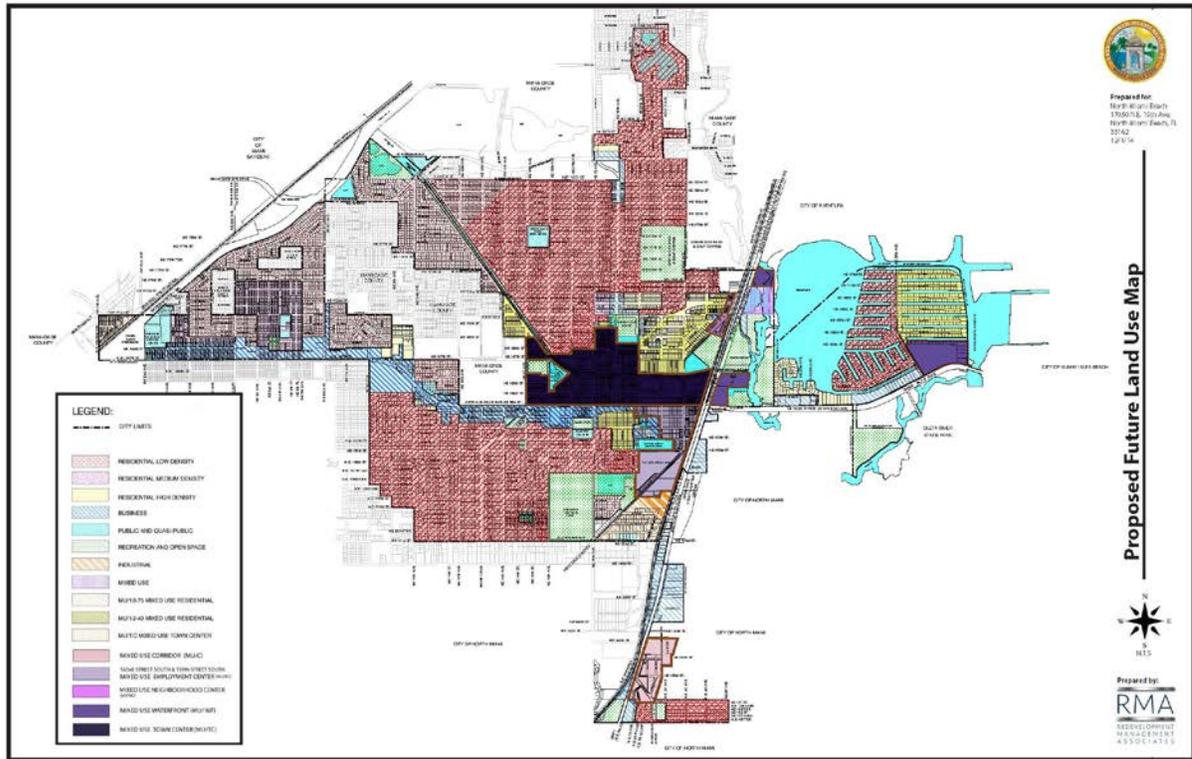


City of North Miami Beach, Florida

Project Name: Mixed-Use Districts

Application to Amend the City of North Miami Beach Comprehensive Plan



January 2015

Prepared by Redevelopment Management Associates, Inc. (RMA)

Prepared for: The City of North Miami Beach



NORTH MIAMI BEACH

Florida

TABLE OF CONTENTS

| SECTION | PAGE NUMBER |
|--|-------------|
| 1. Applicant Information | 1 |
| 2. Amendment Site Description | 1 |
| 3. Existing and Proposed Uses | 3 |
| 4. Analysis of Public Facilities and Services | 9 |
| A. Sanitary Sewer..... | 9 |
| B. Potable Water..... | 11 |
| C. Drainage..... | 13 |
| D. Solid Waste..... | 13 |
| E. Recreation and Open Space | 15 |
| F. Traffic Circulation..... | 17 |
| G. Mass Transit | 18 |
| H. Public Education..... | 18 |
| 5. Analysis of Natural and Historical Resources..... | 20 |
| 6. Affordable Housing..... | 21 |
| 7. Land Use Compatibility | 22 |
| 8. Hurricane Evacuation | 22 |
| 9. Redevelopment Analysis..... | 23 |
| 10. Consistency with City Comprehensive Plan Goals, Objectives and Policies..... | 23 |

LIST OF TABLES

| | |
|---|----|
| Table 1 Proposed Land Use Designation Maximum Development | 6 |
| Table 2 Est. Existing Built Residential Units and Nonresidential Development..... | 6 |
| Table 3 Maximum Development under Current Land Use Designation..... | 7 |
| Table 4 Net Change in Total Development Rights By District and Cumulative | 8 |
| Table 5 Change in Sanitary Sewer Demand..... | 10 |
| Table 6 Change in Potable Water Demand | 12 |
| Table 7 Change in Solid Waste Demand..... | 14 |
| Table 8 Change in Park and Recreation Demand..... | 16 |
| Table 9 Change in Traffic Generation..... | 17 |
| Table 10 Change in Student Generation..... | 18 |

EXHIBITS

- Exhibit A Mixed-Use District – Sketch and Descriptions
- Exhibit B Proposed Future Land Use Map of Amendment Area
- Exhibit C Adopted City Land Use Map of Amendment Area
- Exhibit D Proposed Future Land Use Element Text Amendments
- Exhibit E City of North Miami Beach Goals, Objectives and Policies

1. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

City of North Miami Beach
City Administration
Attention: Richard Lorber, Asst. City Manager
17011 NE 19 Avenue, 4th Floor
North Miami Beach, FL 33162
Telephone: 305-948-2900
Fax: 305-957-3602
Email: richard.lorber@cityymb.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

City of North Miami Beach
Community Development Department
Attention: Carlos Rivero, City Planner
17050 N.E. 19th Ave
North Miami Beach, FL 33162-3100
Phone: 305-948-2966
FAX: 305-957-3517
Email: carlos.rivero@cityymb.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Response: There are many land owners within the areas subject to this Land Use Plan text and map amendment. The affected owners will be notified by mail of the proposed amendment in accordance with the City's notification requirements.

E. Applicant's reasons for the amendment.

Response: The Strategic Plan for the City of North Miami Beach was adopted in 2014 and calls for the establishment of mixed-use districts for Dixie Highway, Hanford Boulevard, 19th Avenue, Biscayne Boulevard and the Intracoastal Mall. This Comprehensive Plan map and text amendment will accomplish those objectives.

2. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage of the proposed amendment site(s).

Response: The amendment sites are general described as follows:

Fulford MU/TC, Mixed-Use Town Center: The Fulford MU/TC District, which is already generally established on the City's Future Land Use Map (it is being enlarged slightly), is 168.5 acres in size and extends from Biscayne Boulevard on the east to NE 15th Avenue on the west. It is generally bounded by the Snake Creek Canal on the north with some northern extension along the NE 19th Avenue Corridor to the Government Center. The south boundary is North Miami Beach Boulevard (NE 163rd Street).

163rd Street South MU/EC, Mixed-Use Employment Center: This 37.6 acre area is located just south of the Fulford MU/TC and is east of NE 23rd Avenue, South of NE 163rd Street, west of Biscayne Boulevard and north of 160th Street.

159th Street (Teco) MU/EC, Mixed-Use Employment Center: This area is 41.6 acres generally located south of 159th Street, west of Biscayne, and east and west of Dixie Highway.

W. Dixie Highway MU/NC, Mixed-Use Neighborhood Center: This 11.2 acre area is north of the Tennis Center and borders West Dixie Highway on the east and west. It extends north to 173rd Street.

Arch Creek MU/C, Mixed-Use Corridor: This area is 36.8 acres east of Biscayne Boulevard, generally north of 137th Street and south of 142nd Street adjacent to the eastern City limits.

Northern MU/WF, Mixed-Use Waterfront: This area being established on the future land use map is 10.5 acres located east of Biscayne Boulevard, west of the eastern city boundary line, north of and including the Marina Palms development and south of the northern city boundary.

Eastern MU/WF, Mixed-Use Waterfront: This area is on the 31.2 acre site of the Intracoastal Mall in Eastern Shores bounded by NE 35th Avenue on the west, NE 163rd Street on the south, the Intracoastal waterway on the east and the first finger canal in Eastern Shores on the north. The maximum allowable residential development is 2,000 units and 2.5 million square feet of nonresidential uses.

South MU/WF, Mixed-Use Waterfront: The South MU/WF district established on the future land use map is 18.1 acres in size and is located east of Biscayne Boulevard, west of and fronting on the Oleta River, south of the Snake Creek Canal and north of SR 826 (NE 163rd Street).

B. Provide a sketch and description of the area(s) proposed to be amended.

Response: The sketch and description of each of the subject areas is provided as *Exhibit A*.

C. Provide a map clearly indicating the amendment's location, boundaries and proposed land use.

Response: The maps clearly indicating the amendment's location, boundaries and proposed land use is provided as *Exhibit B*.

3. EXISTING AND PROPOSED USES

A. Current and proposed Future Land Use Map designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

Response: The City of North Miami Beach adopted Future Land Use Map designations for the properties in each of the proposed mixed-use districts and the gross acreage in each designation is provided in the table below. The City’s Adopted Future Land Use Map is provided in *Exhibit C*.

| PROPOSED MIXED-USE DISTRICT | ADOPTED LAND USE DESIGNATION | ACREAGE BY LAND USE DESIGNATION | TOTAL DISTRICT ACREAGE IN PROPOSED MIXED-USE DESIGNATION |
|--------------------------------------|-------------------------------------|--|---|
| Fulford City Center MU/TC | MU/TC | 125.0 | |
| | Quasi-Public | 18.6 | |
| | Recreation/Open Space | 6.1 | |
| | Residential High | 18.8 | 168.5 |
| 163 rd Street South MU/EC | Business | 37.6 | 37.6 |
| 159 th Street South MU/EC | MU-12/40 | 19.4 | |
| | Business | 3.3 | |
| | Quasi-Public | 9.2 | |
| | Industrial | 9.7 | 41.6 |
| West Dixie MU/NC | Business | 11.2 | 11.2 |
| Arch Creek MU/Corridor | Business | 23.2 | |
| | Residential High | 13.6 | 36.8 |
| Northern MU/WF | Mixed-Use | 10.5 | 10.5 |
| South MU/WF | MU-18-75 | 9.3 | |
| | Business | 8.8 | 18.1 |
| East MU/WF | Business | 31.2 | 31.2 |
| Total | | 355.5 | 355.5 |

B. Current Future Land Use Map designations for the adjacent properties.

Response: The current adopted City Future Land Use Map designations of the surrounding properties are summarized in the table below but are best viewed on a map since the areas being amended are so large and the edge conditions are so varied. The district boundary maps provided in Exhibit B show the current adopted land use designations around the boundaries of the parcels. The most significant adjacent conditions relate to the location of lower density and single family residential districts adjacent to the mixed-use districts being proposed. Special design considerations related to the allowable building heights, rear

setbacks and buffer requirements at the edges of the districts will be included in the zoning regulations to ensure the mixed-use development is compatible with established neighborhoods.

| Proposed District | | Adjacent Land Use Designation |
|--------------------------------------|-------|---|
| FCC MU/TC | North | Recreation and Open Space; Public and Quasi-Public; Residential High; Residential Low |
| | South | Business |
| | East | Biscayne Boulevard |
| | West | Public and Quasi-Public, Recreation and Open Space and Miami-Dade County (Business) |
| 163 rd Street South MU/EC | North | FCC MU/TC |
| | South | MU 12-40; Public and Quasi-Public |
| | East | Biscayne Boulevard |
| | West | Residential High; Public and Quasi-Public; Business |
| 159 th Street South MU/EC | North | Business; Public and Quasi Public |
| | South | Industrial |
| | East | Biscayne Boulevard |
| | West | Residential Low; Recreation and Open Space |
| West Dixie MU/NC | North | Hotel Parcel and City Limit (Greynolds Park) |
| | South | Residential High; Recreation and Open Space |
| | East | Business and Biscayne Blvd. (US 1) |
| | West | Residential High |
| Arch Creek MU/Corridor | North | City of North Miami (Cosco) |
| | South | Business; Residential Low Density |
| | East | City of North Miami (Biscayne Landings Commercial/Residential) |
| | West | Biscayne Boulevard |
| Northern MU/WF | North | City of Aventura (Maule Lake) |
| | South | Marina Palms |
| | East | Maule Lake |
| | West | Biscayne Boulevard |
| Southern MU/WF | North | Snake Creek Canal; Greynolds Park East |
| | South | Public and Quasi-Public; 163 rd Street |
| | East | Oleta River; Public and Quasi-Public; Recreation and Open Space |
| | West | Biscayne Boulevard |
| Eastern MU/WF | North | Water; Residential High |
| | South | Sunny Isles Boulevard (163 rd Street) |
| | East | Intracoastal Waterway |
| | West | Residential Low; Business |

C. Existing use of proposed amendment site.

| | BRIEF DESCRIPTION OF EXISTING USES |
|--------------------------------------|---|
| FCC MU/TC | The Fulford City Center is the commercial downtown for North Miami Beach. It currently is characterized by suburban, auto-oriented commercial uses with only 2,802 residential units within the area. The FCC MU/TC was adopted in 2007, however, no new mixed-use projects have been built in the area to date. |
| 163 rd Street South MU/EC | The area in the 163 rd Street south district has a large auto dealership with great potential for redevelopment into a more transit-oriented and urban form. The remainder of the district is characterized by warehouse and heavy business type uses. |
| 159 th Street South MU/EC | The 159 th Street South district is commonly referred to as the “TECO site”. The property between the FEC Railroad tracks and West Dixie Highway has various distribution uses such as Federal Express and the current TECO building. The west side of West Dixie Highway has a significant, large vacant tract that has been undergoing environmental reclamation. That property abuts a single-family residential neighborhood and Aqua Bowl Lake to the west. To the south of the vacant land are primarily auto-oriented repair and sales related heavy business uses. |
| West Dixie MU/NC | This area is characterized by neighborhood scale office and retail uses. It is adjacent to primarily multi-family community on the south end and a single-family community on the north end. |
| Arch Creek MU/Corridor | This is an auto-oriented retail area anchored by Target. Low density, one and two story multifamily residential development is adjacent to commercial property that fronts Biscayne Boulevard. The new Biscayne Landings project in the City of North Miami is under construction adjacent to the east of this district. |
| Northern MU/WF | The northern mixed-use waterfront district has three existing restaurants on-site and is immediately north of a new residential, high-rise development called Marina Palms. |
| Southern MU/WF | An adult entertainment establishment, liquor store and two restaurant properties characterize the area designated for this mixed-use waterfront district. |
| Eastern MU/WF | A large neighborhood shopping center anchored by a grocery store and clothing store is located on this property. The shopping center is part of the Eastern Shores neighborhood and includes a Miami-Dade Fire Rescue Station that is important to the community. |

D. Proposed use of the amendment site including proposed square footage for each nonresidential use and/or dwelling unit count. Please provide each existing nonresidential use square footage and existing dwelling units for amendment area.

Response: The mixed-use districts being created are provided with a “basket of rights” which establishes the total entitlements for the particular district and those rights are distributed geographically based on the specific regulating plans adopted for each district. This is different than the typical density/intensity method that establishes a unit per acre residential density and nonresidential lot coverage and height combination that applies to every individual parcel within a land use category. The total entitlements within the basket-of-rights for each of the mixed-use districts are shown in Table 1. The existing development already within each district, which will be subtracted from the “basket” when determining net available entitlements, is shown in Table 2. If any existing square footage or residential units are demolished for redevelopment, those rights will be added back into the basket for redistribution on the same site or other sites within the district based on the plans for the parcel being redeveloped.

Table 1 - Proposed Land Use Designation Maximum Development

| Proposed District | Units | Nonresidential Square Footage (maximum) |
|--------------------------|---------------|--|
| FCC MU/TC | 9,633 | 6,000,000 |
| 163 rd MU/EC | 1,300 | 4,000,000 |
| 159 MU/EC | 2,300 | 2,500,000 |
| W. Dixie MU/NC | 500 | 400,000 |
| Arch Creek MU/C | 970 | 1,500,000 |
| North MU/WF | 800 | 1,000,000 |
| South MU/WF | 1,400 | 1,000,000 |
| East MU/WF | 2,000 | 2,500,000 |
| Total | 18,903 | 18,900,000 |

**Table 2 – Estimated Existing Built Residential Units and Nonresidential Development
(as of August 2014)**

| Proposed District | Existing Number of Units (Count and Estimate) | Existing Nonresidential Square Footage (Estimate) |
|--------------------------|--|--|
| FCC MU/TC | 2,802 | 2,000,000 |
| 163 rd MU/EC | 0 | 1,000,000 |
| 159 MU/EC | 0 | 200,000 |
| W. Dixie MU/NC | 0 | 100,000 |
| Arch Creek MU/C | 200 | 300,000 |
| North MU/WF | 0 | 100,000 |
| South MU/WF | 0 | 200,000 |
| East MU/WF | 0 | 300,000 |
| Total | 3,002 | 4,200,000 |

Based on the total entitlements less the existing development, the mixed-use districts will have the capacity for 15,901 additional residential units and 14,700,000 square feet of additional nonresidential uses.

F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each nonresidential use and/or dwelling unit count.

Response: The maximum residential units and nonresidential square footage allowed by the current Future Land Use designations within the proposed mixed-use areas are summarized in Table 3 below.

Table 3 –Maximum Development under Current Land Use Designation

| Proposed District | Units | Nonresidential Square Footage (maximum) |
|--------------------------|---------------|--|
| FCC MU/TC | 9,633 | 73,319,594 |
| 163 rd MU/EC | 629 | 15,805,517 |
| 159 MU/EC | 851 | 5,043,150 |
| W. Dixie MU/NC | 341 | 391,817 |
| Arch Creek MU/C | 970 | 12,122,940 |
| North MU/WF | 336 | 4,085,976 |
| South MU/WF | 900 | 12,378,010 |
| East MU/WF | 717 | 16,305,756 |
| Total | 14,377 | 139,451,760 |

G. Net change in allowable development per the land use plan under existing designation for the site and under proposed land use designations.

Response: The net change in development rights from the current land use designations to the proposed mixed-use districts is provided in Table 4. The net change shows an overall net increase in residential units of 4,526 units (31%) and a significant decrease in nonresidential square footage of 120,552,760 square feet (-86%). The increase in residential units is primarily in the waterfront districts where residential development is in demand and within the employment centers where a better live-work balance is necessary to support transit oriented development patterns. Nearly every district has a significant decrease in nonresidential entitlements because the basket of rights methodology does not assume the same building heights for every parcel within the district and establishes realistic intensities based on specific parcel size, location and adjacent land use characteristics. This clearly illustrates that the basket of rights methodology for determining density/intensity is a more specific and realistic approach to long-term planning and the balancing of land uses to provide for transit-oriented development.

Table 4 – Net Change in Total Development Rights By District and Cumulative

| Proposed District | Units | Nonresidential Square Footage (maximum) |
|-------------------------------|------------------------|--|
| FCC MU/TC | | |
| Adopted Land Use | 9,633 | 73,319,594 |
| Proposed Land Use | 9,633 | 6,000,000 |
| Net Change | 0 | -67,319,594 |
| 163rd MU/EC | | |
| Adopted Land Use | 629 | 15,805,517 |
| Proposed Land Use | 1,300 | 4,000,000 |
| Net Change | 671 | -11,805,517 |
| 159 MU/EC | | |
| Adopted Land Use | 851 | 5,043,150 |
| Proposed Land Use | 2,300 | 2,500,000 |
| Net Change | 1,449 | -2,543,150 |
| W. Dixie MU/NC | | |
| Adopted Land Use | 341 | 391,817 |
| Proposed Land Use | 500 | 400,000 |
| Net Change | 159 | 8,183 |
| Arch Creek MU/C | | |
| Adopted Land Use | 970 | 12,122,940 |
| Proposed Land Use | 970 | 1,500,000 |
| Net Change | 0 | -10,655,940 |
| North MU/WF | | |
| Adopted Land Use | 336 | 4,085,976 |
| Proposed Land Use | 800 | 1,000,000 |
| Net Change | 464 | -3,085,976 |
| South MU/WF | | |
| Adopted Land Use | 900 | 12,378,010 |
| Proposed Land Use | 1,400 | 1,000,000 |
| Net Change | 500 | -11,378,010 |
| East MU/WF | | |
| Adopted Land Use | 717 | 16,305,756 |
| Proposed Land Use | 2,000 | 2,500,000 |
| Net Change | 1,283 | -13,805,756 |
| Cumulative Total | | |
| Adopted Land Use | 14,377 | 139,452,760 |
| Proposed Land Use | 18,903 | 18,900,000 |
| Net Change | 4,526 (31%) | -120,552,760 (-86%) |

4. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

Response: Within the FCC MU/TC district there are some parcels north of 163rd Street and others north of the Snake Creek canal that are still on septic tanks. The City is implementing a sewer improvement project on 163rd Street and the CRA is funding a sewer improvement project north of 19th Avenue to connect some of the unserved businesses on the north side of 163 to the County's sewer system. No redevelopment of any parcel is allowed in the City unless it includes connections to the available sanitary sewer system.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current demand on plant capacity, and planned plant capacity.

Response: The City of North Miami Beach is served by the Miami-Dade North District Treatment Plant. The County has sewer treatment capacity of 375.5 MGD. Current flow is 343 MGD. Proposed buildout of the mixed-use districts proposed in this amendment would bring the current flow up to approximately 348 MGD. This is well within the County's sewer treatment capacity. It should be noted that even though this amendment results in a projected reduction in sanitary sewer demand, every project that is approved within one of the mixed-use districts being created herein will be required to meet sanitary sewer treatment concurrency at the time of site plan approval.

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response: The change in sanitary sewer demand from the proposed mixed-use amendments is summarized in the table on the following page.

Table 5 – Change in Sanitary Sewer Demand

| Proposed District | Residential Units | Nonresidential Square Footage | Projected Sanitary Sewer Generation (GPD) |
|-------------------------------|--------------------------|--------------------------------------|--|
| FCC MU/TC | | | |
| Adopted Land Use | 9,633 | 73,319,594 | 9,258,559 |
| Proposed Land Use | 9,633 | 6,000,000 | 2,526,600 |
| Net Change | 0 | -67,319,594 | -6,731,959 |
| 163rd MU/EC | | | |
| Adopted Land Use | 629 | 15,805,517 | 1,706,352 |
| Proposed Land Use | 1,300 | 4,000,000 | 660,000 |
| Net Change | 671 | -11,805,517 | -1,046,352 |
| 159th MU/EC | | | |
| Adopted Land Use | 851 | 5,043,150 | 674,515 |
| Proposed Land Use | 2,300 | 2,500,000 | 710,000 |
| Net Change | 1,449 | -2,543,150 | +35,485 |
| W. Dixie MU/NC | | | |
| Adopted Land Use | 341 | 391,817 | 107,382 |
| Proposed Land Use | 500 | 400,000 | 140,000 |
| Net Change | 159 | 8,183 | 32,618 |
| Arch Creek MU/C | | | |
| Adopted Land Use | 970 | 12,122,940 | 1,406,294 |
| Proposed Land Use | 970 | 1,500,000 | 344,000 |
| Net Change | 0 | -10,655,940 | -1,062,294 |
| North MU/WF | | | |
| Adopted Land Use | 336 | 4,085,976 | 475,798 |
| Proposed Land Use | 800 | 1,000,000 | 260,000 |
| Net Change | 464 | -3,085,976 | -215,798 |
| South MU/WF | | | |
| Adopted Land Use | 900 | 12,378,010 | 1,417,801 |
| Proposed Land Use | 1,400 | 1,000,000 | 380,000 |
| Net Change | 500 | -11,378,010 | -1,037,801 |
| East MU/WF | | | |
| Adopted Land Use | 717 | 16,305,756 | 1,773,976 |
| Proposed Land Use | 2,000 | 2,500,000 | 650,000 |
| Net Change | 1,283 | -13,805,756 | -1,123,976 |
| Cumulative Total | | | |
| Adopted Land Use | 14,377 | 139,452,760 | 16,820,677 |
| Proposed Land Use | 18,903 | 18,900,000 | 5,670,600 |
| Net Change | 4,526 (31%) | -120,552,760 (-86%) | -11,150,077 (-66%) |

* GPD Multiplier Based On City of North Miami Beach adopted levels of service of 200 gpd per unit for multi-family units and 10 gallons per day per 100 SF of nonresidential (retail) buildings.

B. Potable Water Analysis

1. Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

Response: The proposed amendments result in a reduction in the total supply of water needed to serve the entitlements within the proposed mixed-use areas.

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

Response: The Norwood Oeffler Water Treatment Plant has capacity of 32 MGD and serves 170,000 people in North Miami Beach, Sunny Isles Beach, Aventura and a portion of unincorporated Miami-Dade. The plant currently treats 25.5 MGD. The addition of buildout of the proposed mixed-use districts would increase plant demand to approximately 33 MGD. This is far less than the 43.8 MGD that would be required at buildout of the current land use designations.

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, remaining capacity and expiration date of the permit.

Response: Raw water is supplied to North Miami Beach by twelve Biscayne Aquifer wells, ranging from 40 to 100 feet deep. The wells are located at the Norwood well field, including 7 wells located on the water plant site, and 5 wells offsite in nearby schools and public parks. The capacity of the wells ranges from 0.6 to 6 MGD, with a total capacity of 27 MGD. These wells are rotated on regular basis. Foreseeing limited water resources from traditional Biscayne Aquifer water, the city added the deeper Floridan Aquifer as another raw water source. The City's SFWMD Water Withdrawal Permit #13-00060-W allows a maximum monthly withdrawal of 1,308.6 million gallons which is approximately 44 million gallons per day through 2029. This is an adequate water supply to serve the anticipated buildout of the mixed-use districts.

4. Identify the net impact on potable water demand, based on adopted level of service (LOS) resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response: The following tables show the water demand based on what can be developed under the current land use designation and what will be developed under the proposed land use designation.

Table 6 – Change in Potable Water Demand

| Proposed District | Residential Units | Nonresidential Square Footage | Projected Potable Water Demand (GPD) |
|-------------------------------|--------------------------|--------------------------------------|---|
| FCC MU/TC | | | |
| Adopted Land Use | 9,633 | 73,319,594 | 10,221,859 |
| Proposed Land Use | 9,633 | 6,000,000 | 3,489,900 |
| Net Change | 0 | -67,319,594 | -6,731,959 |
| 163rd MU/EC | | | |
| Adopted Land Use | 629 | 15,805,517 | 1,769,252 |
| Proposed Land Use | 1,300 | 4,000,000 | 790,000 |
| Net Change | 671 | -11,805,517 | -979,252 |
| 159th MU/EC | | | |
| Adopted Land Use | 851 | 5,043,150 | 759,615 |
| Proposed Land Use | 2,300 | 2,500,000 | 940,000 |
| Net Change | 1,449 | -2,543,150 | 210,385 |
| W. Dixie MU/NC | | | |
| Adopted Land Use | 341 | 391,817 | 141,482 |
| Proposed Land Use | 500 | 400,000 | 190,000 |
| Net Change | 159 | 8,183 | 48,512 |
| Arch Creek MU/C | | | |
| Adopted Land Use | 970 | 12,122,940 | 1,503,294 |
| Proposed Land Use | 970 | 1,500,000 | 441,000 |
| Net Change | 0 | -10,655,940 | -1,062,294 |
| North MU/WF | | | |
| Adopted Land Use | 336 | 4,085,976 | 598,599 |
| Proposed Land Use | 800 | 1,000,000 | 340,000 |
| Net Change | 464 | -3,085,976 | -258,599 |
| South MU/WF | | | |
| Adopted Land Use | 900 | 12,378,010 | 1,507,901 |
| Proposed Land Use | 1,400 | 1,000,000 | 520,000 |
| Net Change | 500 | -11,378,010 | -978,901 |
| East MU/WF | | | |
| Adopted Land Use | 717 | 16,305,756 | 1,845,576 |
| Proposed Land Use | 2,000 | 2,500,000 | 850,000 |
| Net Change | 1,283 | -13,805,756 | -995,576 |
| Cumulative Total | | | |
| Adopted Land Use | 14,377 | 139,452,760 | 18,347,578 |
| Proposed Land Use | 18,903 | 18,900,000 | 7,560,900 |
| Net Change | 4,526 (31%) | -120,552,760 (-86%) | -10,786,678 (-58%) |

* GPD Multiplier Based On City's water level of service standards of 150 gpd per bedroom and 10 gallons per 100 square feet per day for nonresidential (retail) uses.

C. Drainage Analysis

1. Provide the adopted level of service (LOS) standard for the service area in which the amendment is located.

Response: The drainage LOS is the 24 hour, 10-year storm. On-site detention and/or French drains are required to retain this volume of water on-site.

2. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Response: The County has budgeted \$1,500,000 for improvements on North Miami Beach Boulevard (163rd Street) between NE 17th Avenue and US 1 within the FCC MU/TC District for completion in 2018; \$1,576,000 is budgeted for drainage improvements in Commission District 2 by 2018 and \$6,000,000 is budgeted for drainage improvements to arterial roads County-wide.

3. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

Response: The City has not applied for any stormwater management permitting for the proposed mixed-use districts. Each individual project that is approved by the City in the future will comply with all permitting requirements prior to issuance of site plan and/or building permit approval.

D. Solid Waste Analysis

1. Provide the adopted level of service (LOS) standard for the municipality in which the amendment is located.

Response: City of North Miami Beach Comprehensive Plan (Solid Waste Element) establishes 7 pounds per multi-family unit per and 5 pounds per 100 square feet per day for nonresidential (retail) uses as the applicable solid waste generation rates and LOS standard for this amendment.

2. Identify the solid waste facilities serving the area in which the amendment is located and determine if there is capacity to serve the demand generated by the proposed land use change.

Response: The current Miami-Dade County solid waste Master Plan extends through 2017 and there has available capacity for another 5-year period based on their LOS standard. The Master Plan is currently being updated to extend the period over which concurrency is established. The proposed mixed-use amendments reduce solid waste projections by 85% due to the large decrease in nonresidential development created for the basket of rights versus the intensity measures that are currently adopted. All projects being proposed within the City of North Miami Beach will be required to determine the availability of solid waste capacity prior to site plan approval.

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Response: The change in solid waste demand from the proposed mixed-use district amendments are summarized in the table below.

Table 7 – Change in Solid Waste Demand

| Proposed District | Residential Units | Nonresidential Square Footage | Projected Solid Waste Demand (lbs/day) |
|-------------------------------|--------------------------|--------------------------------------|---|
| FCC MU/TC | | | |
| Adopted Land Use | 9,633 | 73,319,594 | 3,733,411 |
| Proposed Land Use | 9,633 | 6,000,000 | 367,431 |
| Net Change | 0 | -67,319,594 | -3,365,980 |
| 163rd MU/EC | | | |
| Adopted Land Use | 629 | 15,805,517 | 794,679 |
| Proposed Land Use | 1,300 | 4,000,000 | 209,100 |
| Net Change | 671 | -11,805,517 | -585,579 |
| 159th MU/EC | | | |
| Adopted Land Use | 851 | 5,043,150 | 258,115 |
| Proposed Land Use | 2,300 | 2,500,000 | 141,000 |
| Net Change | 1,449 | -2,543,150 | -117,115 |
| W. Dixie MU/NC | | | |
| Adopted Land Use | 341 | 391,817 | 21,978 |
| Proposed Land Use | 500 | 400,000 | 23,500 |
| Net Change | 159 | 8,183 | 1,522 |
| Arch Creek MU/C | | | |
| Adopted Land Use | 970 | 12,122,940 | 612,937 |
| Proposed Land Use | 970 | 1,500,000 | 81,790 |
| Net Change | 0 | -10,655,940 | -531,050 |
| North MU/WF | | | |
| Adopted Land Use | 336 | 4,085,976 | 206,650 |
| Proposed Land Use | 800 | 1,000,000 | 55,600 |
| Net Change | 464 | -3,085,976 | -151,050 |
| South MU/WF | | | |
| Adopted Land Use | 900 | 12,378,010 | 625,201 |
| Proposed Land Use | 1,400 | 1,000,000 | 59,800 |
| Net Change | 500 | -11,378,010 | -565,401 |
| East MU/WF | | | |
| Adopted Land Use | 717 | 16,305,756 | 820,307 |
| Proposed Land Use | 2,000 | 2,500,000 | 139,000 |
| Net Change | 1,283 | -13,805,756 | -681,307 |
| Cumulative Total | | | |
| Adopted Land Use | 14,377 | 139,452,760 | 7,073,278 |
| Proposed Land Use | 18,903 | 18,900,000 | 1,077,221 |
| Net Change | 4,526 (31%) | -120,552,760 (-86%) | -5,996,057 (-85%) |

* Multiplier Based On City of North Miami Beach Comprehensive Plan 2010 Solid Waste LOS Standard of 7 lbs per multi-family unit per day and 5 lbs per 100 SF per day for nonresidential development.

E. Recreation and Open Space Analysis

1. Provide the adopted level of service (LOS) standard for the service area in which the amendment is located and the current level of service (LOS).

Response: The adopted LOS standard for parks and recreation is 2 acres per 1,000 residents. The existing park acreage in North Miami Beach is 165.7 acres serving the current population of approximately 43,000 people. This is a LOS for parks of 3.85 acres per 1,000 people, nearly double the adopted LOS standard.

2. Identify the change in park demand resulting from the proposed land use plan amendment.

Response: The following table shows the increase in population resulting from the additional residential units within the proposed mixed-use districts and the resulting increase in demand for parks. The current supply of park land is sufficient to meet the projected increase of 18.55 acres in park demand and still maintain the adopted 2 acre/1,000 LOS. The proposed amendments will increase the population by approximately 9,300 people increasing the City's population at buildout to just over 52,000. This population will require 104 acres of parks which is still below the 165.7 acres in the current park inventory.

As part of the regulatory procedure for implementing the mixed-use districts (See proposed Policy 1.8.6 in Exhibit D) a "Designated Open Space and Greenway Systems Regulating Plan" will be adopted for and govern each mixed-use district which will ensure that appropriate open space, particularly water front access (per proposed Policy 1.6.9) and park and recreational opportunities, be provided in each district. The draft regulating plans for the eight districts currently result in the addition of 14.14 acres of greenway and parks and access to 4,100 linear feet of waterfront which is over three-quarters of a mile. The planned open space, greenway systems, proposed Snake Creek canal improvements and waterfront promenades within the districts will sufficiently mitigate the additional impact from these mixed-use amendments.

Table 8 – Change in Park and Recreation Demand

| Proposed District | Residential Units | Projected Population Based on 2.05 PPH | Projected Park Demand (ac/1,000) |
|-------------------------------|--------------------------|---|---|
| FCC MU/TC | | | |
| Adopted Land Use | 9,633 | 19,748 | 39 |
| Proposed Land Use | 9,633 | 19,748 | 39 |
| Net Change | 0 | 0 | 0 |
| 163rd MU/EC | | | |
| Adopted Land Use | 629 | 1,289 | 2.58 |
| Proposed Land Use | 1,300 | 2,665 | 5.33 |
| Net Change | 671 | 1,376 | 2.75 |
| 159th MU/EC | | | |
| Adopted Land Use | 851 | 1,745 | 3.49 |
| Proposed Land Use | 2,300 | 4,715 | 9.43 |
| Net Change | 1,449 | 2,970 | 5.94 |
| W. Dixie MU/NC | | | |
| Adopted Land Use | 341 | 699 | 1.40 |
| Proposed Land Use | 500 | 1,025 | 2.05 |
| Net Change | 159 | | 0.65 |
| Arch Creek MU/C | | | |
| Adopted Land Use | 970 | 1,989 | 3.98 |
| Proposed Land Use | 970 | 1,989 | 3.98 |
| Net Change | 0 | 0 | 0 |
| North MU/WF | | | |
| Adopted Land Use | 336 | 689 | 1.38 |
| Proposed Land Use | 800 | 1,640 | 3.28 |
| Net Change | 464 | 951 | 1.90 |
| South MU/WF | | | |
| Adopted Land Use | 900 | 1,845 | 3.69 |
| Proposed Land Use | 1,400 | 2,870 | 5.74 |
| Net Change | 500 | 1,025 | 2.05 |
| East MU/WF | | | |
| Adopted Land Use | 717 | 1,470 | 2.94 |
| Proposed Land Use | 2,000 | 4,100 | 8.20 |
| Net Change | 1,283 | 2,630 | 5.26 |
| Cumulative Total | | | |
| Adopted Land Use | 14,377 | 29,473 | 58.95 |
| Proposed Land Use | 18,903 | 38,751 | 77.50 |
| Net Change | 4,526 (31%) | 9,278 (31%) | 18.55 (31%) |

F. Traffic Circulation Analysis

1. Provide a traffic generation analysis for this amendment – calculate anticipated average daily trip generation for the existing and proposed land use designations.

Response: The proposed amendments reduce the total nonresidential entitlements within the proposed amendment areas significantly by creating a specific and realistic basket of rights versus an intensity measure that applies the same building coverage and heights to every parcel. The reduction in nonresidential is so large that it eliminates any increase in traffic from the additional residential units proposed to help balance the land use mix within the mixed-use districts. A better jobs-housing balance in the districts also mitigate traffic by facilitating walking, biking and mass transit use for a larger percentage of total trips generated within the districts.

Table 9 – Change in Traffic Generation

| Proposed District | Residential Units | Nonresidential Square Footage | Projected Average Daily Trips |
|-------------------------------|--------------------------|--------------------------------------|--------------------------------------|
| FCC MU/TC | | | |
| Adopted Land Use | 9,633 | 73,319,594 | 553,188 |
| Proposed Land Use | 9,633 | 6,000,000 | 155,715 |
| Net Change | 0 | -67,319,594 | -397,473 |
| 163rd MU/EC | | | |
| Adopted Land Use | 629 | 15,805,517 | 186,397 |
| Proposed Land Use | 1,300 | 4,000,000 | 82,694 |
| Net Change | 671 | -11,805,517 | -103,703 |
| 159th MU/EC | | | |
| Adopted Land Use | 851 | 5,043,150 | 92,114 |
| Proposed Land Use | 2,300 | 2,500,000 | 70,303 |
| Net Change | 1,449 | -2,543,150 | -21,811 |
| W. Dixie MU/NC | | | |
| Adopted Land Use | 341 | 391,817 | 18,693 |
| Proposed Land Use | 500 | 400,000 | 19,875 |
| Net Change | 159 | 8,183 | 1,182 |
| Arch Creek MU/C | | | |
| Adopted Land Use | 970 | 12,122,940 | 159,564 |
| Proposed Land Use | 970 | 1,500,000 | 61,032 |
| Net Change | 0 | -10,655,940 | -98,532 |
| North MU/WF | | | |
| Adopted Land Use | 336 | 4,085,976 | 77,892 |
| Proposed Land Use | 800 | 1,000,000 | 35,366 |
| Net Change | 464 | -3,085,976 | -42,526 |
| South MU/WF | | | |
| Adopted Land Use | 900 | 12,378,010 | 161,231 |
| Proposed Land Use | 1,400 | 1,000,000 | 63,637 |
| Net Change | 500 | -11,378,010 | -97,594 |
| East MU/WF | | | |
| Adopted Land Use | 717 | 16,305,756 | 190,661 |
| Proposed Land Use | 2,000 | 2,500,000 | 67,273 |
| Net Change | 1,283 | -13,805,756 | -123,388 |
| Cumulative Total | | | |
| Adopted Land Use | 14,377 | 139,452,760 | 1,439,740 |
| Proposed Land Use | 18,903 | 18,900,000 | 555,895 |
| Net Change | 4,526 (31%) | -120,552,760 (-86%) | -888,845 (-62%) |

*Source: Institute of Traffic Engineers Trip Generation Manual, Volume 9
FEHR PEERS Mixed-Use Trip Generation Model V.4.0*

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area.

Response: Public transit service in North Miami Beach includes seventeen (17) Miami-Dade Transit Agency bus routes (16% of all MDTA routes), a local municipal circulator system, and several privately operated jitney services. With fourteen (14) of the seventeen bus routes utilizing the Mall at 163rd Street as a terminal or transfer point, the City of North Miami Beach has the second highest concentration of bus service in Miami-Dade county.

North Miami Beach also benefits from the proximity of the Golden Glades Intermodal Transit Center located west of I-95 near the southwestern limit of the City. This Intermodal Center serves as the primary park-and-ride facility in northeast Miami-Dade County as well as functioning as a bus transfer point (with nine routes) and a Tri-Rail station.

2. Describe how the proposed amendment furthers or supports mass transit use.

Response: The proposed mixed-use districts provide for a balance between live and work spaces and allow for compact districts where basic business and personal needs can be met within a reasonable walking radius. Creating compact, mixed-use development is the best way to encourage people to use transit instead of a personal automobile. If one can meet their domestic needs within a short walk and/or workers can meet their typical work-day needs without a personal vehicle, the domestic trip and/or the commute are more likely to be accomplished with mass transit because the personal vehicle is not necessary to accomplish most of the basic life functions.

H. Public Education Analysis

1. Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Adopted Interlocal Agreement for Public School Facilities Planning in Miami-Dade County.

Response: The student generation of the proposed additional units being assigned to the mixed-use districts in this application are shown in the following table.

Table 10 – Change in Student Generation

| Proposed District | Residential Units | Additional Elementary School Student | Additional Middle School Students | Additional High School Students | Total Student Generation |
|-------------------------------|--------------------------|---|--|--|---------------------------------|
| FCC MU/TC | | | | | |
| Adopted Land Use | 9,633 | 926 | 500 | 550 | 1,976 |
| Proposed Land Use | 9,633 | 926 | 500 | 550 | 1,976 |
| Net Change | 0 | 0 | 0 | 0 | |
| 163rd MU/EC | | | | | |
| Adopted Land Use | 629 | 61 | 33 | 36 | 130 |
| Proposed Land Use | 1,300 | 125 | 67 | 74 | 266 |

| Proposed District | Residential Units | Additional Elementary School Student | Additional Middle School Students | Additional High School Students | Total Student Generation |
|-------------------------------|------------------------------|---|--|--|---------------------------------|
| Net Change | 671 | 64 | 34 | 38 | 136 |
| 159th MU/EC | | | | | |
| Adopted Land Use | 851 | 82 | 44 | 49 | 175 |
| Proposed Land Use | 2,300 | 222 | 120 | 132 | 474 |
| Net Change | 1,449 | 140 | 76 | 83 | 299 |
| W. Dixie MU/NC | | | | | |
| Adopted Land Use | 341 | 33 | 20 | 20 | 73 |
| Proposed Land Use | 500 | 48 | 26 | 29 | 103 |
| Net Change | 159 | 15 | 6 | 9 | 30 |
| Arch Creek MU/C | | | | | |
| Adopted Land Use | 970 | 93 | 50 | 55 | 198 |
| Proposed Land Use | 970 | 93 | 50 | 55 | 198 |
| Net Change | 0 | 0 | 0 | 0 | 0 |
| North MU/WF | | | | | |
| Adopted Land Use | 336 | 32 | 17 | 19 | 68 |
| Proposed Land Use | 800 | 77 | 42 | 46 | 165 |
| Net Change | 464 | 45 | 25 | 29 | 97 |
| South MU/WF | | | | | |
| Adopted Land Use | 900 | 87 | 47 | 51 | 185 |
| Proposed Land Use | 1,400 | 135 | 73 | 80 | 288 |
| Net Change | 500 | 48 | 26 | 29 | 103 |
| East MU/WF | | | | | |
| Adopted Land Use | 717 | 69 | 37 | 41 | 147 |
| Proposed Land Use | 2,000 | 192 | 104 | 114 | 410 |
| Net Change | 1,283 | 123 | 67 | 73 | 263 |
| Cumulative Total | | | | | |
| Adopted Land Use | 14,377 | 1,383 | 748 | 821 | 2,949 |
| Proposed Land Use | 18,903 | 1,821 | 982 | 1,080 | 3,880 |
| Net Change | 4,526 (31%) | 438 (31%) | 234 (31%) | 259 31% | 931 (31%) |

2. Identify the level of service (LOS) standard for public schools and if the capacity within the applicable concurrency service areas can accommodate the projected new students.

The LOS Standard in Miami-Dade County is “Enrollment not to exceed 110% of capacity (measured in Concurrency Service Areas (CSAs))”

The elementary, middle and high school capacity, projected enrollment and utilization rate for the CSA that includes North Miami Beach is provided below. The CSA is projected to have adequate capacity to accommodate the projected increase in school-age children resulting from the creation of the eight mixed-use districts proposed in this land use plan amendment application based on the 110% of capacity LOS standard.

Projected 2017 enrollment, elementary schools in Northeast (NE) CSA 1 – 18,013 students
Projected elementary school enrollment at maximum build out – 18,594 students
Projected 2017 Capacity, elementary schools in NE CSA – 24,445 students stations
Projected utilization rate at maximum build-out – 76%

Projected 2017 enrollment, middle schools in NE CSA – 8,745 students
Projected middle school enrollment at maximum build out – 9,058 students
Projected 2017 Capacity, middle schools in NE CSA – 12,593 students stations
Projected utilization rate at maximum buildout – 72%

Projected 2017 enrollment, high schools in NE CSA – 15,769 students
Projected high school enrollment at maximum build out – 16,183 students
Projected 2017 Capacity, high schools in NE CSA – 16,178 students stations
Projected utilization rate at maximum buildout – 100.03%

5. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated.

A. Historic sites, historic districts on the National Register of Historic Places or locally designated historic sites or Archaeological sites listed on the Florida Master Site File.

Response: According to the City’s Comprehensive Plan, the City has one historic structure on the National Register of Historic Places, the old Spanish Monastery located at 16711 West Dixie Highway (Dixie Highway and NW 22nd Avenue). It is not within any of the proposed mixed-use districts.

According to the City’s Comprehensive Plan, there are 7 structures and 16 archaeological sites listed in the Florida Master Site File prepared by the Division of Historic Resources of the Florida Department of State which include:

- 1751 NE 162 Street: Original structure built in 1925, presently the Italian American Civic Association.
- 1945 NE 167 Street: Built in 1930, single family home.
- Fulford-by-the Sea Marker, NE 171 Street and NE 22 Avenue: Constructed in 1924 to commemorate the founding of the City of Fulford, as North Miami Beach was known prior to incorporation.
- 16140 NE 18 Avenue: Believed to be the site of the first home built in 1890 by Captain William H. Fulford, founder of this area.
- 1634 NE 171 Street: Built in 1926, single family home. Significant alternations to original structure.
- 1731 NE 171 Street: Built in 1920, single family home. Significant alterations to original structure.

- Old Spanish Monastery, 16711 W. Dixie Highway: Monastery of St. Bernard of Clarvaux; Cistercian Monastery of Sacramenia, Segovia, Spain, built in 1141 A.D., reconstructed in Florida 1952-1953. The architecture is Spanish Romanesque and early Spanish Gothic. The cloister, most notably its chapter house, is a representative example of 12th-century Spanish ecclesiastic architecture. Purchased by William Randolph Hearst in 1925 and reconstructed by Allen Carswell, who built the Cloisters in New York. The building is presently an Episcopal Church.

There are three historically significant archaeological zones in and around North Miami Beach according to the Florida Master Site File (see Comprehensive Plan Map 1.5, Volume Four). They are for the most part within the County. Within the three (3) zones are five (5) sites determined to be historically significant. In order to avoid vandalism, the sites are not specifically identified outside the state's files. The historically significant archaeological zones are as follows:

- Oleta River north of Sunny Isles Boulevard
- Land south of Sunny Isles Boulevard and west of the Oleta River
- The Arch Creek area.

None of these sites will be negatively impacted by the proposed mixed-use areas.

There is a possibility that the brick building on the TECO property at 15779 West Dixie Highway has been granted a historical designation, however, this was not confirmed at the time of this application. That property is within the 159th Street South MU/EC mixed-use district. If that building has been designated historically or architecturally significant, the City will ensure it is appropriately treated when that area undergoes redevelopment.

B. Wetlands.

Response: There are no mapped wetlands within the developable area of any of the mixed-use districts, however, all projects proposed within the waterfront districts which may affect wetlands which are not currently mapped, will be required to submit an environmental impact analysis during the site plan approval process.

D. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

Response: There are no known plants or animals within the developable area of any of the mixed-use districts that require special protections, however, all projects proposed within any of the mixed-use districts which may affect native habitat of any protected species, will be required to submit an environmental impact analysis during the site plan approval process.

F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Response: There are no known regulated plants within the developable area of any of the mixed-use districts, however, all projects proposed within the mixed-use districts which may

affect regulated plants will be required to submit an environmental impact analysis during the site plan approval process.

G. Wellfields – indicate whether the amendment is located within a wellfield protection zone. If so, specify the affected zone and any provisions which will be made to protect the wellfield.

Response: None of the mixed-use areas are within a wellfield protection zone. All wells are located west of the mixed-use areas.

6. AFFORDABLE HOUSING

Describe how the local government is addressing affordable housing.

Response: The adoption of the mixed-use districts will allow a full range of housing opportunities. The waterfront districts are expected to attract development of higher income housing while the units within the downtown, neighborhood and employment center districts are more likely to be attractive to workforce housing developers.

7. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

Response: The Future Land Use Text Amendments are provided in Exhibit D. The treatment of the edges of the mixed-use districts adjacent to lower density residential uses will include a buffer and transition zone that will address the adjacent lower density residential area.

8. HURRICANE EVACUATION ANALYSIS

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times.

Response: None of the proposed mixed-use districts are within the Hurricane High Hazard Area (those properties that must evacuate in a Category 1 or higher hurricane). The three proposed waterfront districts and the Arch Creek Mixed-Use/Corridor area are east of Biscayne Blvd and all properties within the area east of Biscayne Boulevard must evacuate in a Category 2 or higher hurricane. Of the 4 districts affected, only the 1,283 additional units in the Eastern Mixed-Use/Waterfront district are not immediately adjacent to Biscayne Boulevard. Of those additional 1,283 units, it is expected that a minimum of 32% of those will be seasonal (which is the case for Eastern Shores as a whole per Table 1.5 of the Comprehensive Plan) and unoccupied during hurricane season. An additional 872 units (68% of the new units), therefore, will need to evacuate in a Category 2 or higher hurricane. Assuming 2 persons per car on average and 2 persons per unit on average, the number of cars leaving the area will increase by 872 cars. This is only 1.4% of the average daily LOS E volume of the segment of SR 826 east of US 1 (63,400 per Table 2.12 of Comprehensive Plan, Volume II, Transportation Element). This small increase in traffic volume is not expected to have a measureable effect on hurricane evacuation clearance times.

To mitigate any impacts on hurricane evacuation, all new residential buildings proposed within the one of the Mixed-Use/Waterfront District will be required to submit a hurricane evacuation plan and include that plan in the condominium or other official documents that will govern the future residents of the proposed building.

9. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

Response: The FCC MU/TC, both of the MU/EC districts and the MU/NC are all parts of the City's adopted CRA. The amendment will facilitate redevelopment by allowing the site specific assignment of development rights to be allocated from the proposed basket of rights created within these land use designation. Density and intensity will be allocated based on the various regulating plans for the district which assign an appropriate building height directly related to the project site and its context. The basket of rights approach encourages lot consolidation and redevelopment that is not possible with the more traditional land use approach which provides the same density and intensity for every property in the district.

10. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY COMPREHENSIVE LAND USE PLAN

List the goals, objectives and policies of the City Comprehensive Plan which are furthered by the proposed amendment.

Response: The list of goals, objectives and policies that are supportive of this amendment are provided in Exhibit E.

EXHIBITS

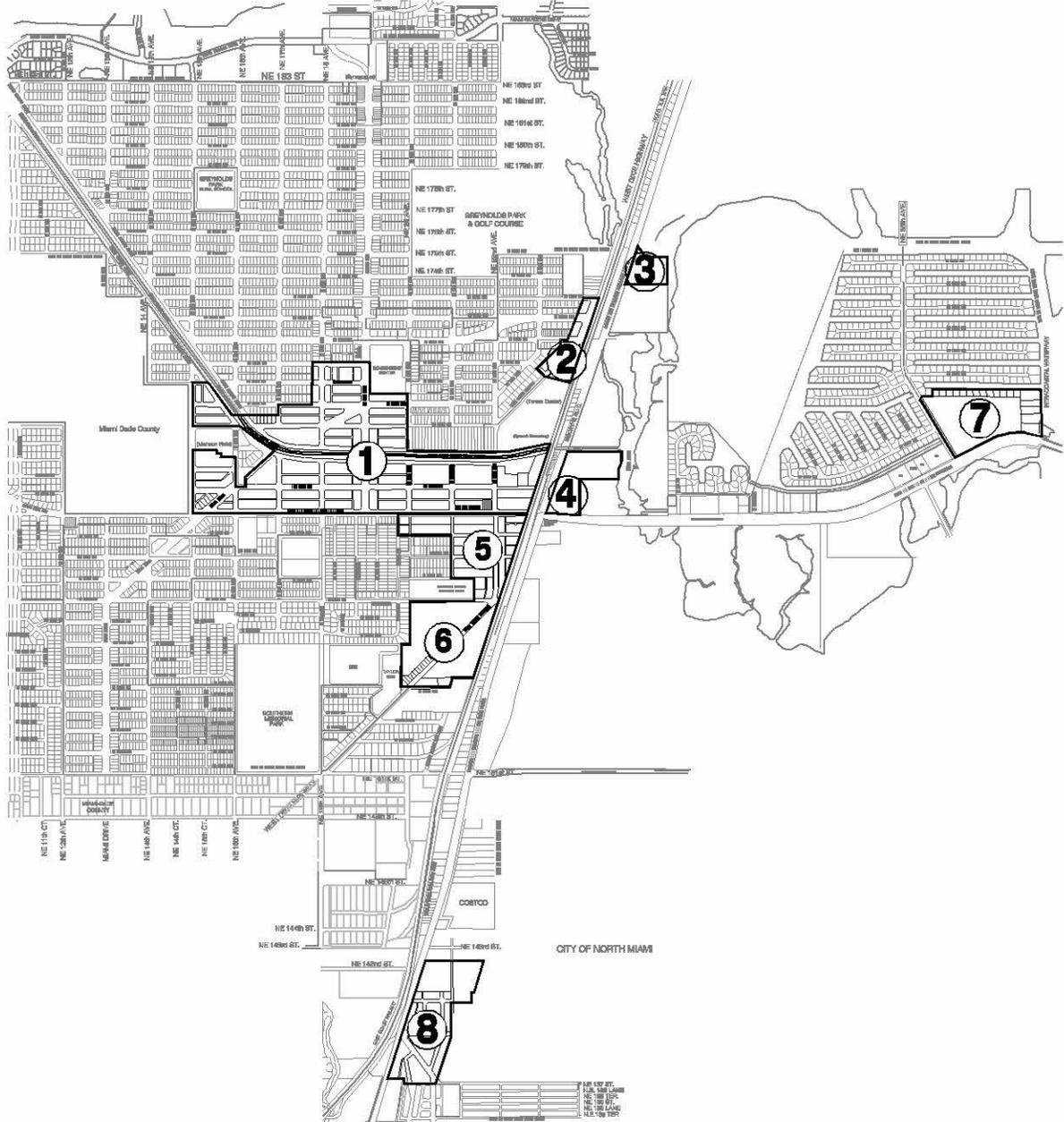
EXHIBIT A
SKETCH AND LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE MAP

CITY OF NORTH MIAMI BEACH

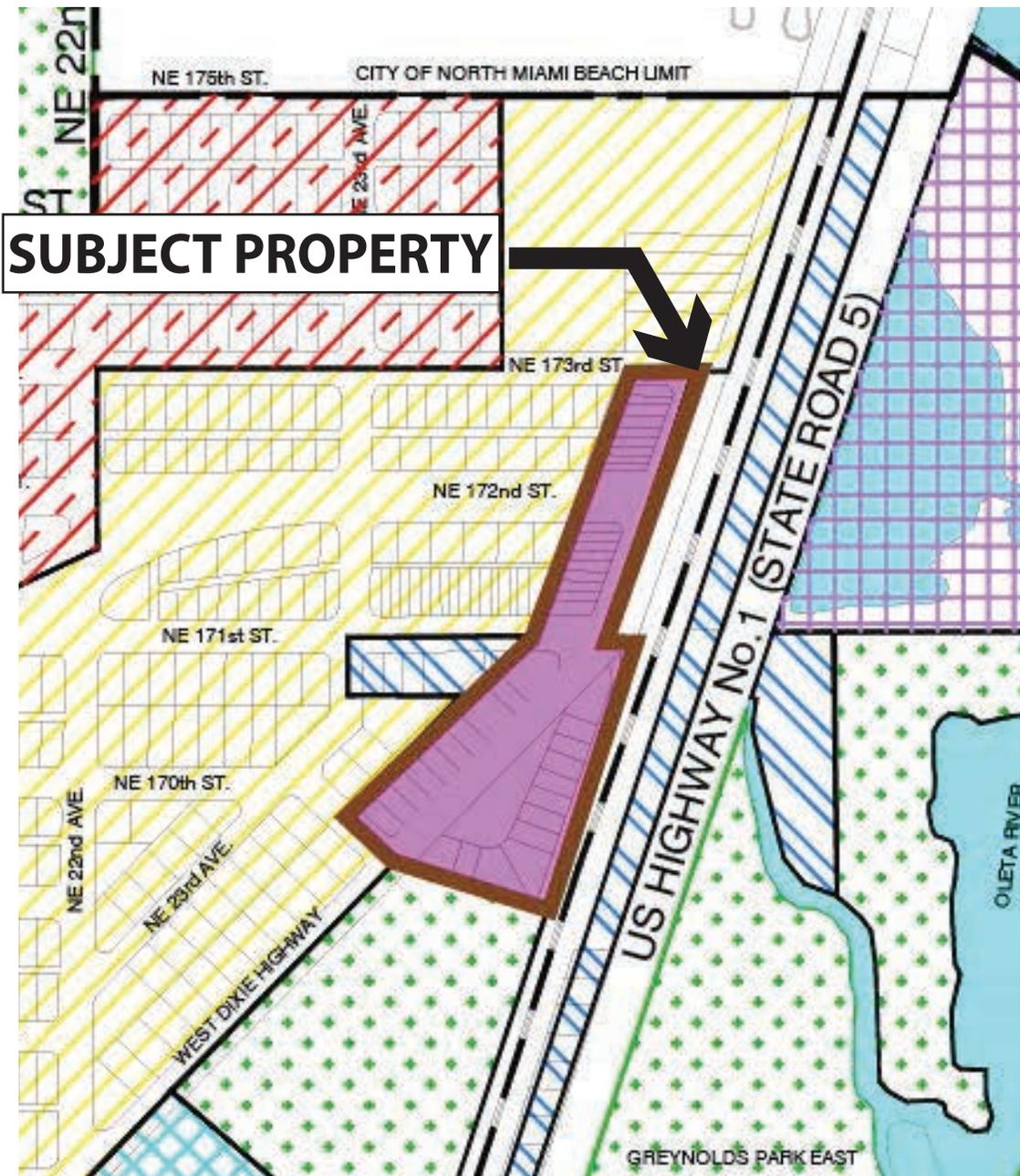
MIAMI-DADE COUNTY, FLORIDA

TOWNSHIP 66 SOUTH 41 TO 43 EAST



| Area # (See Map) | General Description of Area | Existing Land Use Designation | Proposed Land Use Designation |
|---------------------|---|--|---------------------------------------|
| 1 | Area along north and south sides of the Snake Creek Canal between NE 15 Avenue and the FEC ROW. | Mixed Use Town Center (MU/TC) Residential High Density Public and Quasi-Public | Fulford Mixed Use Town Center (MU/TC) |
| 2 | Area along east and west sides of West Dixie Highway between NE 170 and NE 173 Streets. | Business | Mixed Use Neighborhood Center (MU/NC) |
| 3 | Area east of Biscayne Boulevard south of NE 173 Street. | Mixed Use | North Mixed Use Waterfront (MU/WF) |
| 4 | Area east of Biscayne Boulevard between NE 163 Street and the Snake Creek Canal. | Mixed Use Residential (MU/18-75) Business | South Mixed Use Waterfront (MU/WF) |
| 5 & 6 | Areas along east and west sides of West Dixie Highway between NE 155 and NE 163 Streets. | Mixed Use Residential (MU 12-40) Industrial Public and Quasi-Public | Mixed Use Employment Center (MU/EC) |
| 7 | Area between NE 35 Avenue and the Intracoastal Waterway and between NE 163 Street and canal. | Business | East Mixed Use Waterfront (MU/WF) |
| 8 | Area east of Biscayne Boulevard between NE 137 and NE 142 Streets. | Residential High Density Business | Mixed Use Corridor (MU/C) |

EXHIBIT B
PROPOSED FUTURE LAND USE MAP



SUBJECT PROPERTY

LEGEND:

-  CITY LIMITS
-  MIXED USE NEIGHBORHOOD CENTER (MU/NC)
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map References City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



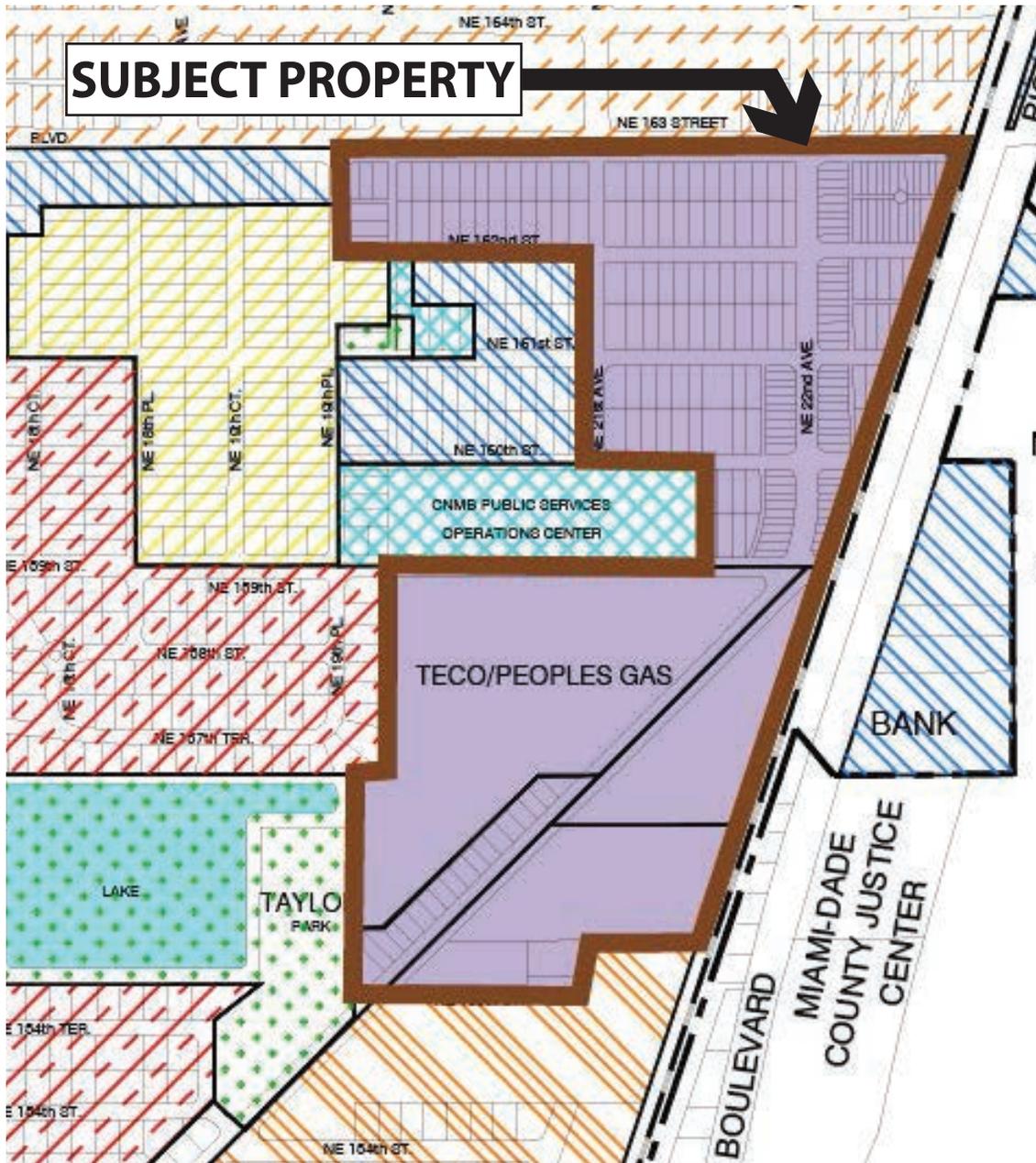
Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

Exhibit B- Proposed Future Land Use Map
Mixed Use Neighborhood Center (MU/NC)



Prepared by:

 REDEVELOPMENT
 MANAGEMENT
 ASSOCIATES



LEGEND:

-  CITY LIMITS
-  163rd. STREET SOUTH & 159th STREET SOUTH MIXED USE EMPLOYMENT CENTER (MU/EC)
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

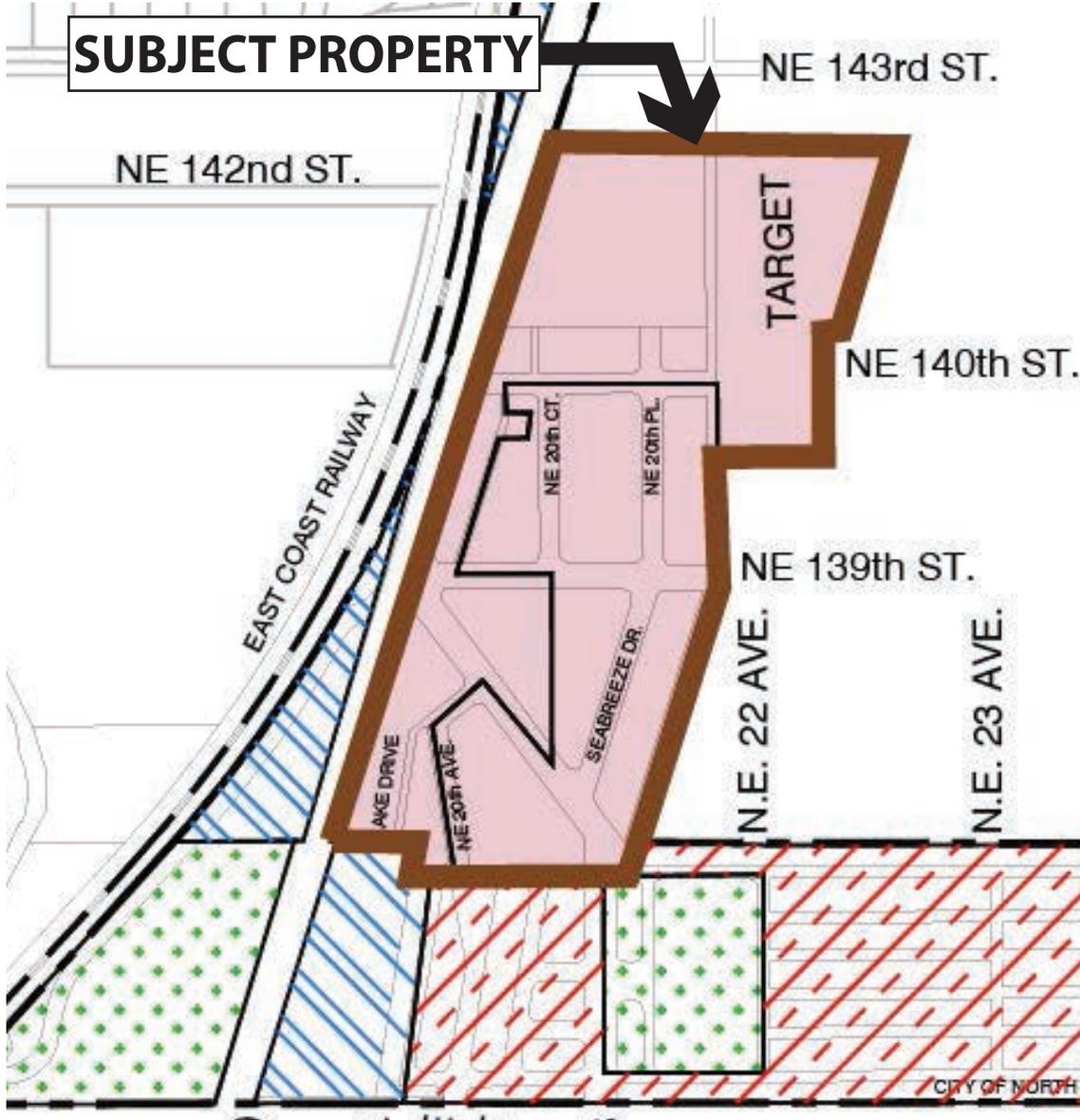
Exhibit B- Proposed Future Land Use Map
163rd Street South and 159th Street South
Mixed Use Employment Center (MU/EC)



Prepared by:



SUBJECT PROPERTY



LEGEND:

-  CITY LIMITS
-  MIXED USE CORRIDOR (MU/C)
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

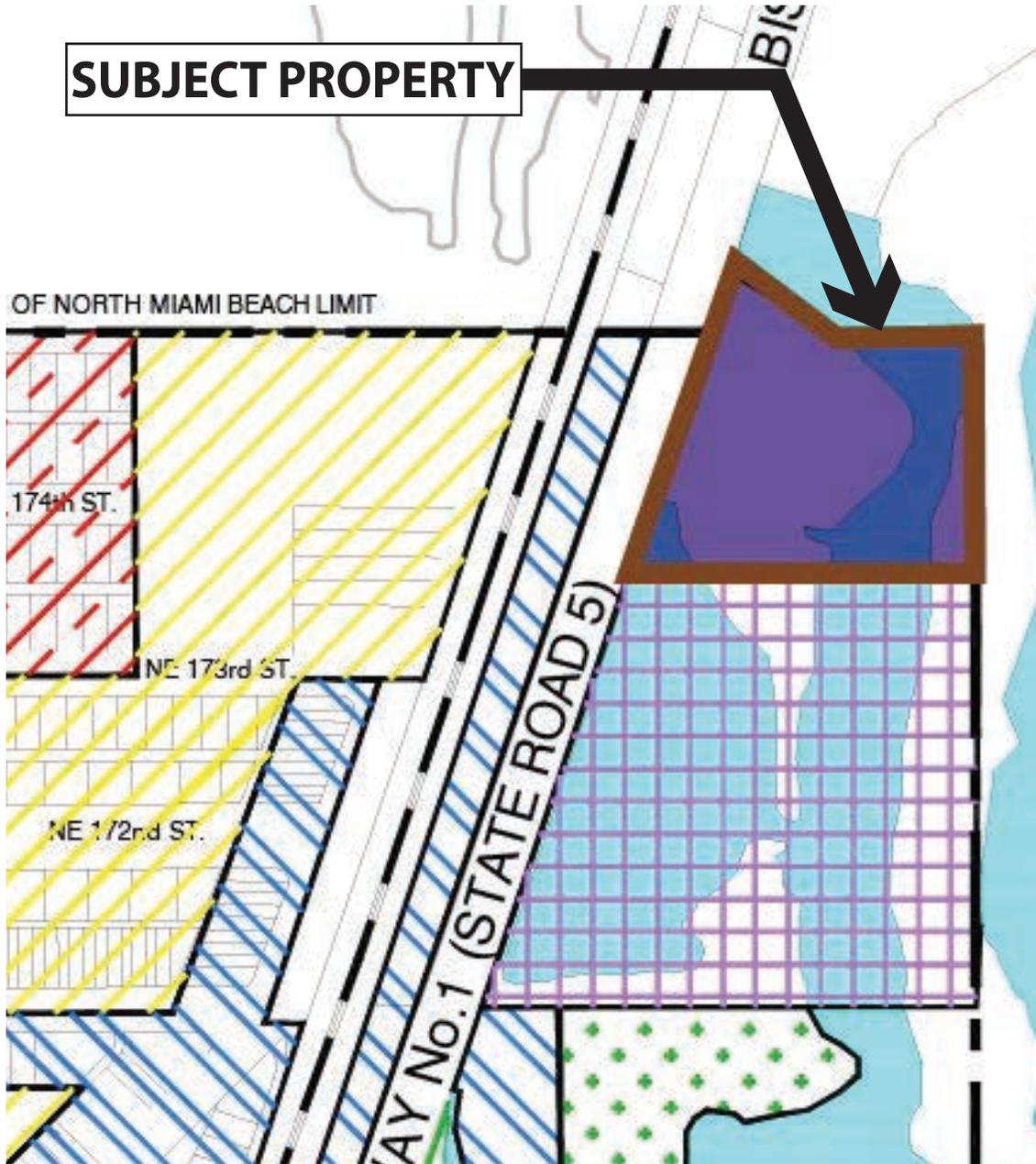
Exhibit B- Proposed Future Land Use Map
Mixed Use Corridor (MU/C)



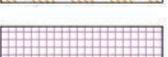
Prepared by:



SUBJECT PROPERTY



LEGEND:

-  CITY LIMITS
-  MIXED USE WATERFRONT (MU/ WF)
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



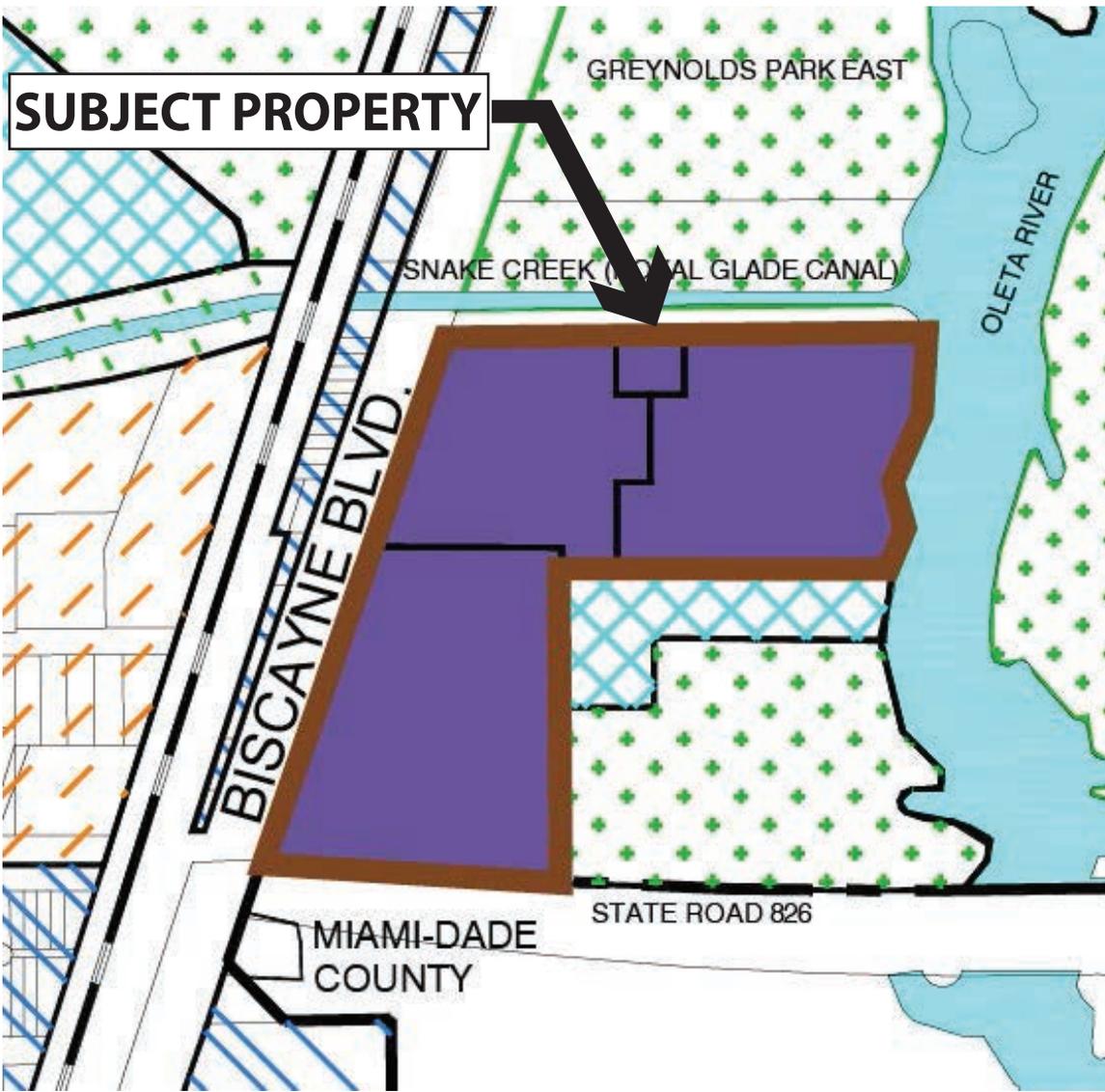
Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

Exhibit B- Proposed Future Land Use Map
North Mixed Use Waterfront (MU/ WF)



Prepared by:





LEGEND:

-  CITY LIMITS
-  MIXED USE WATERFRONT (MU/WF)
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



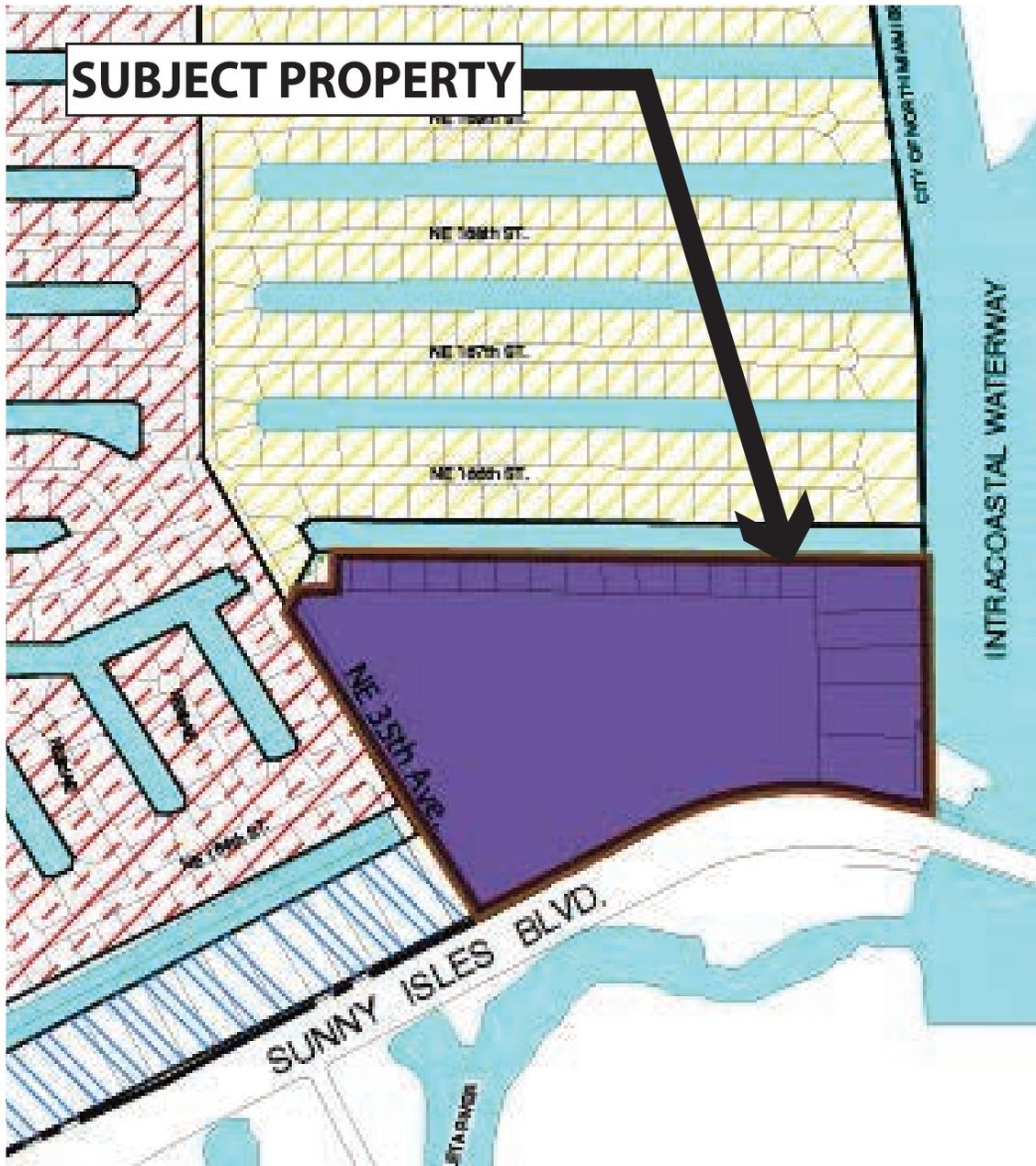
Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

Exhibit B- Proposed Future Land Use Map
South Mixed Use Waterfront

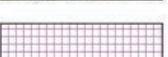


Prepared by:

RMA
 REDEVELOPMENT
 MANAGEMENT
 ASSOCIATES



LEGEND:

-  CITY LIMITS
-  MIXED USE WATERFRONT (MU/WF)
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
Adopted April 21, 1998
Revised September 2007



Prepared for:
North Miami Beach
17050 N.E. 19th Ave.
North Miami Beach, FL
33162

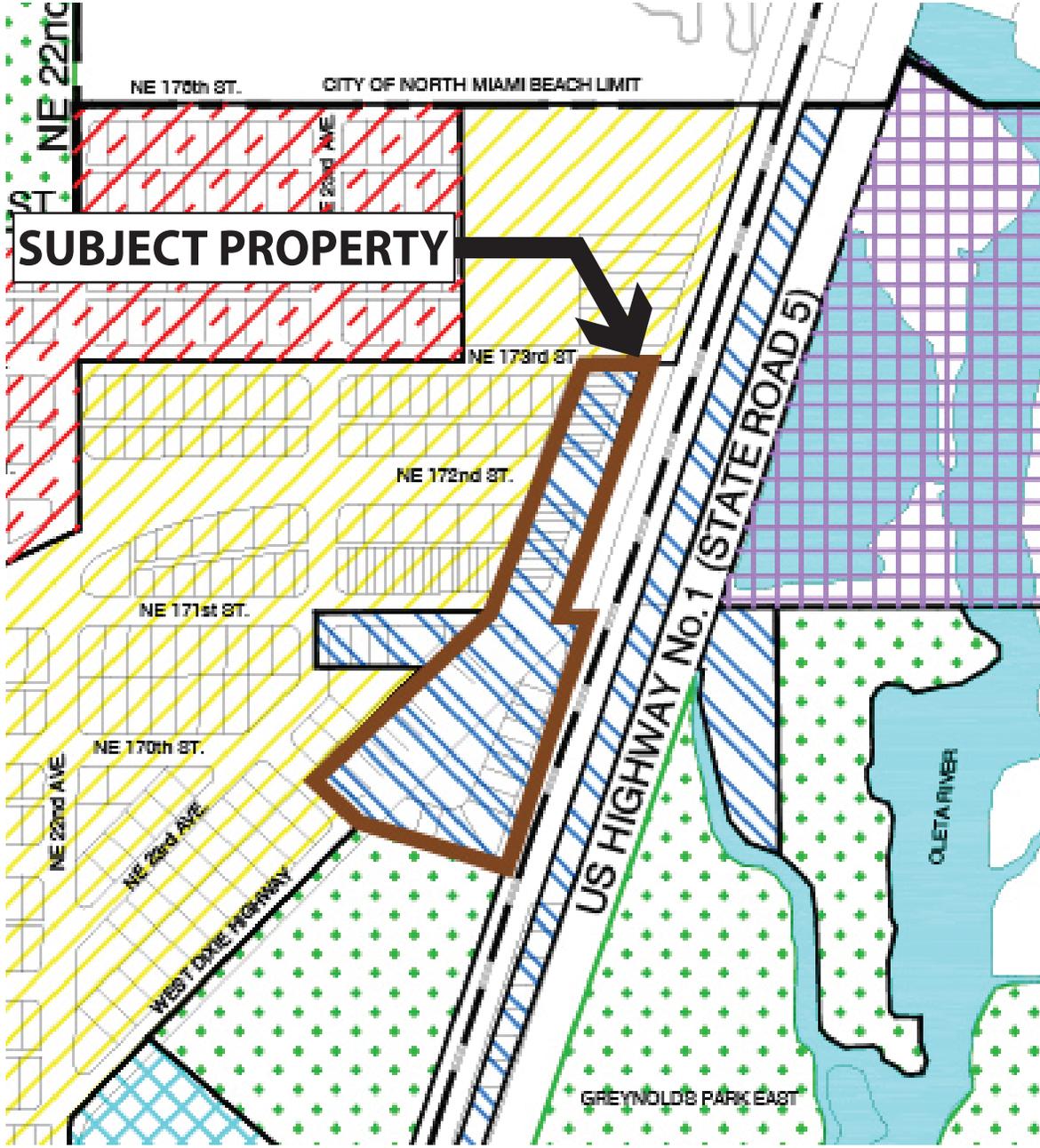
Exhibit B- Proposed Future Land Use Map
East Mixed Use Waterfront (MU/WF)



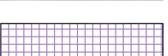
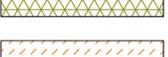
Prepared by:



EXHIBIT C
CITY ADOPTED FUTURE LAND USE MAP



LEGEND:

-  CITY LIMITS
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007

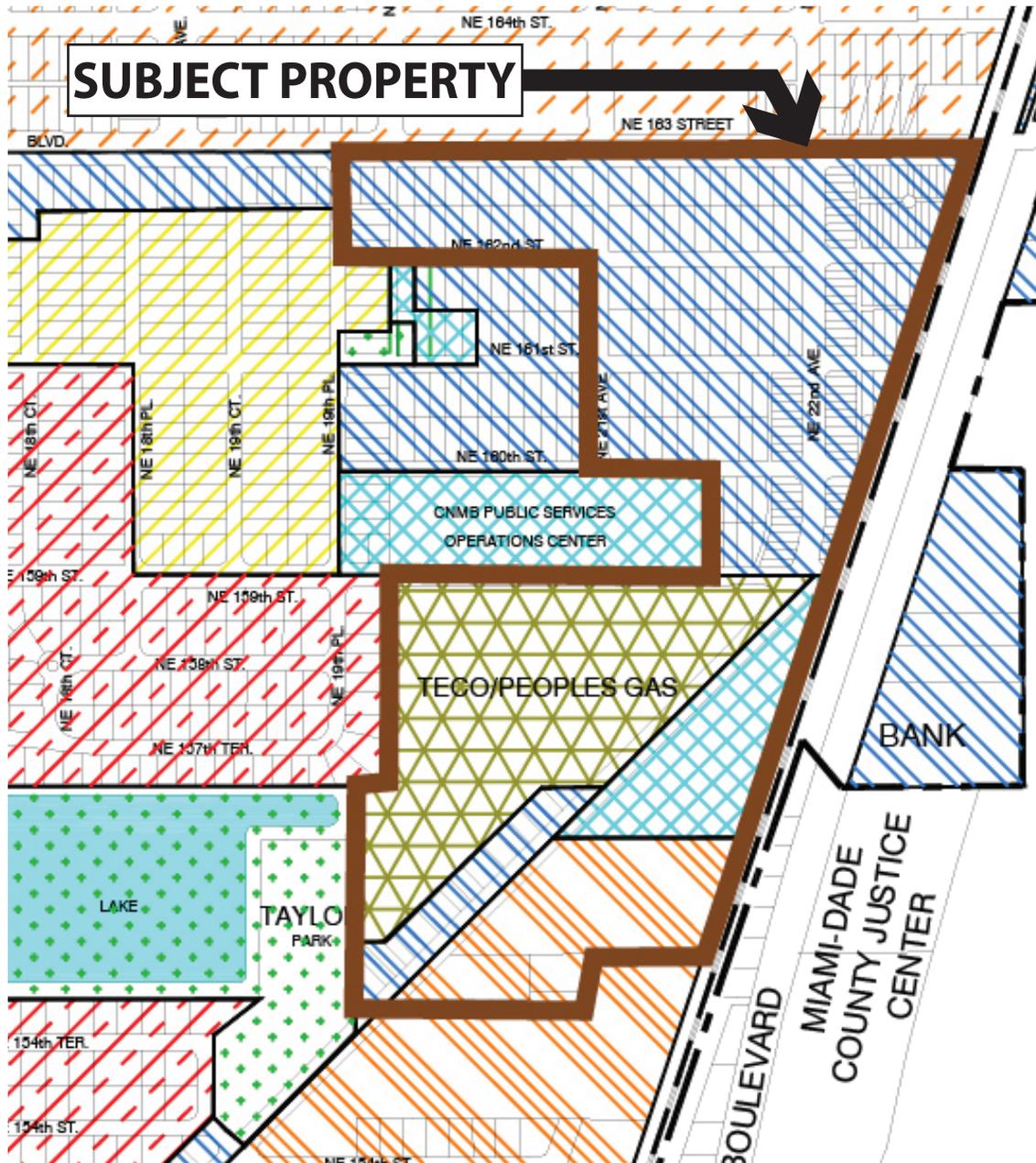


Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

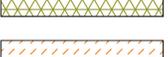
Exhibit C- Adopted Future Land Use Map

Mixed Use Neighborhood Center (MU/NC)





LEGEND:

-  CITY LIMITS
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

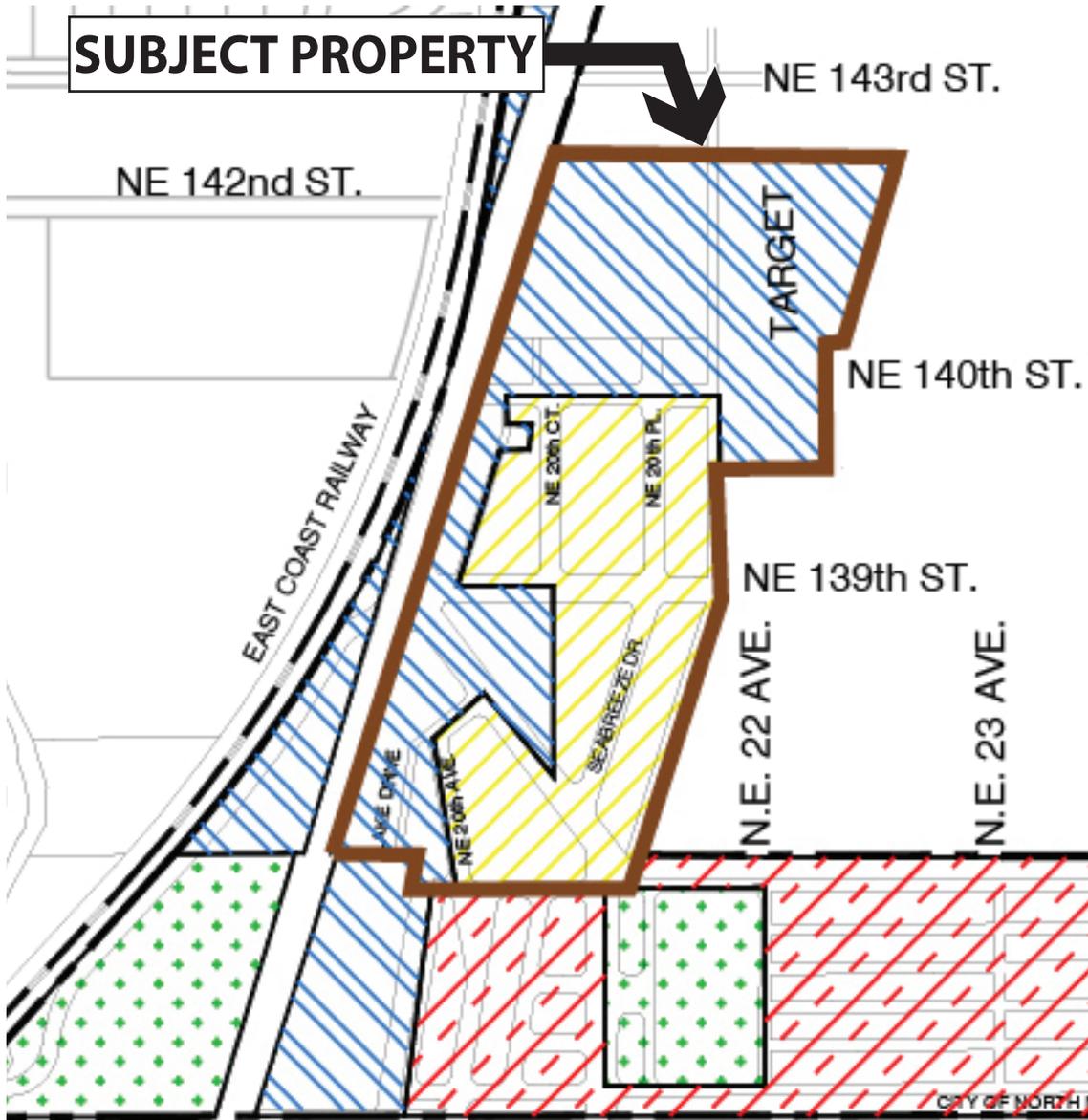
Exhibit C- Adopted Future Land Use Map
163rd Street South and 159th Street South
Mixed Use Employment Center (MU/EC)



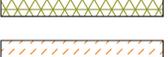
Prepared by:

 REDEVELOPMENT
 MANAGEMENT
 ASSOCIATES

SUBJECT PROPERTY



LEGEND:

-  CITY LIMITS
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

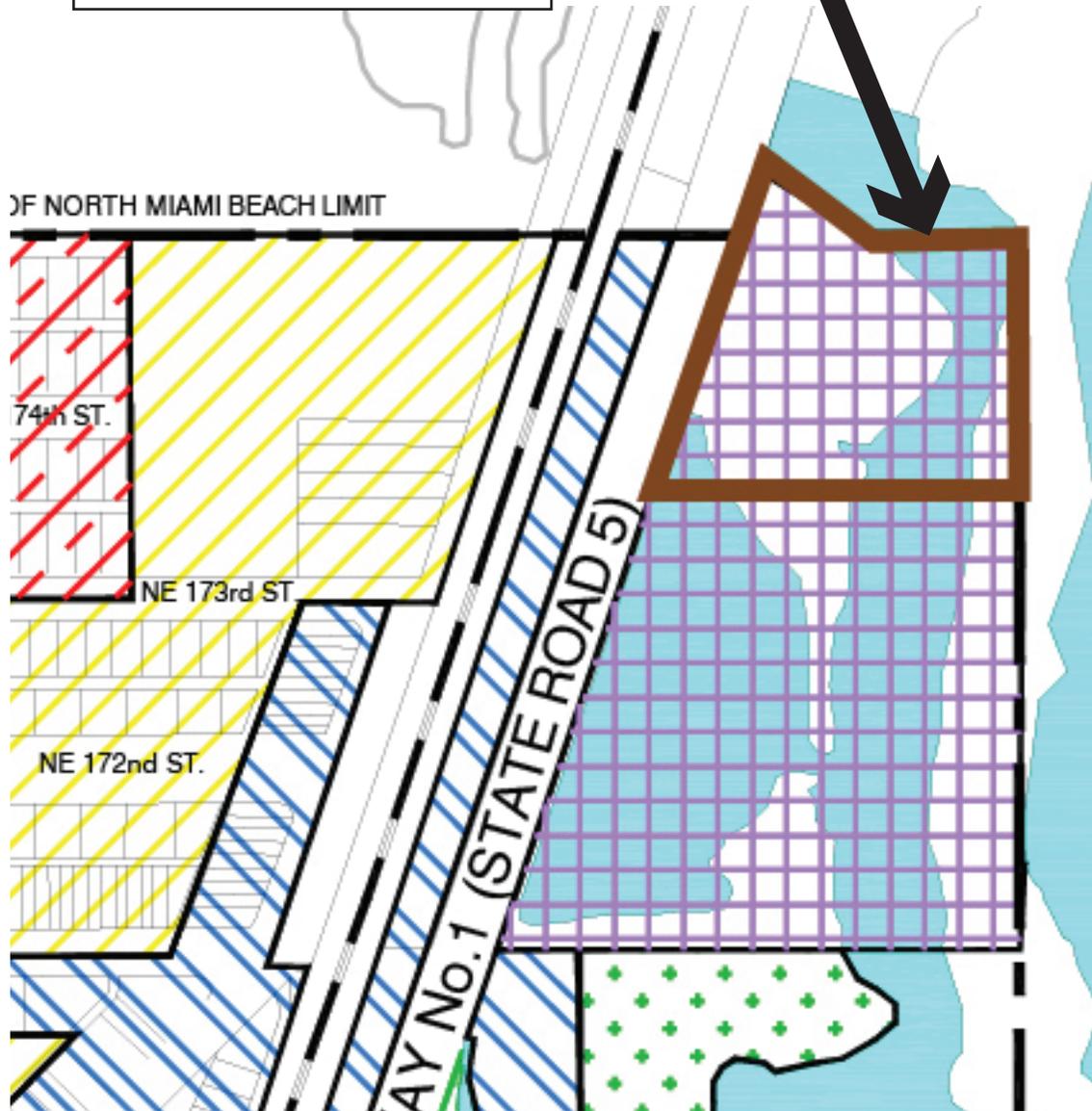
Exhibit C- Adopted Future Land Use Map
Mixed Use Corridor (MU/C)



Prepared by:



SUBJECT PROPERTY



LEGEND:

-  CITY LIMITS
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



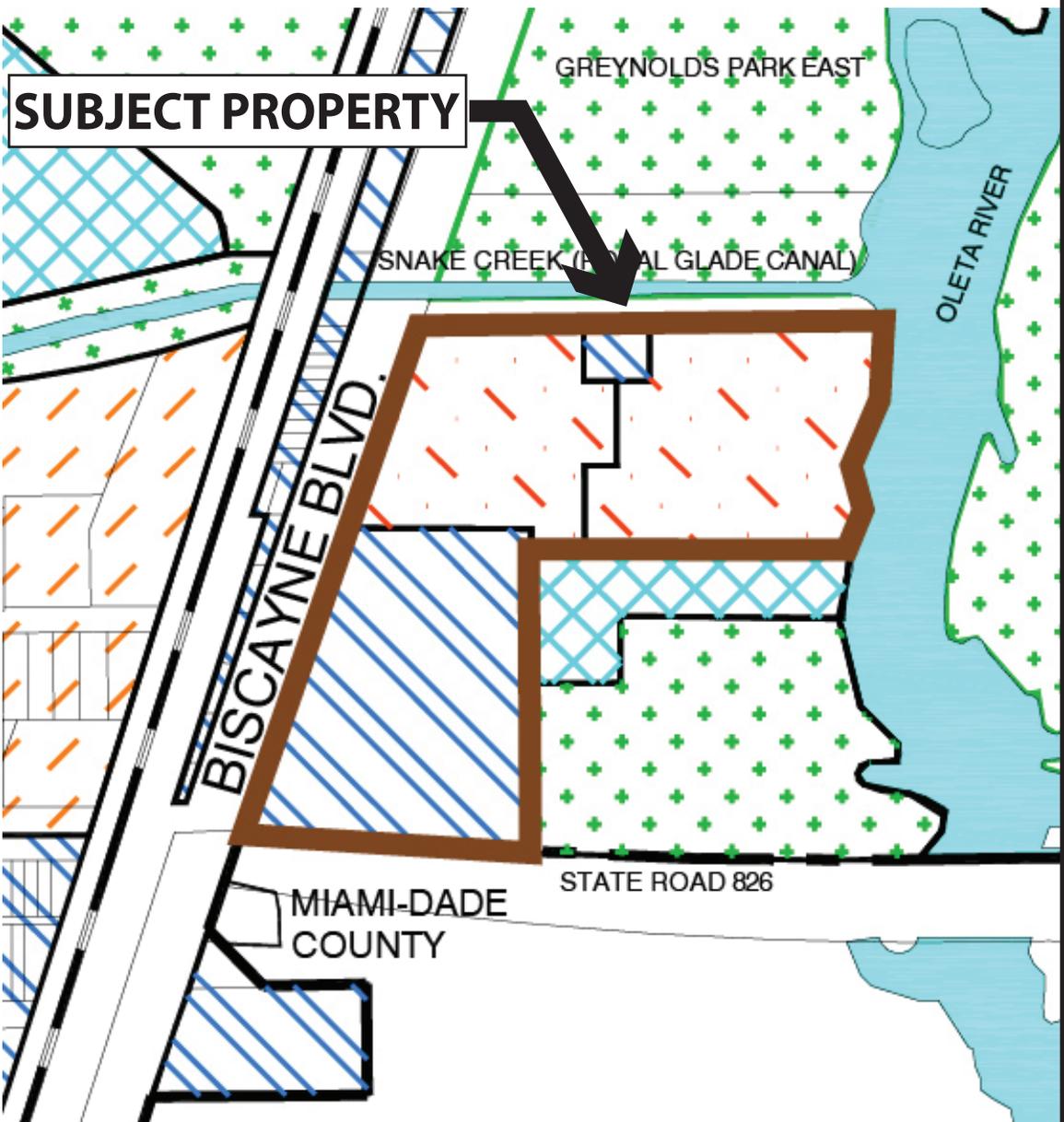
Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

Exhibit C- Adopted Future Land Use Map North Mixed Use Waterfront (MU/ WF)



Prepared by:





LEGEND:

-  CITY LIMITS
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

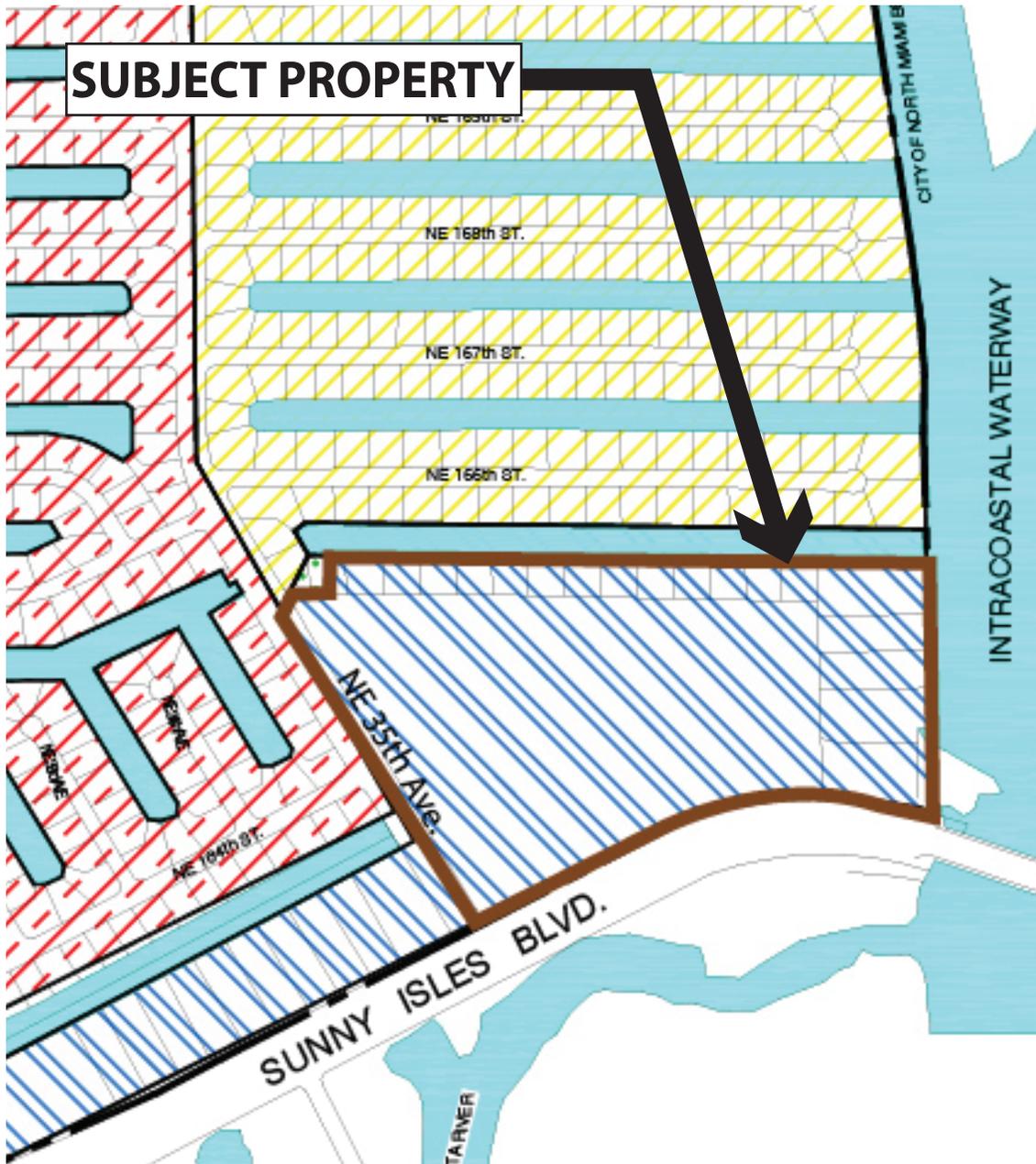
Exhibit C- Adopted Future Land Use Map

South Mixed Use Waterfront

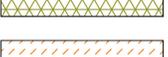


Prepared by:

 REDEVELOPMENT
 MANAGEMENT
 ASSOCIATES



LEGEND:

-  CITY LIMITS
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  BUSINESS
-  PUBLIC AND QUASI-PUBLIC
-  RECREATION AND OPEN SPACE
-  INDUSTRIAL
-  MIXED USE
-  MU/18-75 MIXED USE RESIDENTIAL
-  MU/12-40 MIXED USE RESIDENTIAL
-  MU/TC MIXED USE TOWN CENTER

Map references City of North Miami Beach Future Land Use Map
 Adopted April 21, 1998
 Revised September 2007



Prepared for:
 North Miami Beach
 17050 N.E. 19th Ave.
 North Miami Beach, FL
 33162

Exhibit C- Adopted Future Land Use Map

East Mixed Use Waterfront (MU/WF)



Prepared by:



**EXHIBIT D
CITY OF NORTH MIAMI BEACH
PROPOSED TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES**

FUTURE LAND USE PLAN TEXT AMENDMENTS NORTH MIAMI BEACH MIXED-USE DISTRICTS

Objective 1.2

Detail a redevelopment strategy for potential redevelopment areas, including those cited in this plan (see Map 1.16, Volume Four). Redevelopment could include Future Land Use Map designation changes as necessary to facilitate enhancement of these areas. (e.g. additional recreation and open space land). Measure: This objective shall be measured by progress in implementing its policies.

Policy 1.2.19

East of US1, the City’s intent is to increase the amount of open space in accordance with the Open Space Regulating Plans adopted for each mixed-use district east of US 1 and with the Parks Master Plan, when adopted.

Objective 1.6

Facilitate mixed-use and planned unit development projects that are of appropriate intensity, density, land use mix, and urban design to foster walkable neighborhoods, great public spaces, and increase the viability of pedestrian, bicycle and public modes of transportation, and reduce dependency on the automobile. Measures: Number of successful developments or redevelopments implemented in accordance with revised Land Development Regulations for Mixed-Use (objective – at least one by January 1, 2015). “Successful means general satisfaction of parties involved with approval, including property owner, City officials, and the public.

Policy 1.6.1

~~Consider amending~~ Amend the Land Development Regulations in accordance with the Mixed-Use Future Land Use Designations ~~and assess its potential effectiveness in~~ create unique zoning regulations for each mixed-use district for the purpose of encouraging and achieving such the vision established for each mixed-use projects district.

Policy 1.6.2

Direct future residential, office and retail growth compatible with an urban downtown environment to the Fulford City Center (MU/TC, Mixed-Use Town Center) and Community Redevelopment Area.

Policy 1.6.3

The City shall facilitate and encourage development of the City’s designated Mixed-Use Districts, Fulford City Center (MU/TC, Mixed-Use Town Center) at the maximum permitted residential density and nonresidential intensity. The City shall explore incentives for maximum land utilization, including proportions of mixed-use, which may include the following, and shall amend the land development regulations as necessary to implement these incentives:

- a. reduction of required off-street parking requirements and/or shared parking agreements
- b. ~~strict enforcement of existing codes~~ air rights easements over alleys or other rights-of-way
- c. reduction of road impact fees (reverse impact fee structure, since higher density and intensity supports transit usage)
- d. revision of impact fees to instead fund transit, bicycle and pedestrian infrastructure

- e. Financial assistance and/or parcel assemblage coordination assistance from the Community Redevelopment Agency, when applicable
- f. Marketing assistance from the Community Redevelopment Agency, when applicable
- g. Location of circulator bus stop ~~in front of the development~~ as part of a local transit network
- h. Initial property tax rebate program, when applicable
- i. Public-Private- Partnerships

Policy 1.6.4

The City should consider changes to the Zoning and Land Development Code and Future Land Use categories to permit mixed-use development in proximity to the FEC railway, major transit corridors and within the City’s redevelopment areas.

Policy 1.6.5

Create mixed-use land use categories including a MU/Town Center; MU/Employment Center, MU/Neighborhood Center; MU/Corridor and MU/Waterfront to facilitate and encourage the creation of beautiful, safe and livable places in the downtown and along major corridors including West Dixie Highway, Hanford Boulevard, 19th Avenue, Biscayne Boulevard and 163rd Street.

Policy 1.6.6

The Mixed-Use/Town Center (MU/TC) land use designation is hereby created to encourage transit-oriented development that is consistent with an urban downtown including corporate office, ground floor retail, upper floor or stand-alone residential and other nonresidential uses as specified in the appropriate zoning district. New stand-alone auto-oriented uses are not intended for development within the MU/TC land use category such as: large surface parking lots (except park and ride lots), gas stations/auto repair/car washes; auto dealers; self/equipment storage; conventional suburban “big box”/warehouse; single-family detached dwelling units; stand-alone carwashes; and similar auto-oriented uses.

Policy 1.6.7

The Mixed-Use/Employment Center (MU/EC) land use designation is hereby created to permit economic development supportive of high technology and service-based activities that are compatible with residential uses as specified in the appropriate zoning district in the Land Development Code. Limited auto-oriented uses are considered acceptable in this district but are required to be designed in a manner that encourages pedestrian and transit use. Mixed-use may be vertically or horizontally integrated based on compatibility and other factors. Stand-alone office park-style development as well as live-work buildings are equally appropriate in this district as are stand-alone residential buildings.

Policy 1.6.8

The Mixed-Use/Neighborhood Center (MU/NC) land use designation is hereby created to support a balanced mix of land uses characterized by compactness, pedestrian friendly design, neighborhood-scale and framed by architecture and landscape design appropriate to local history and the natural environment. Development patterns shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation towards public transit systems, a centrally located community-serving land use or land uses and greater integration of housing, employment, shopping and recreation at the

neighborhood level. A MU/NC shall be a specific geographic area not exceeding 80 gross contiguous acres, unless located within an approved Community Redevelopment Area. Permitted uses within a MU/NC shall include residential uses and park land and/or open space, and must include one or more other uses such as commercial, civic, institutional, or employment-based uses.

Policy 1.6.9

The Mixed-Use/Waterfront District (MU/WF) is similar in intent as the MU/NC, however, it must be located on a significant water body and be designed to maximize the economic and aesthetic resource created by its waterfront location. Public access to and beautification of the waterfront is a primary principal of the MU/WF district while also providing for multi-family housing that enables residents to live on the waterfront. Development patterns shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation towards the waterfront, integration of housing, employment, shopping and recreation at the neighborhood level. Permitted uses within a MU/WF shall include residential uses and park land and/or open space, and must include one or more other uses such as commercial, civic, institutional, or employment-based uses. Every project adjacent to the water in a MU/WF district will be encouraged to provide one or more public access-ways to the waterfront with the intent to create public, active waterfront uses along all or the majority of the waterfront with pleasing views from both the land-side and water-side of the development.

Policy 1.6.10

The Mixed-Use/Corridor (MU/C) is a mixed-use district intended to capitalize on its location on a primary transit and business corridor and is created to permit economic development to support both local and regional activity and provide a variety of workforce and market rate housing opportunities. Auto-oriented uses are considered acceptable in this district but are required to be designed in a manner that encourages pedestrian and transit use. Mixed-use may be vertically or horizontally integrated based on compatibility and other factors. Stand-alone office park-style development, big box retail establishments and stand-alone residential buildings are equally appropriate in this district.

.....

Objective 1.8 Use the Land Development Code to implement land use policies that correspond to the categories on the Future Land Use Plan Map. Measures: Consistency between the land development regulations and Future Land Use Map.

Policy 1.8.1 Each individual Mixed-Use project within the Mixed-Use (MU) Business or Residential; ~~MU/18-75 MU/12-40, and MU/BO, Mixed Use Business or Office Center PUD project~~ MU/Town Center; MU/Employment Center; MU/Neighborhood Center; MU/Corridor and MU/Waterfront District land use categories shall assist the City in addressing the following goals to the extent they are applicable and reasonably feasible:

- (a) Create and/or enhance community-benefiting assets. These community benefiting assets can include: increased park lands to accommodate new residents particularly east of US 1; cultural institutions, public art, open space, gazebos, fountains, plazas, seating areas, colonnades, shaded landscaped areas, or similar features.

- (b) Address needs for affordable housing by providing various housing types and price ranges or contributing to an affordable housing fund.
- (c) Foster walkability by interconnecting to the network of pedestrian friendly streets, creating a network of sidewalks within their property, and creating or enhancing community-benefiting assets within their development.
- (d) Promote distinctive, attractive ~~PUD~~ projects with a strong sense of place through its unique architecture, site planning, walkability, connection to a variety of transportation choices, enhancement of neighborhood identity, and its choice of landscape materials, or similar.
- (e) Assist the City in accomplishing its park and open space goals by contributing impact fees, creating rooftop gardens, creating recreation, park and open space opportunities, particularly additional parks east of US 1 to accommodate additional residents.
- (f) Create quality of place through building and supporting the local economy, through nurturing and defining neighborhood identity, fostering frequent and meaningful contact, creating improved accessibility, promoting a sense of comfort, and drawing a diverse population.
- (g) Assist in providing a variety of transportation choices by providing bicycle amenities, by accommodating various modes of transit shelter, stops, and stations, by assisting in making roadways on-site and off-site pedestrian friendly, aesthetically pleasing, and bicycle friendly, and through its use of transit oriented design.
- (h) By going green through the use of such techniques as water reuse, reduced energy usage, recycling, the conservation of building materials and resources, and increased water efficiency.

By 2015, the City will amend the land development regulations in order to provide further guidance in the implementation of this Policy through the development approval process.

Policy 1.8.2

The following land use densities, intensities and approaches shall be incorporated in the Land Development Code. Building height is defined as the vertical distance above the centerline of the adjacent fronting road to the highest point of the building, except that in a Special Flood Hazard Area (SFHA) the building height shall be measured from the minimum finished flood elevation required in the SFHA, less those structures permitted elsewhere in these regulations to extend beyond the height of the building. Home occupation uses are conditionally allowed in all residential categories.

Residential Low Density: Single-family detached units at a density up to 8.0 units per acre.

Residential Medium Density: Single-family units up to 8.0 units per acre and duplex units up to 17.0 units per acre.

Residential High Density: In addition to the above housing types and densities, multifamily units up to 32 units per acre.

Business: A range of zoning districts from a) the residential-office district with nonresidential uses limited to offices, institutions and community facilities to b) arterial highway districts with automotive and entertainment uses at an intensity whereby the maximum Impervious Surface Area is eighty percent (80%) and the maximum Building Height is fifteen (15) stories and maximum building height of one hundred fifty (150) feet.

Industrial: Intensive business uses such as construction companies and wholesale/warehouse uses plus selected light industrial uses as well as retail and office at an intensity whereby the maximum Impervious Surface Area is eighty five percent (85%) and the maximum Building Height is four (4) stories and maximum building height of forty five (45) feet.

Public and Quasi Public: This is a full range of public schools, private schools, churches, public utility installations, hospitals, etc., at an intensity whereby the maximum Impervious Surface Area is seventy five percent (75%) and the maximum Building Height is three (3) stories and maximum building height of thirty five (35) feet.

Recreation and Open Space: This category includes primarily City and County parks plus large cemeteries.

Mixed-Use Districts - MU/TC, Mixed-Use Town Center); MU/WF (Mixed-Use Waterfront; MU/EC (Mixed-Use Employment Center); MU/NC (Mixed-Use Neighborhood Center; MU/C (Mixed-Use Corridor);

The density and intensity of all the mixed-use districts noted above will be defined as a maximum number of residential units and a maximum square footage of nonresidential development. This “basket of rights” will be defined at the time the district is created on the Future Land Use Map. Each district will include a FLUE text amendment which establishes the maximum development rights within the boundaries of the district. Densities and intensities can vary within the District up to the maximum entitlements defined for the district. Monitoring the development activity as permits and certificates of occupancy are issued and enforcement of the maximum permitted land use densities and intensities shall be the responsibility of the City.

Fulford MU/TC, Mixed-Use Town Center: The Fulford MU/TC district established on the City’s Future Land Use Map is 131.5 acres in size and extends from Biscayne Boulevard on the East to NE 15th Avenue on the West. It is generally bounded by the Snake Creek Canal on the north with some northern extension along the NE 19th Avenue Corridor to the Government Center. The south boundary is North Miami Beach Boulevard (NE 163rd Street). The maximum allowable residential development is 9,633 units and 6 million square feet of nonresidential development. The MU/TC zoning district is the only zoning classification applicable under the MU/TC land use category.

163rd Street South MU/EC, Mixed-Use Employment Center: This 31.2 acre area is located just south of the Fulford MU/TC and is east of NE 23rd Avenue, south of NE 163rd Street, west of Biscayne Boulevard and north of 160th Street. The maximum allowable residential development is 1,300 units and 4 million square feet of nonresidential development. The MU/EC zoning district is the only zoning classification applicable under the MU/EC land use category.

The 159th Street South MU/EC, Mixed-Use Employment Center: This area is 41.6 acres generally located south of 159th Street, west of Biscayne, and east and west of Dixie Highway. The maximum allowable residential development is 2,300 units and 2.5 million square feet of nonresidential development. The MU/EC zoning district is the only zoning classification applicable under the MU/EC land use category.

W. Dixie Highway MU/NC, Mixed-Use Neighborhood Center: This 36.5 acre area is north of the Tennis Center and borders West Dixie Highway on the east and west. It extends north to 173rd Street. The maximum allowable residential development is 500

units and 400,000 square feet of nonresidential development. The MU/NC zoning district is the only zoning classification applicable under the MU/NC land use category.

Arch Creek MU/C, Mixed-Use Corridor: This area is 36.8 acres east of Biscayne Boulevard, generally north of 137th Street and south of 142nd Street adjacent to the eastern City limits. The maximum allowable residential development is 970 units and 1.5 million square feet of nonresidential development. The MU/C zoning district is the only zoning classification applicable under the MU/C land use category.

South MU/WF, Mixed-Use Waterfront: This district established on the Future Land Use Map is 18.1 acres in size and is located east of Biscayne Boulevard, west of and fronting on the Oleta River, south of the Snake Creek Canal and north of SR 826 (NE 163rd Street). The maximum allowable residential development is 1,400 units and 1.0 million square feet of nonresidential development. The MU/WF zoning district is the only zoning classification applicable under the South MU/WF land use category.

Northern MU/WF, Mixed-Use Waterfront: This district established on the Future Land Use Map is 10.5 acres located east of Biscayne Boulevard, west of the eastern city boundary line, north of the Marina Palms development and south of the northern city boundary. The maximum allowable residential development is 800 units and 1.0 million square feet of nonresidential development. The MU/WF zoning district is the only zoning classification applicable under the Northern MU/WF land use category.

Eastern MU/WF, Mixed-Use Waterfront: This district is on the 31.2 acre site of the Intracoastal Mall in Eastern Shores bounded by NE 35th Avenue on the west, NE 163rd Street on the south, the Intracoastal waterway on the east and the first finger canal in Eastern Shores on the north. The maximum allowable residential development is 2,000 units and 2.5 million square feet of nonresidential development. The MU/WF zoning district is the only zoning classification applicable under the Eastern MU/WF land use category.

Open water and transportation corridors: This category includes those areas consisting of open water lakes and canals as well as transportation corridors which are otherwise undesignated on the Future Land Use Map.

Mixed-Use: Business and/or Residential use. The purpose of this land use designation is to promote the development of sustainable site planning for living, shopping, and working environments while insuring that development will occur according to appropriate population density, building coverage, improvement standards, and construction phasing. Approval of a comprehensive site development plan is required. The types of land uses allowed include: residential uses, business and office uses, public buildings, and recreation/open space uses. The maximum height and density in the Mixed-Use land use designation is eighteen (18) stories and maximum building height of two hundred ten (210) feet (including each parking level under a building as a story) and thirty-two (32) units per gross acre, respectively. Zoning categories applicable under the Mixed-Use Category are limited to RM-32, B-1, B-2, B-3, FCC Fulford City Center (Mixed-Use) Zoning District and Planned Unit Development (PUD).

The following requirements shall apply to developments with a future land use designation of Mixed-Use and a zoning of PUD:

1. Planned Residential Projects shall have a minimum of at least two (2) habitable stories, and shall include a minimum of five (5) percent of the total project land area as recreation/open space use. Supplemental nonresidential uses may also be permitted when complementary or an enhancement to and compatible with the orderly operation of the residential project, provided that all such uses, with the exception of pre-existing water bodies used as a marina, shall not have a gross floor area that exceeds the equivalent of twenty (20) percent of the total project land area.
2. The proportion of the mixed-uses for each individual Residential PUD Project shall be determined as follows:
 - (a) Retail uses are encouraged on the ground floor.
 - (b) Office uses are discouraged from the ground floor.
 - (c) Residential use on all floors above the second level is strongly encouraged.
 - (d) The land development regulations shall set forth compatibility criteria for permitting residential uses on the ground floor of buildings.
3. Planned Business or Office Centers shall include a minimum of five (5) percent of the total project land area as recreation/open space use. Supplemental residential uses may also be permitted when complementary or an enhancement to and compatible with the orderly development of the planned project; provided that all such residential uses shall not exceed a gross density in excess of thirty-two (32) units per gross acre.
4. Where a proposed mixed-use project is adjacent to residential property located within the City of North Miami Beach of low or medium density (as defined in the Future Land Use Element Policy 1.8.1 of this Comprehensive Plan) zoning or development having lower density than the proposed mixed-use project (“Adjacent Lower Density Property”):
 - (a) There shall be created a fifty (50) foot wide landscaped buffer within the proposed mixed-use project property (“Mixed-Use Property”) along the property line, between the Mixed-Use Property and the Adjacent Lower Density Property. The landscaped buffer shall not contain any structures, driveways, or roads, except sidewalks, bike paths, transit shelters or similar. If there is a canal, waterway, or park between the Adjacent Lower Density Property and the Mixed-Use Property, then the fifty (50) foot wide landscaped buffer shall not be required; and
 - (b) There shall be a Transitional Area adjacent to the Adjacent Lower Density Property. The Transitional Area shall include the fifty (50) foot wide landscaped buffer where applicable, and shall comprise thirty (30) percent of the Mixed-Use Property in depth (extending into the Mixed-Use Property from the side of said property facing the Adjacent Lower Density Property). The Transitional Area shall extend for the length of the portion of the Mixed-Use Property that lies adjacent to and directly faces the Adjacent Lower Density Property. The Transitional Area shall be no less than two hundred (200) feet in depth, nor more than three hundred (300) feet in depth. Any road, canal, waterway, park or

alley between the Adjacent Lower Density Property and the Mixed-Use Property, or within the Transitional Area of the Mixed-Use Property, shall be counted toward the depth necessary to comply with this section.

The Transitional Area shall be developed to no greater intensity than the following:

1. No part of the Transitional Area shall exceed the zoning density or actual development density, whichever is greater, of the immediately adjacent Lower Density Property; and
2. No part of the Transitional Area shall be developed to site development standards of minimum lot area, minimum yard setbacks, maximum building height, minimum floor area, maximum lot coverage and minimum pervious lot area less restrictive than those standards contained in the zoning or actual development of the immediately adjacent Lower Density Property, whichever is least restrictive; or
3. All or part of the Transitional Area may be developed as landscaped open space and/or recreational uses.

The following requirements shall apply to developments with a future land use designation of Mixed-Use and a zoning of B-1:

In the B-1 Zoning District, the intensity of the development shall be determined by the maximum impervious surface area of eighty (80) percent, the maximum building height of two (2) stories and maximum building height of thirty (30) feet and the maximum density of thirty-two (32) dwelling units per gross acre, except in Hurricane Vulnerability Zones, where the allowed density shall not increase over the currently allowed density. Residential Use in the B-1 Zoning District shall be limited to no more than seventy (70) percent of the gross floor area of the development.

The following requirements shall apply to developments with a future land use designation of Mixed-Use and a zoning of RM-32, B-2 or B-3:

In the RM-32, B-2 and B-3 Zoning Districts, the intensity of the development shall be determined by the maximum impervious surface area of eighty (80) percent, the maximum building height of fifteen (15) stories and maximum building height of one-hundred and fifty (150) feet and the maximum density of thirty-two (32) dwelling units per gross acre, except in Hurricane Vulnerability Zones, where the allowed density shall not increase over the currently allowed density. Commercial use in the RM-32 Zoning District shall be limited to no more than the first two (2) stories. Residential Use in the B-2 and B-3 Zoning Districts shall be limited to no more than seventy (70) percent of the gross floor area of the development.

~~MU/18-75, Mixed Use Residential.~~

~~The purpose of this land use designation is to promote the development of sustainable projects by providing maximum opportunity for innovative site planning for living, shopping, and working environments while insuring that development will occur~~

~~according to appropriate population density, building coverage, improvement standards, and construction phasing. Approval of a comprehensive site development plan is required. The maximum height and density in the MU/18-75, Mixed Use Residential land use designation is eighteen (18) stories and maximum building height of two hundred ten (210) feet, (including each parking level under a building as a story) and seventy-five (75) units per gross acre, respectively. A minimum of two (2) habitable stories are required. Zoning categories applicable under the MU/18-75, Mixed Use Residential Category are limited to Planned Unit Development (PUD).~~

~~Where a proposed mixed-use project is adjacent to residential property located within the City of North Miami Beach of low or medium density (as defined in the Future Land Use Element Policy 1.8.1 of this Comprehensive Plan) zoning or development having lower density than the proposed mixed-use project (“Adjacent Lower Density Property”):~~

- ~~(a) — There shall be created a fifty (50) foot wide landscaped buffer within the proposed mixed-use project property (“Mixed Use Property”) along the property line, between the Mixed Use Property and the Adjacent Lower Density Property. The landscaped buffer shall not contain any structures, driveways, or roads, except sidewalks, bike paths, transit shelters or similar. If there is a canal, waterway, or park between the Adjacent Lower Density Property and the Mixed Use Property, then the fifty (50) foot wide landscaped buffer shall not be required; and~~

- ~~(b) — There shall be a Transitional Area adjacent to the Adjacent Lower Density Property. The Transitional Area shall include the fifty (50) foot wide landscaped buffer where applicable, and shall comprise thirty (30) percent of the Mixed Use Property in depth (extending into the Mixed Use Property from the side of said property facing the Adjacent Lower Density Property). The Transitional Area shall extend for the length of the portion of the Mixed Use Property that lies adjacent to and directly faces the Adjacent Lower Density Property. The Transitional Area shall be no less than two hundred (200) feet in depth, nor more than three hundred (300) feet in depth. Any road, canal, waterway, park or alley between the Adjacent Lower Density Property and the Mixed Use Property, or within the Transitional Area of the Mixed Use Property, shall be counted toward the depth necessary to comply with this section.~~

~~The Transitional Area shall be developed to no greater intensity than the following:~~

- ~~1. — No part of the Transitional Area shall exceed the zoning density or actual development density, whichever is greater, of the immediately adjacent Lower Density Property; and~~
- ~~2. — No part of the Transitional Area shall be developed to site development standards of minimum lot area, minimum yard setbacks, maximum building height, minimum floor area, maximum lot coverage and minimum pervious lot area less restrictive than those standards contained in the zoning or actual development of the immediately adjacent Lower Density Property, whichever is least restrictive; or~~

3. ~~All or part of the Transitional Area may be developed as landscaped open space and/or recreational uses.~~

~~MU/18-75, Mixed Use Residential Projects shall include a minimum of five (5) percent of the total project land area as recreation/open space use. Supplemental nonresidential uses may also be permitted when complementary or an enhancement to and compatible with the orderly operation of the residential project, provided that all such uses, shall not have a gross floor area equivalent to more than fifty (50) percent of the total project land area.~~

~~The proportion of the mixed uses for each individual MU/18-75, Mixed Use Residential Project shall be determined as follows:~~

1. ~~Retail uses are encouraged on the ground floor.~~
2. ~~Office uses are discouraged from the ground floor.~~
3. ~~Residential use on all floors above the second level is strongly encouraged.~~
4. ~~The land development regulations shall set forth compatibility criteria for permitting residential uses on the ground floor of buildings.~~

~~*MU/12-40, Mixed Use Residential.*~~

~~The purpose of this land use designation is to promote the development of sustainable projects by providing maximum opportunity for innovative site planning for living, shopping, and working environments while insuring that development will occur according to appropriate population density, building coverage, improvement standards, and construction phasing. Approval of a comprehensive site development plan is required. The maximum height and density in the MU/12-40, Mixed Use Residential land use designation is twelve (12) stories and maximum building height of one hundred sixty (160) feet (including each parking level under a building as a story) and forty (40) units per gross acre respectively. A minimum of two (2) habitable stories are required. Zoning categories applicable under the MU/12-40, Mixed Use Residential Category are limited to Planned Unit Development (PUD).~~

~~Where a proposed mixed use project is adjacent to residential property located within the City of North Miami Beach of low or medium density (as defined in the Future Land Use Element Policy 1.8.1 of this Comprehensive Plan) zoning or development having lower density than the proposed mixed use project (“Adjacent Lower Density Property”):~~

- (a) ~~There shall be created a fifty (50) foot wide landscaped buffer within the proposed mixed use project property (“Mixed Use Property”) along the property line, between the Mixed Use Property and the Adjacent Lower Density Property. The landscaped buffer shall not contain any structures, driveways, or roads, except sidewalks, bike paths, transit shelters or similar. If there is a canal, waterway, or park between the Adjacent Lower Density Property and the Mixed Use Property, then the fifty (50) foot wide landscaped buffer shall not be required; and~~
- (b) ~~There shall be a Transitional Area adjacent to the Adjacent Lower Density Property. The Transitional Area shall include the fifty (50) foot wide landscaped~~

~~buffer where applicable, and shall comprise thirty (30) percent of the Mixed Use Property in depth (extending into the Mixed Use Property from the side of said property facing the Adjacent Lower Density Property). The Transitional Area shall extend for the length of the portion of the Mixed Use Property that lies adjacent to and directly faces the Adjacent Lower Density Property. The Transitional Area shall be no less than two hundred (200) feet in depth, nor more than three hundred (300) feet in depth. Any road, canal, waterway, park or alley between the Adjacent Lower Density Property and the Mixed Use Property, or within the Transitional Area of the Mixed Use Property, shall be counted toward the depth necessary to comply with this section.~~

~~The Transitional Area shall be developed to no greater intensity than the following:~~

- ~~1. No part of the Transitional Area shall exceed the zoning density or actual development density, whichever is greater, of the immediately adjacent Lower Density Property; and~~
- ~~2. No part of the Transitional Area shall be developed to site development standards of minimum lot area, minimum yard setbacks, maximum building height, minimum floor area, maximum lot coverage and minimum pervious lot area less restrictive than those standards contained in the zoning or actual development of the immediately adjacent Lower Density Property, whichever is least restrictive; or~~
- ~~3. All or part of the Transitional Area may be developed as landscaped open space and/or recreational uses.~~

~~MU/12-40, Mixed Use Residential Projects shall include a minimum of five (5) percent of the total project property area as recreation/open space use. Supplemental nonresidential uses may also be permitted when complementary or an enhancement to and compatible with the orderly operation of the residential project, provided that all such uses, shall not have a gross floor area equivalent to more than fifty (50) percent of the total project property area.~~

~~The proportion of the mixed uses for each individual MU/12-40, Mixed Use Residential Project shall be determined as follows:~~

- ~~1. Retail uses are encouraged on the ground floor.~~
- ~~2. Office uses are discouraged from the ground floor.~~
- ~~3. Residential use on all floors above the second level is strongly encouraged.~~
- ~~4. The land development regulations shall set forth compatibility criteria for permitting residential uses on the ground floor of buildings.~~

~~*MU/BO, Mixed Use Business or Office Center.*~~

~~The purpose of this land use designation is to promote the development of sustainable projects by providing maximum opportunity for innovative site planning for living, shopping, and working environments while insuring that development will occur according to appropriate population density, building coverage, improvement standards, and construction phasing. Approval of a comprehensive site development plan is~~

~~required. The maximum height and density in the MU/BO, Mixed Use Business or Office Center land use designation is fifteen (15) stories and maximum building height of one hundred eighty (180) feet (including each parking level under a building as a story) thirty two (32) units per gross acre. Zoning categories applicable under the MU/BO, Mixed Use Business or Office Center Category are limited to Planned Unit Development (PUD).~~

~~MU/BO, Planned Business or Office Center PUD Projects shall include a minimum of five (5) percent of the total project property area as recreation/open space use. Supplemental residential uses may also be permitted when complementary or an enhancement to and compatible with the orderly development of the planned project; provided that all such residential uses shall not exceed a gross density in excess of thirty-two (32) units per gross acre, respectively. A minimum of two (2) inhabitable stories are required.~~

~~The proportion of the mixed-uses for each individual MU/BO, Mixed Use Business or Office Center PUD shall be determined as follows:~~

- ~~1. Retail uses are encouraged on the ground floor.~~
- ~~2. Office uses are discouraged from the ground floor.~~
- ~~3. Residential use on all floors above the second level is strongly encouraged.~~
- ~~4. The land development regulations shall set forth compatibility criteria for permitting residential uses on the ground floor of buildings.~~

~~*MU/TC, Mixed Use Town Center.*~~

~~The purpose of this land use designation is to promote the development of sustainable projects by providing maximum opportunity for innovative site planning for living, shopping, and working environments while insuring that development will occur according to appropriate population density, building coverage, improvement standards, and construction phasing. Approval of a comprehensive site development plan is required. The maximum height and density in the MU/TC, Mixed Use Town Center land use designation is fifteen (15) stories and maximum building height of one hundred fifty (150) feet (including each parking level under a building as a story) and seventy five (75) units per gross acre, respectively. The maximum impervious surface area in the MU/TC, Mixed Use Town Center land use designation is ninety (90) percent. Zoning categories applicable under the MU/TC, Mixed Use Town Center Category are limited to FCC Fulford City Center (Mixed Use) Zoning District. Land within the Hurricane Vulnerability Zone is not eligible for FCC Zoning.~~

~~In the FCC Fulford City Center (Mixed Use) Zoning District the mixed-use pattern shall be determined on a parcel by parcel basis. The proportion of the mixed-uses for each individual parcel shall be determined as follows:~~

- ~~1. On primary streets, the ground floor of all buildings shall be limited to retail uses or uses that have a principal retail component.~~
- ~~2. Commercial uses may be allowed on second floors. Office uses are prohibited from the ground floor, but permitted on the second floor, unless there is a principal retail component of the office business.~~

- ~~3. Residential use on all floors above the second level is strongly encouraged.~~
- ~~4. Residential uses may be permitted on the ground floor of buildings facing secondary streets.~~
- ~~5. Residential use if provided must be no less than ten (10) units per gross acre.~~

Policy 1.8.3

Continue to enforce the Land Development Regulations' provisions relative to subdivision control, sign controls and flood plain protection to assure they are compatible with the intent of this plan. (Amended by Ordinance NO. 2006-14, 10/03/06)

Policy 1.8.4

By 2015 the City will amend its land development regulations and/or will take other actions to implement the 2007 Urban Design Plan.

Policy 1.8.5

A Mixed-Use District Master Plan to establish the maximum number of residential units and maximum square footage of nonresidential uses, must be created prior to the adoption of any Future Land Use Map amendment for a Mixed-Use future land use designation. The master plan will specify building height, building placement, building use, public open space and street and pedestrian connectivity. Once placed on the Future Land Use Map, development regulations for the mixed-use district will be prepared and shall include a regulatory framework that may include regulating plans, building placement diagrams, building typologies and other similar types of standards that address building height, building placement, building use, parking standards, street standards and open space requirements.

Policy 1.8.6

Mixed-Use District Regulatory Framework. In order to support the vision of the mixed-use district, the development regulations for each mixed-use district shall provide a series of controlling regulating plans and/or diagrams. The regulating plans and/or diagrams demonstrate development standards in both words and images, and include maps designating the locations where the various standards apply. The regulating plans and/or diagrams for each mixed-use district shall be adopted at the time of rezoning and will include the Master Plan as well as the following when applicable:

1. The Sub-Areas Regulating Plan, which divides the mixed-use district generally into sub-areas. The purpose of the Sub-Areas Regulating Plan is to establish a proper transition of intensities particularly where the mixed-use district is adjacent to existing single family residential. The highest density and intensity within the mixed-use district shall be allocated to the Core Sub-Area. The densities and intensities shall then gradually decrease from the Core to the Center Sub-Area and then further decrease to the Edge Sub-Area.
2. The Street Network Connectivity Regulating Plan shows the location of existing and new streets needed to create the prescribed network of streets within the mixed-use district. This Plan also establishes the hierarchy of the streets.
3. The Open Spaces and Greenway Systems Regulating Plan shows proposed open spaces and a greenway system within the mixed-use district. The purpose of the Open Spaces and Greenway Systems Regulating Plan is to ensure the proper allocation and connectivity of proposed open spaces and greenways in order to achieve a balance

between the built and the natural environment.

4. The Building Heights Regulating Plan establishes the maximum building height within each sub-area. The purpose of the Building Heights Regulating Plan is also to establish a proper transition of intensities particularly where the mixed-use district is adjacent to existing single family residential development.
5. The Building Typology and Placement Regulating Diagrams provide a schematic representation of the various building typologies permitted in each mixed-use district. The purpose of the diagrams is to demonstrate the required lot standards and profiles of structures in order to ensure a pedestrian oriented environment.

Policy 1.8.7

Pre-Application Meeting: All Applicants with development proposals in a Mixed-Use District shall be required to attend a pre-application meeting with the CRA (if applicable) and City staff prior to individual site plan or Master Plan submittal for review. Ensuring compatibility with adjacent properties in regard to existing development will be the focus of the preapplication meeting. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified.

Specific issues to be addressed at this preapplication meeting will include but are not limited to:

FCC MU/TC – utility locations and alleys, treatment of Snake Creek Canal, placement of public art, eligibility for tax increment rebate and other development incentives.

North MU/WF – public access to the waterfront.

South MU/WF - appropriate screening and residential views related to the electrical substation and public access to the waterfront.

East MU/WF - The addition of multiple access points, including direct east and west access to and from 826, and traffic mitigation such that the development does not over-burden NE 35th Avenue; public access to the waterfront; the retention/enhancement per City/County direction of the existing Miami-Dade rescue station; address, per City direction, a police substation; and long term maintenance of dedicated public open spaces.

Arch Creek MU/C – Awareness of the adjacent environmental cleanup and related off-site impacts; floodplain encroachment and possibility of increased flooding, connectivity and crime prevention.

159th Street South MU/EC – Treatment of western interface with lower density residential uses requiring a Transitional Area as defined in the regulating plans adopted for the district. Treatment of historically designated structure on property located at 15779 West Dixie Highway.

Policy 1.8.8

Design Principles and Procedures. The development regulations for each mixed-use district shall promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement, enhances the public realm (publicly owned or accessible spaces), protects

the existing historic resources and promotes sustainability. The following design principles and procedures shall apply to all development and redevelopment within the boundaries of a mixed-use district:

Land Use Compatibility:

1. Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing, building setbacks, height standards, and other design elements that increase compatibility between proposed and existing development.

Where a proposed mixed-use project is adjacent to single-family residential property or having lower density than the proposed mixed-use project (“adjacent lower density property”):

~~(a) There shall be created a fifty (50) foot wide landscaped buffer within the proposed mixed-use project property along the property line, between the mixed-use property and the adjacent lower density property. The landscaped buffer shall not contain any structures, driveways, or roads, except sidewalks, bike paths, transit shelters or similar. If there is a canal, waterway, or park between the adjacent lower density property and the mixed-use property, then the fifty (50) foot wide landscaped buffer shall not be required; and~~

~~(b) There shall be a Transitional Area adjacent to the adjacent lower density property. The Transitional Area shall include the fifty (50) foot wide landscaped buffer where applicable. The Transitional Area shall extend for the length of the portion of the mixed-use property that lies adjacent to and directly faces the adjacent lower density property and be a minimum of 200 feet and a maximum of 300 feet wide. The Transitional Area shall be focused on compatible building height transitions and maximum development intensities to be defined in the adopted Building Heights Regulating Plan for the district.~~

2. Compatibility of adjacent uses must be addressed by incorporating landscape buffers, fences, walls or other appropriate edge treatments along with building design elements that respect existing development and infrastructure (such as the electrical substation in the South MU/WF area).

3. Service areas must be designed to ensure impacts to adjacent residential development are minimized.

4. All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties and conversely, all new land uses must be designed to be compatible with any existing institutional and utility uses.

Connectivity:

1. A circulation system designed to strengthen vehicular, bicycle and pedestrian connectivity to all areas of the site/district, including recreation areas, parks, adjacent uses, transit facilities and activity nodes. The circulation system must provide for multiple points of ingress/egress whenever possible to disperse traffic and alleviate congestion.

2. The decision to abandon alleys or allow construction in the airspace above alleys, in cases where it is favorable to create deeper developable lots, will be balanced against the need to

maintain the alley for rear access to parking and services for any property adjacent to the alley. If any part of an alley is approved for abandonment, any and all infrastructure in the alley must be relocated.

3. Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.

Public Realm (publicly owned or accessible spaces):

1. Integration of the public realm through open space or urban public plazas and/or recreational areas.

2. Promote connectivity of open spaces, pedestrian and other non-motorized networks and landscaped streetscapes.

3. Require accessibility and connectivity for the general public to waterfronts.

Historic Resources:

1. Protection of designated historic resources including buildings and historic and specimen trees.

Sustainability:

1. Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative material for spillover parking).

2. Vehicle parking strategies which lessen conflicts with bicycles and pedestrians, promote transit usage and help create a sustainable environment. (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities, parking with access from the rear of the site via alleys or local streets, and parking which does not front the street).

Transportation Element

Goals, Objectives, and Policies

Policy 1.1.3

No development shall be approved if the projected impacts of the development (including redevelopment) would reduce service levels of any roadway on the traffic circulation system below the standards in Policy 1.1.2, unless the development qualifies for a transportation concurrency exception. In order to qualify for a transportation concurrency exception, the development must be located within the Community Redevelopment Area and designated Mixed-Use, ~~MU/18-75 Mixed-Use Residential~~, ~~MU/15-40 Mixed-Use Residential~~, ~~MU/BO Mixed-Use Business or Office Center~~, or MU/TC Mixed-Use Town Center, MU/EC Mixed-Use Employment Center or MU/NC Mixed-Use Neighborhood Center, subject to FLUE Policy 1.8.1, and/or located within ¼ mile of either an MDTA transit center, or an MDTA or city circulator bus stop with existing, or planned and funded, peak hour headway service of 20 minutes or less, or express bus service, and shall comply with one of the following alternative requirements:

- a. the additional peak travel hour trips generated by the development do not exceed one-quarter of one percent (0.25 percent) of the peak travel hour capacity of any SIS facility, adjacent to the city, at the adopted LOS standard; or
 - i. the development shall incorporate, on or off-site, a premium transit shelter; or the development shall accommodate and provide for alternative modes of transportation, or transportation demand management, as follows, provided that

the city shall determine the acceptability of alternatives proposed for any given development.

- ii. Incorporate secure bicycle storage.
- iii. Ensure that a complete sidewalk network is available for pedestrian access no later than issuance of a certificate of occupancy, such that the sidewalk network within ¼ mile in each direction within the city limits is complete.
- iv. Enhance existing pedestrian and bicycle ways with shade cover.
- v. Provide convenient group transportation for residents or employees, as applicable, through private van transportation, during peak travel hours, with commensurate reduction in the number of on-site parking spaces consistent with Policy 1.2.7.
- vi. Coordinate an employee carpooling program, including the provision and enforcement of reserved parking spaces for car poolers, with a commensurate reduction in the number of on-site parking spaces consistent with Policy 1.2.7. This program must be supplemented with a guaranteed ride home program.
- vii. Provide a transit discount program to all residents or employees, as applicable.
- viii. Provide for flexible work hours or telecommuting with a commensurate reduction in the number of on-site parking spaces consistent with Policy Innovative alternatives the City deems equally effective

~~All program related strategies above shall be formalized by restrictive covenant running with the land and in the form of a developer agreement, and shall be enforceable as provided in the land development regulations and as otherwise provided by law.~~

EXHIBIT E

**CITY OF NORTH MIAMI BEACH
COMPREHENSIVE PLAN
ADOPTED GOALS, OBJECTIVES AND POLICIES
SUPPORTED BY THE PROPOSED MIXED-USE AMENDMENTS**

Future Land Use Element
Goals, Objectives, and Policies

Goal 1

Encourage redevelopment and development to enhance the economic base of the City, improve the aesthetic quality of the commercial corridors and existing neighborhoods, and provide a range of housing and employment opportunities to accommodate, serve and employ the projected population, while protecting established single family neighborhoods.

Policy 1.1.8

The City shall require proposed amendments to the Future Land Use Map provide data and analysis demonstrating adequate water supply and facilities are available.

Objective 1.2

Detail a redevelopment strategy for potential redevelopment areas, including those cited in this plan (see Map 1.16, Volume Four). Redevelopment could include Future Land Use Map designation changes as necessary to facilitate enhancement of these areas. (e.g. additional recreation and open space land). Measure: This objective shall be measured by progress in implementing its policies.

Policy 1.2.3

The City shall continue to seek federal, state, and local funds for redeveloping the S.R. 826 (NW 163 and 167 Street) Corridor and ensure the redevelopment of said corridor encourages a strong regional commercial atmosphere.

Policy 1.2.5

Amend the Future Land Use Map (See Map 1.22, Volume Four) as necessary to support the intent of the Goal of the Future Land Use Element. Future Land Use Map amendments allowing additional residential units in the City through increased density or conversion of nonresidentially designated land to a residential designation shall be allowed only if it can be demonstrated that such amendments will not negatively affect the City's transportation facilities, infrastructure, schools, recreation opportunities, and overall quality of life.

Policy 1.2.6

The City's redevelopment strategy shall address the full range of redevelopment impacts, including the displacement of existing populations, the loss of historic structures and neighborhood character, and the overburdening of existing infrastructure.

Policy 1.2.7

The City shall encourage redevelopment in proximity to transit stops and hubs through the implementation of activities and programs (i.e. density bonuses, park and ride, establishing a land use category for transit hub areas...) that promote redevelopment in targeted areas.

Policy 1.2.8

The City shall encourage development and redevelopment of appropriate scale and type in areas adjacent to established residential neighborhoods. Appropriate scale and type shall be determined by reviewing the compatibility of proposed development and redevelopment with the adjacent residential uses.

Policy 1.2.9

By 2015, the City shall evaluate the feasibility of developing a waterfront promenade to enhance the city center and Snake Creek Canal in accordance with the recommendations of the 2007 Urban Design Plan.

Policy 1.2.11

All redevelopment shall be sensitive to the community character, and should seek to promote transit and pedestrian friendliness through features such as: interconnected sidewalks; transit shelters; an interesting pedestrian environment, and; shade from shade trees, awnings, or canopies.

Policy 1.2.12

The City should consider developing and adopting form-based land development regulations that specify acceptable transitions within redevelopment areas.

Policy 1.2.13

In order to evaluate applications for Future Land Use Map changes in redevelopment areas, the City should require applicants to provide market studies that reflect real estate market demands.

Policy 1.2.14

The Community Redevelopment Agency should seek to strengthen businesses in the redevelopment areas.

Policy 1.2.15

The City will require development in the redevelopment areas to promote mixed-use development, defined as design-unified, vertically and or horizontally integrated, pedestrian-friendly development. Mixed use areas should provide for multi-modal transportation connectivity to other areas, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

Policy 1.2.17

The City should consider changes to the Zoning and Land Development Code and Future Land Use categories to permit mixed-use development in proximity to the FEC railway, major transit corridors and within the City's redevelopment areas.

Policy 1.2.18

The City should encourage the use of Crime Prevention Through Environmental Design (CPTED) standards in the redevelopment of the City and formalize these standards within the Zoning and Land Development Code, enhancing the safety of the City by limiting design factors which abet crime.

Policy 1.3.3

The City's street tree planting program shall concentrate on increasing landscape buffers between residential and commercial.

Objective 1.5

The City shall coordinate with Miami-Dade County, the South Florida Regional Planning Council and the State of Florida in evaluating the impacts of development and redevelopment on hurricane evacuation clearance times, structural integrity, and disaster-preparedness needs. Measures: Demonstrable examples of coordination through the development review process.

Policy 1.5.1

Unless extremely compelling reasons are advanced, deny any developer plan amendments and rezoning requests that would increase population densities in the Eastern Shores area in order to avoid further burdens on the hurricane evacuation process. Vacant parcels should be developed at densities and intensities consistent with the Future Land Use Map.

Policy 1.5.2

The City will coordinate with the South Florida Regional Planning Council (SFRPC) in order to evaluate the effect that development and redevelopment in accordance with the densities and intensities allowed under Policy 1.8.1, as adopted in September, 2006, may have on hurricane evacuation clearance times for the coastal zone area. The City will commit to working with the appropriate parties to mitigate the impact of Policy 1.8.1, to the extent that development or redevelopment in accordance with Policy 1.8.1 would increase the allowable clearance times for various hurricane intensities.

Policy 1.5.5

The City shall evaluate all proposed large-scale amendments to the Comprehensive Plan and/or zoning applications to determine their impact on hurricane evacuation routes and times, and effect on currently available off-site shelter capacities. Roadway improvements and shelter improvements shall be required to mitigate negative impacts, if deemed necessary, and phased with new residential development.

Objective 1.6

Facilitate mixed-use and planned unit development projects that are of appropriate intensity, density, land use mix, and urban design to foster walkable neighborhoods, great public spaces, and increase the viability of pedestrian, bicycle and public modes of transportation, and reduce dependency on the automobile. Measures: Number of successful developments or redevelopments implemented in accordance with revised Land Development Regulations for Mixed-Use (objective – at least one by January 1, 2015). “Successful means general satisfaction of parties involved with approval, including property owner, City officials, and the public.

Policy 1.6.1

Consider amending the Land Development Regulations in accordance with the Mixed-Use Future Land Use Designation and assess its potential effectiveness in encouraging and achieving such projects.

Policy 1.6.2

Direct future residential, office and retail growth to the Fulford City Center (MU/TC, Mixed-Use Town Center) and Community Redevelopment Area.

Policy 1.6.3

The City shall facilitate and encourage development of the Fulford City Center (MU/TC, Mixed-Use Town Center) at the maximum permitted residential density and nonresidential intensity. The City shall explore incentives for maximum land utilization, including proportions of mixed-use, which may include the following, and shall amend the land development regulations as necessary to implement these incentives:

- a. reduction of required off-street parking requirements
- b. strict enforcement of existing codes
- c. reduction of road impact fees (reverse impact fee structure, since higher density and intensity supports transit usage)
- d. revision of impact fees to instead fund transit, bicycle and pedestrian infrastructure
- e. Financial assistance and/or parcel assemblage coordination assistance from the Community Redevelopment Agency
- f. Marketing assistance from the Community Redevelopment Agency
- g. Location of circulator bus stop in front of the development
- h. Initial property tax rebate program

Policy 1.6.4

The City should consider changes to the Zoning and Land Development Code and Future Land Use categories to permit mixed-use development in proximity to the FEC railway, major transit corridors and within the City's redevelopment areas.

Policy 1.8.4

By 2015 the City will amend its land development regulations and/or will take other actions to implement the 2007 Urban Design Plan.

Objective 1.12

Provide for land use categories in the Future Land Use Element and Map that allow for the continued redevelopment and development of housing at a variety of densities and appropriate for the full range of incomes and lifestyles. Measure: This objective shall be implemented by its policies to provide sufficient housing types, including affordable housing.

Transportation Element

Goals, Objectives and Policies

Policy 1.2.7

The City, through the land development regulations, will continue to require all development and redevelopment projects to provide a sufficient number of parking spaces for both motorized and non- motorized vehicles. The City will periodically review the off-street parking requirements and evaluate the adoption of parking reductions within mixed-use areas for developments of sufficient intensity to support transit, and where TDM strategies such as ridesharing, shuttle service, and incentives for transit use are implemented consistent with Policy 1.1.3.

Policy 1.2.8

The City will ensure that the design of new and redevelopment mixed-use projects are conducive to pedestrian, bicycle and transit use. At a minimum other new development and redevelopment projects will address development intensity and mix of land uses, building and parking lot orientation, bicycle storage, connectivity of pedestrian and bicycle infrastructure, and pedestrian amenities to enhance multimodal transportation alternatives.

Policy 1.2.10

The City shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include but are not limited to: the promotion of compact mixed-use development that provides for a mixture of residential and nonresidential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals. The City will require development in the redevelopment areas to promote mixed-use development, defined as design-unified, vertically and or horizontally integrated, pedestrian- friendly development. Mixed-use areas should provide for multi-modal transportation connectivity to other areas, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

Policy 1.2.11

In the event that the proposed high speed rail line is constructed, the City should consider encouraging the location of a station within its boundaries.

Policy 1.4.6

Long term strategies for the North Miami Beach circulator bus service include: improved connectivity to the Golden Glades intermodal terminal, and other transportation modes, through express service to the terminal, the accommodation of bicycles, and bus stop benches and shelter; improved service to commercial and mixed-use districts and employment centers, and; acquisition of distinctive, alternatively fueled vehicles such as trolleys.

Policy 1.4.9

The City will cooperate with MDTA in the development of multi-modal transit facilities along the Biscayne Boulevard/ U.S. 1 and/or North Miami Beach Boulevard corridors by ensuring that the City's Future Land Use Element and land development regulations encourage development

of appropriate design, intensity, urban context, and mix of uses which will support usage of, and complement, these facilities. This policy shall be implemented in part through FLUE Policy 1.8.1 and Transportation Policy 1.1.3.

Policy 1.4.11

The City shall coordinate the infilling and redevelopment of the Fulford City Center and other portions of the Community Redevelopment Area with the MPO to best ensure that transit service keeps pace with the demand and feasibility of mass transit created by the additional residential units and nonresidential growth that will be located conveniently to MDTA transit routes and proposed transit centers.

Policy 1.4.13

The City shall continue to support the establishment of FEC commuter rail service, and shall promote the location of a rail station within the city to further strengthen the transit alternatives and convenience of using transit from within and around the city.

Policy 1.4.15

The City shall coordinate with the MPO to seek provision of bus shelters at all bus stops within the Fulford City Center, the remainder of the Community Redevelopment Area, and along NMBB and US-1.

Policy 1.5.2

The City will maintain its Greenway Corridor and bicycle path along the Snake Creek Canal as a linear natural area consisting of environmentally sensitive lands and recreation opportunities and extend this corridor when funds and additional public land becomes available.

Policy 1.5.3

The City will seek to expand the existing Greenway Corridor and bicycle path through the implementation of appropriate improvements, including the construction of additional paths where feasible and appropriate. (Ref. Map 2.6)

Policy 1.5.4

The City will continue to implement improvements to the Greenway Corridor and existing bike path and construct additional linear paths to establish connectivity with various recreational areas within the City. (Ref. Map 2.6)

Policy 1.5.5

Where appropriate, the City will require new development and redevelopment to provide sidewalks abutting public streets adjacent to the development.

Policy 1.5.6

The City shall encourage the establishment of bicycle rental and repair services within the Fulford City Center area.

Objective 1.6 Land Use / Transportation Compatibility The Transportation Element will be compatible with the Future Land Use Element and other elements of the plan ensuring that the transportation system meets the current and future needs of the population and land use patterns of North Miami Beach.

Policy 1.6.3

The City will maintain the mixed-use category in the Future Land Use Element to allow maximum flexibility for redevelopment projects so as to reduce traffic impacts and encourage transit usage. Development standards for mixed-use development will permit the density and intensity needed to support transit in existing and planned transit corridors.

Policy 1.6.4

The City will allow sufficient densities along major roadway corridors to support transit where appropriate. The City will evaluate applications for amendments to the Future Land Use Map within existing and planned transit corridors for compatibility of intensity and type of use with transit usage.

Policy 1.6.5

The City supports the development of multimodal transit facilities along the Biscayne Boulevard/U.S. 1 corridor, and will cooperate with Miami- Dade County for the development of such facilities in alternative locations. The City will provide conditions conducive to redevelopment of the area around these transit facilities that will enhance and encourage transit usage. In support of these efforts, the City will provide the County with requested information regarding existing and potential types, densities and intensities of land use upon request.

Housing Element

Goals, Objectives, and Policies

Policy 1.1.1

In order to accommodate the market as it responds to the increased demand for a diversity of housing types, including middle, low, and very low income single-family housing units, the City should investigate the possibility of identifying areas where changes to future land use designations, density and intensity restrictions, land development regulations, and urban design principles would be appropriate. In accordance with the Coastal Management Element, density and intensity increases shall not be considered in the Coastal High Hazard Area.

Policy 1.4.1

The City shall support efforts to bring rental units within the reach of low and moderate income households, with a particular focus on infill lots and redevelopment areas west of Biscayne Boulevard.

Coastal Management Element

Goals, Objectives, and Policies

Policy 1.4.2

All new developments (larger than single family or duplex residences) fronting on an estuary should be water dependent, water related, or at a minimum should include environmentally compatible shoreline access facilities such as walkways, and viewing areas. Particular emphasis shall be given to facilities open to the public at large.

Policy 1.4.4

Marina siting and any other waterfront development shall be based on upland, shoreline and in-water characteristics, as well as submerged land ownership. At a minimum, the following general

criteria should be used in the zoning code special permit review process to determine the appropriateness of sites within the coastal area for marine projects.

- a. Construction or subsequent operation of any proposed marina/water- dependent project shall not destroy or degrade:
 1. Hammocks, or pinelands, or
 2. Mangrove Preservation Areas, or
 3. Seagrass or hard bottom communities, or
 4. Habitats used by endangered, threatened or rare species.
 5. The proposed marina/waterfront dependent project site should have:
 6. A minimum depth of 4 feet at mean low tide in the proposed marina basin and access channel, and direct access to the intracoastal waterway or to another dredged channel or area with a minimum of 6 feet at mean low tide, and
 7. Good land-side accessibility.
- b. The proposed marina/waterfront dependent facility should be:
 1. Compatible with existing, surrounding land use, and
 2. Of sufficient size to accommodate the required parking, and
 3. Consistent with the requirements of Miami-Dade County's shoreline development review procedures, as specified in Ordinance 85-14 and Resolutions R-257-85 and R-259-85, as may be amended from time to time.
- c. The proposed marina/waterfront dependent facility should:
 1. Preserve or improve traditional public shoreline uses, and public access to estuarine waters, and
 2. Preserve or enhance the quality of the estuarine waters, water circulation, tidal flushing and light penetration, and
 3. Provide a hurricane or contingency plan.

Conservation Element

Goals, Objectives, and Policies

Policy 1.1.5

Discourage automobile travel through the implementation of activities and programs (i.e. density bonuses, park and ride, establishing a land use category for transit hub areas...) that encourage mixed-use development along major roadway corridors with mass-transit, and by ensuring that large developments that generate high-traffic volumes have mass-transit accessibility.

Policy 1.3.4

Further landscape and extend the linear park along the Snake Creek Canal in an effort to assist wildlife and riverine habitat conservation, including the removal of invasive, nuisance vegetation.

Policy 1.6.1

The City shall promote compact, mixed-use development, defined as a mixture of residential and nonresidential land uses in a design-unified, pedestrian friendly environment with multi-modal transportation connectivity to other areas, at appropriate locations. A major purpose of mixed-use development shall be to provide opportunities to live, work, shop and recreate in a walkable area, and to reduce automobile dependence and greenhouse gas emissions.

Policy 1.6.3

The City shall limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include but not be limited to compact mixed-use development that provides for a mixture of residential and nonresidential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.

Recreation and Open Space Element and Educational Facilities
Goals, Objectives, and Policies

Policy 1.3.1

Continue to meet or exceed a level of service standard of 2 acres of public Recreation and Open Space Land per 1000 residents through a concurrency management system.

Intergovernmental Coordination Element
Goals, Objectives, and Policies

Policy 1.9.5

The City will forward notice of proposed future land use plan policies on hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within coastal high hazard areas, to the SFRPC and the Miami-Dade County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.