

Miami, Florida

SEPTEMBER 2019

Communities across the country have opted to introduce pedestrian-oriented zoning provisions into their zoning and land use regulations to foster increased community walkability. This study identifies best practices and lessons learned in adopting and implementing New Urbanist and pedestrian-oriented zoning. Information for each community was gleaned through key informant interviews with planning officials and documentary/Internet research. Fifteen communities across the United States were selected as case studies for this project from a larger, nationwide study of pedestrian-oriented zoning; profiles were developed for 13 out of the 15 communities and are presented herein.

Current Pedestrian-Oriented Zoning Provisions

The City of Miami adopted the form-based [Miami21 Zoning Code](#) in 2008. [Form-based zoning](#) is an alternative approach to land use and zoning regulations which prioritizes the design and function of the built environment rather than specific uses of buildings. Drawing on elements of the [Smart Growth](#) movement which focuses on community-oriented and sustainable development practices, the Miami21 zoning code fosters a high-quality, pedestrian-friendly public realm by encouraging transit-oriented, walkable, and mixed-use corridors. The Miami21 zoning code encourages compact building design that supports walkable access to daily necessities (e.g. grocery stores, restaurants, transit, and parks).

The city is divided into [transect zones](#) which determine the varying levels of density and intensity for each zone. Miami's transect zones range from natural (T1), rural (T2), sub-urban (T3), general urban (T4), urban center (T5), and urban core (T6).

In addition, Miami has a network of [Transit-Oriented Developments](#) along the major transit stations. Transit-Oriented Developments are compact, mixed-use projects that promote transit use.

The Miami21 code includes provisions for [Neighborhood Revitalization Districts](#), a zoning overlay that seeks to enhance economic development in selected commercial districts while preserving the existing character of the area. The [Wynwood Neighborhood Revitalization District](#) was adopted in 2015 and seeks to encourage development that is mixed-use and walkable and preserves the industrial character within the Wynwood Arts District.



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In addition, the code includes a zoning category for [Special Area Plans](#) which allow large-scale developments greater than nine acres to be developed using more flexible design guidelines in order to facilitate master planning of high-quality building and streetscape design.

The Catalyst for Implementing Zoning Changes

The City of Miami adopted the Miami21 zoning code to establish a set of planning and development guidelines that would create vibrant and safe pedestrian environments throughout the entire city.

Perceived Impacts Since Implementing Zoning Changes

Increased Pedestrian-Focused Development

Since implementing Miami21, the city has benefitted from several new pedestrian-oriented projects including mixed-use developments with unique, active storefronts and landscape improvements. Examples include the [Brickall City Center](#), a mixed-use, walkable development that is zoned as a Special Area Plan.

Increased Walkability

As a part of the implementation of Miami21, the city has tracked pedestrian counts to measure changes in walking rates. Since implementing the code, there has been a "night and day difference" of walkability as measured through these counts.

Increased Pedestrian Infrastructure

From landscape improvements in the public right-of-way, to the inclusion of complete streets initiatives, there has been an increase in pedestrian infrastructure to support safe, walkable environments.

| MIAMI DEMOGRAPHIC PROFILE | |
|---|----------|
| Total Population | 339,457 |
| Median Household Income | \$33,999 |
| Median Age | 40 |
| % Households with related children <18 | 24.8% |
| % White (non-Hispanic) | 75.4% |
| % Black (non-Hispanic) | 18.4% |
| % Hispanic | 72.2% |
| % Workers taking public transit | 11.3% |
| % Workers walking to work | 4.2% |
| Average Temperature December/July | 70/82°F |
| Source: Census Bureau, American Community Survey (2013-2017); The Weather Channel, 2019 | |

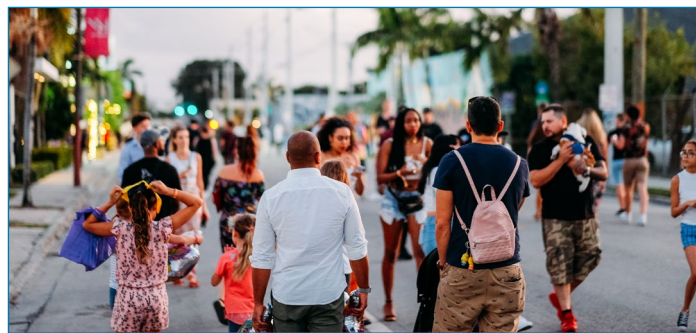


PHOTO PROVIDED BY THE WYNWOOD BUSINESS IMPROVEMENT DISTRICT, VINCE RIVES

Lessons Learned & Recommendations

Planning officials in the City of Miami identified key lessons learned in the process of adopting and implementing pedestrian-oriented zoning provisions, as well as overarching recommendations for other communities who may wish to explore similar zoning provisions.

INCLUDE THE COMMUNITY IN THE DIALOGUE

One of the main lessons learned in adopting and implementing a new pedestrian-oriented zoning code is to establish an open dialogue with residents and community stakeholders. This approach allows community members to understand the goals and principles of the changes, while permitting city leaders valuable access to the stated needs of the community. The City of Miami held over 100 public outreach meetings over the course of the development and adoption of the Miami 21 code.

IMPLEMENT INCLUSIVE DEVELOPMENT STRATEGIES

Responding to concerns of possible gentrification in wake of the new development and redevelopment occurring in Miami, city leaders included provisions that would mitigate gentrification and displacement. In December 2018, the city passed an [inclusionary zoning ordinance](#) for selected zones in the Omni Community Redevelopment District that requires new rental developments to allot either 14% of units to workforce housing or 7% of units to affordable housing. New condominium developments require 10% workforce housing and 5% affordable units. This ordinance is the first of its kind of Miami-Dade County.

CHALLENGES

As the Miami21 code was unveiled, the city encountered initial developer pushback due to an unfamiliarity with form-based codes and concerns over increased costs for such projects. Since the code has been implemented, concerns have been quelled as the city has seen a booming development market.

SUGGESTED CITATION

A Reimann and JF Chriqui. Pedestrian-oriented Zoning in Action: A Community Snapshot- Miami, Florida. Chicago, IL: Illinois Prevention Research Center, 2019. Available: <https://go.uic.edu/zoning-for-walkability-profile-Miami>.

Resources for Further Information

Brickall City Center Development

<https://www.brickallcitycentre.com/>

Congress for the New Urbanism, Transect Zones

<https://www.cnu.org/resources/tools>

Miami21 Zoning Code, Article 3. General to Zones, Neighborhood Revitalization Districts, pg. 100

http://www.miami21.org/PDFs/Amended_Codes/Miami_21_Volume_1.pdf

Miami21 Zoning Code

http://www.miami21.org/zoning_code.asp

Miami21, Planning Trends, Smart Growth

http://www.miami21.org/PlanningTrends_SmartGrowth.asp

Miami21, Planning Trends, Transit-Oriented Development

http://www.miami21.org/PlanningTrends_TransitOrientedDevelopment.asp

Neighborhood Revitalization Districts (NRDs) Wynwood Arts District

<https://www.miamigov.com/Government/Departments-Organizations/Planning/Neighborhood-Revitalization-Districts-NRDs>

Miami21 Zoning Code, Article 3. General to Zones, Special Area Plans

http://www.miami21.org/PDFs/Amended_Codes/Miami_21_Volume_1.pdf

Miami Inclusionary Zoning Ordinance, Omni CRA District

<https://www.miamigov.com/Shortcut-Content/News-Media/Inclusionary-zoning-ordinance-in-final-hearing-Approved>