable height, setback and yard controls.

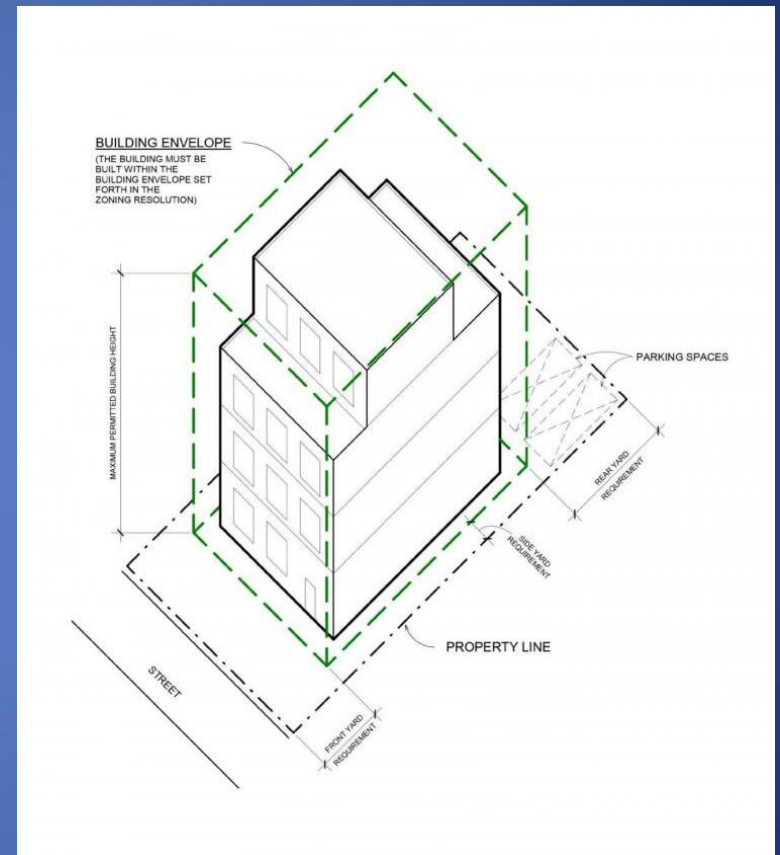
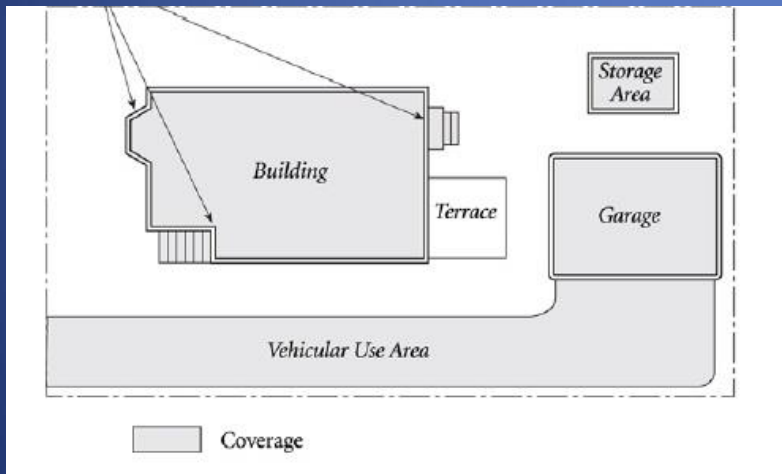
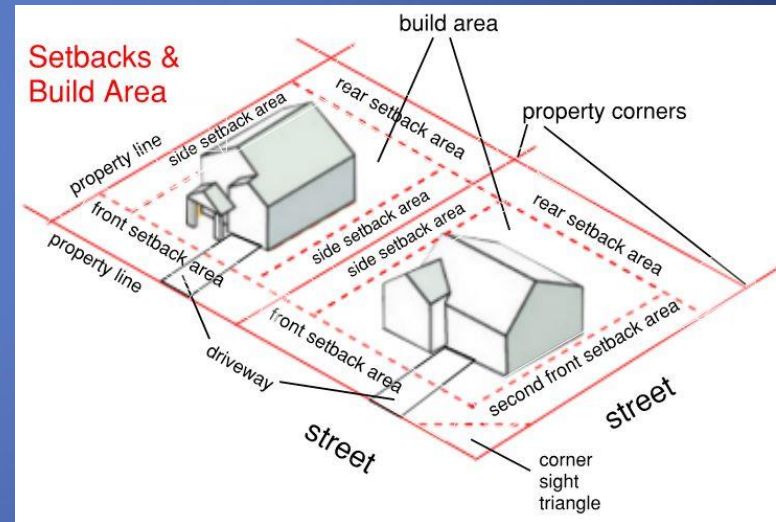


Image Credit: Real Estate U

- More important to building massing and character are parameters such as building height, lot coverage, setbacks, etc., which are typically controlled by zoning regulations.



Lot coverage is the percentage of the total lot area that is covered by impervious surface.



- Density is the number of developed units in a specific area of land. People density can be measured in persons per acre or per square mile or any other land unit. Employment density—usually measured by jobs per acre—is an important consideration in commercial districts. Residential density, for example, is usually measured by dwelling units per acre (du/ac).
- The overall employment density is 2,064 jobs/sq mi. The overall population density in Miami Shores is 4,650.99/sq mi whereas the overall residential density is approximately 5.0 du/ac. There are wide-ranging variations within these statistics throughout different parts of the Village.

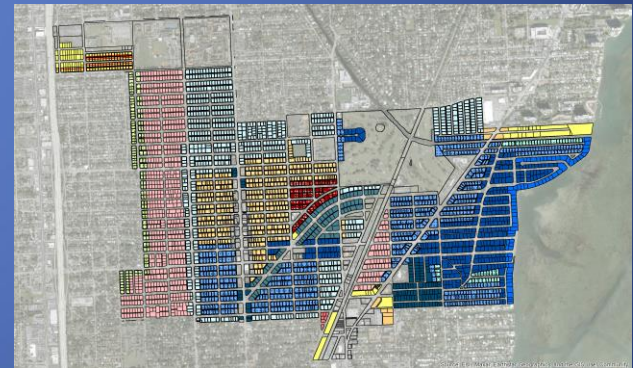


Image Credits: Spacing Magazine (top)/ CGA (bottom)

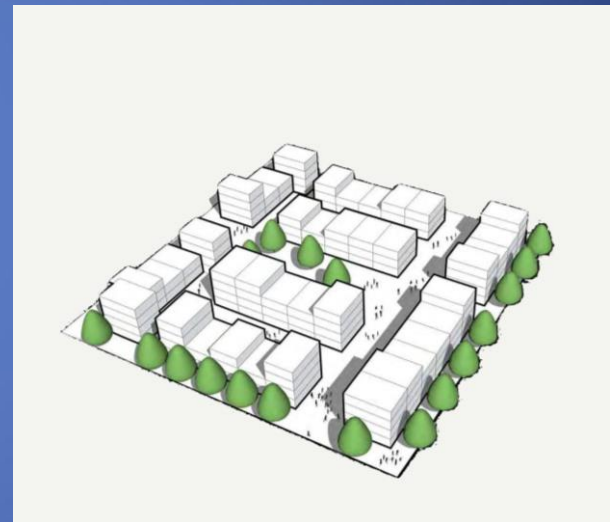
The concept of density is often equated with (or lumped together) with building height. But density and height should not be confused. Density does not have to be overwhelming in scale – it can be achieved through lower-scaled buildings. Building and streetscape design are key.



65 du/ac
High rise

Image Credits: Plusurbia (left and right)

At the same time, there is an important link between building height and lot coverage. If the regulatory priority is reducing lot coverage (e.g., to preserve open space, improve stormwater management, or to reserve land for surface parking) then the community may wish to accommodate some building height. But if minimizing building height is the priority, then lot coverage maximums and/or onsite parking may need to be reduced or eliminated.



65 du/ac
Low rise

Density \neq building height

Density example 11-12

MSV MULTI-FAMILY TYPOLOGY



WEST SHORES

- Size of land: 8,000 sq ft (0.18 acres)
- Density: 11 to 12 Dwelling units per acre
- Duplexes
- Height: 1-story
- Low-rise building
- Along NW 113 St

Density example 16

MSV MULTI-FAMILY TYPOLOGY



HARBOUR CLUB VILLAS CONDO

- Size of land: Almost 5 acres
- Density: 16 Dwelling units per acre
- Existing apartments: 78 multifamily homes
- Height: 3-story
- Low-rise building
- 1420 NE 105 ST



Search



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Density example 22

MSV MULTI-FAMILY TYPOLOGY



SHORES VILLAS CONDO

- Size of land: 4 acres
- Density: 22 Dwelling units per acre
- Existing apartments: 88 multifamily homes
- Height: 2-story
- Low-rise building
- 8701 ne 4TH Ave

Density example 23

MSV MULTI-FAMILY TYPOLOGY



THE SHORES CONDO

- Size of land: 4.14 acres
- Density: 23 Dwelling units per acre
- Existing apartments: 78 multifamily homes
- Height: 5-story
- Mid-rise building
- 1700 NE 105th ST

Density example 25

MSV MULTI-FAMILY TYPOLOGY

SHORES PLAZA EAST CONDO



- Size of land: 2.12 acres
- Density: 25 Dwelling units per acre
- Existing apartments: 53 multifamily homes
- Height: 2-story
- Low-rise building
- 716 NE 91 St



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Civility

‘Being "civil" is not a restraint on the First Amendment right to speak out, but it is **more than just being polite**. Civility is stating your opinions and beliefs, **without degrading** someone else in the process. Civility requires a person to **respect** other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for **dialogue** with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Indiantown. Civility is practiced at all Village meetings.’

SOURCE: Village of Indiantown, others available.

Density example 30

MSV MULTI-FAMILY TYPOLOGY



105th STREET CONDOS

- Size of land: 8,000 Square Feet (0.18 acres)
- Density: 30 Dwelling units per acre
- Existing apartments: 4 multifamily homes
- Height: 2-story
- Low-rise building
- 1319 NE 105 ST



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Density example 48

MSV MULTI-FAMILY TYPOLOGY



THE GRAND CONCOURSE CONDOS

- Size of land: Half an acre (0.52 acres)
- Density: 48 Dwelling units per acre
- Existing apartments: 25 multifamily homes
- Height: 4-story
- Mid-rise building
- 421 Grand Concourse



Search



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