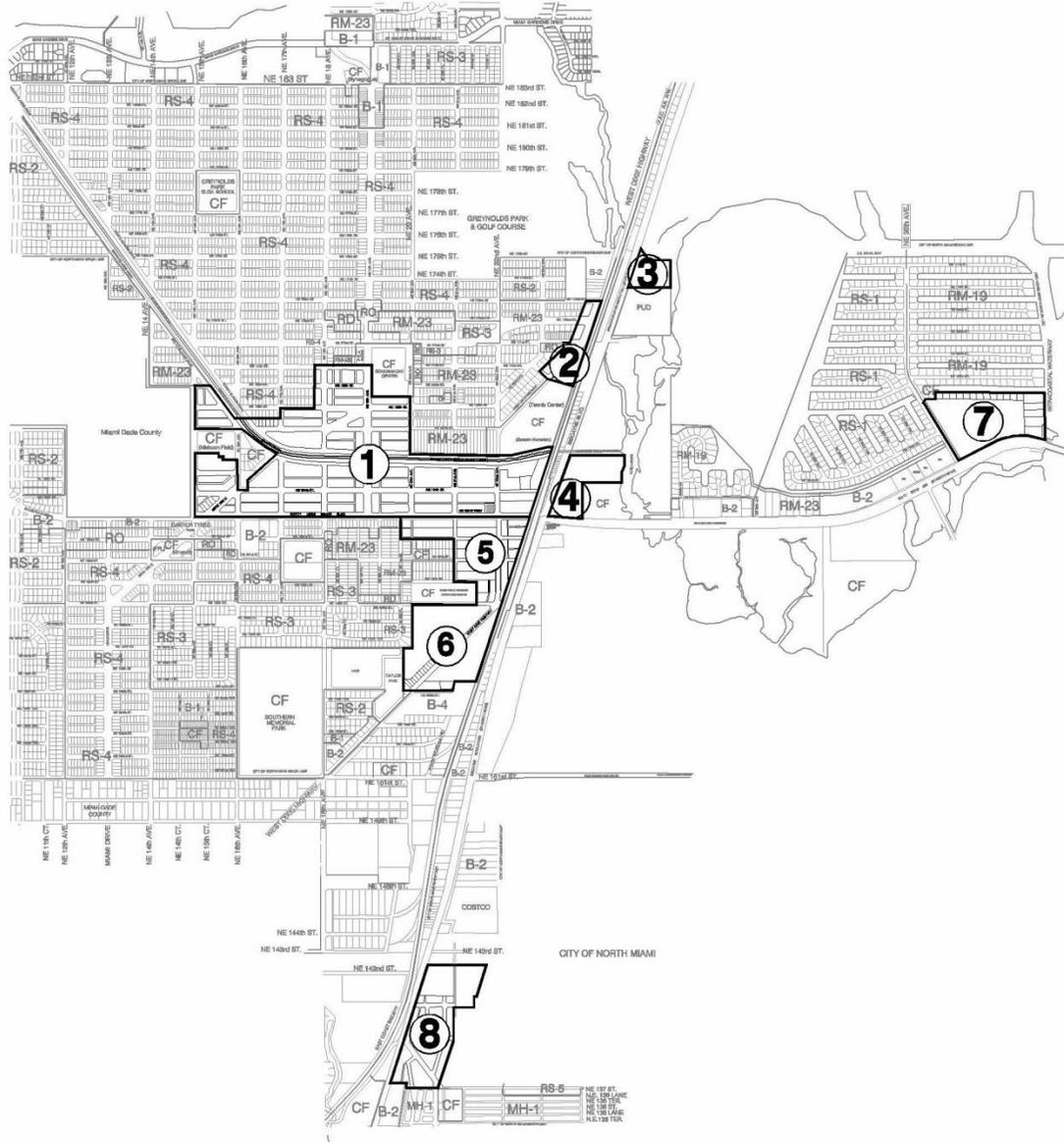


**PROPOSED FUTURE LAND USE MAP**  
**CITY OF NORTH MIAMI BEACH**  
 MIAMI-DADE COUNTY, FLORIDA  
 TOWNSHIP 18 SOUTH, 41 TO 42 EAST



Area # (See Map)	General Description of Area	Existing Land Use Designation	Proposed Land Use Designation
<b>1</b>	Area along north and south sides of the Snake Creek Canal between NE 15 Avenue and the FEC ROW.	Fulford City Center (FCC) Community Facility (CF)	Fulford Mixed Use Town Center (MU/TC)
<b>2</b>	Area along east and west sides of West Dixie Highway between NE 170 and NE 173 Streets.	Limited Business District (B-1)	Mixed Use Neighborhood Center (MU/NC)
<b>3</b>	Area east of Biscayne Boulevard south of NE 173 Street.	Intensive Business District (B-3)	North Mixed Use Waterfront (MU/WF)
<b>4</b>	Area east of Biscayne Boulevard between NE 163 Street and the Snake Creek Canal.	Residential High-Rise Multifamily High Density - 32 DU/AC (RM-32) General Business District (B-2)	South Mixed Use Waterfront (MU/WF)
<b>5 &amp; 6</b>	Areas along east and west sides of West Dixie Highway between NE 155 and NE 163 Streets.	Community Facility (CF) General Business District (B-2) Intensive Business District (B-3) Distribution Business and Light Industrial (B-4)	Mixed Use Employment Center (MU/EC)
<b>7</b>	Area between NE 35 Avenue and the Intracoastal Waterway and between NE 163 Street and canal.	General Business District (B-2)	East Mixed Use Waterfront (MU/WF)
<b>8</b>	Area east of Biscayne Boulevard between NE 137 and NE 142 Streets.	Residential Mid-Rise Multifamily Medium Density - 23 DU/AC (RM-23) General Business District (B-2)	Mixed Use Corridor (MU/C)



**CITY OF NORTH MIAMI BEACH  
NOTICE OF PUBLIC HEARING**

**DATE/TIME:** Monday, January 12, 2015, 6:00 P.M.

**LOCATION:** North Miami Beach City Hall, 2<sup>nd</sup> Floor, City Council Chambers  
17011 NE 19<sup>th</sup> Avenue, North Miami Beach, FL 33162

**PUBLIC NOTICE** is hereby given that the City of North Miami Beach Planning and Zoning Board shall consider the following public hearing item:

**Comprehensive Plan Amendment – North Miami Beach, FL:**

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ADOPTING AMENDMENTS TO ITS COMPREHENSIVE PLAN INCLUDING TO THE FUTURE LAND USE MAP, TEXT CHANGES TO THE FUTURE LAND USE AND TRANSPORTATION ELEMENTS; AMENDING THE FULFORD MU/TC, MIXED-USE TOWN CENTER DISTRICT; CREATING THE 163<sup>RD</sup> STREET SOUTH MU/EC, MIXED USE EMPLOYMENT CENTER, 159<sup>TH</sup> STREET MU/EC, MIXED-USE EMPLOYMENT CENTER, WEST DIXIE HIGHWAY MU/NC, MIXED-USE NEIGHBORHOOD CENTER, ARCH CREEK MU/C, MIXED-USE CORRIDOR, NORTHERN MU/WF, MIXED USE WATERFRONT, EASTERN MU/WF, MIXED-USE WATERFRONT, AND SOUTH MU/WF, MIXED USE WATERFRONT OVERLAY DISTRICTS; AMENDING THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY AND APPLY THE OVERLAY DESIGNATIONS TO THOSE CERTAIN PROPERTIES (AS PROVIDED FOR IN THE ATTACHED EXHIBIT "A"); PROVIDING FOR CERTIFIED COPIES OF THIS ORDINANCE AND COMPREHENSIVE PLAN TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND ALL OTHER UNITS OF LOCAL GOVERNMENT OR GOVERNMENTAL AGENCIES AS REQUIRED UNDER CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTS; SEVERABILITY; AND FOR AN EFFECTIVE DATE.

*All interested parties are invited to attend and participate in the Public Hearing(s). The items are on file and available for examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to [nmbcomdev@citynmb.com](mailto:nmbcomdev@citynmb.com), FAX - 305.957.3517, or mail to the above address or by calling 305.948.2966. Upon recommendation by the Board, the items will be scheduled for City Council consideration. Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Council. Should any person desire to appeal any decision of the Board with respect to any matter considered at this meeting, that person must insure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105). In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the City Clerk no later than two (2) days prior to the proceeding. Telephone 305.787.6001 for assistance, if hearing impaired, telephone our TDD line 305.948.2909 for assistance.*