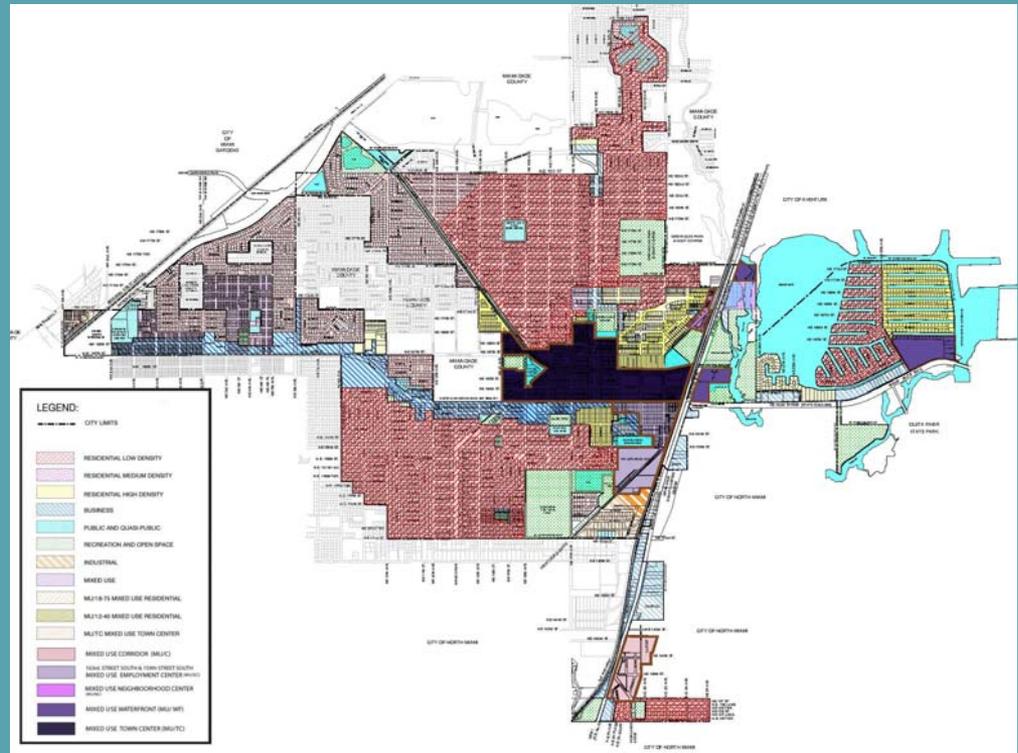


# Map and Text Amendments

## North Miami Beach Comprehensive Plan (Mixed Use Districts)

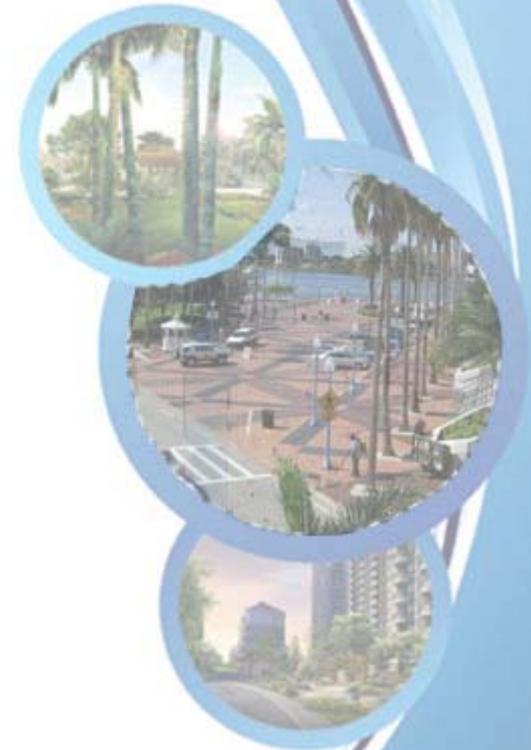
*March 17, 2015  
City Council Adoption  
2nd Reading*



# City Council Workshop

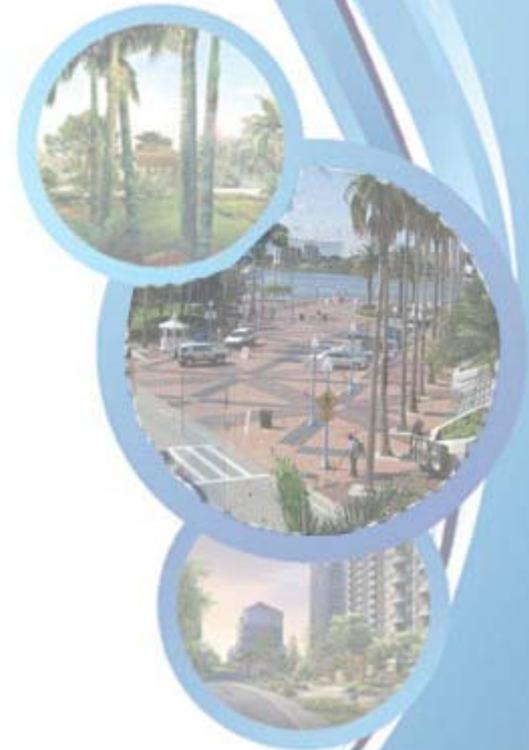
## Presentation Overview

1. Overview of Public Input Process
2. Change Made Since First Reading
3. Next Steps for Comprehensive Plan Amendments
4. Project Timeline



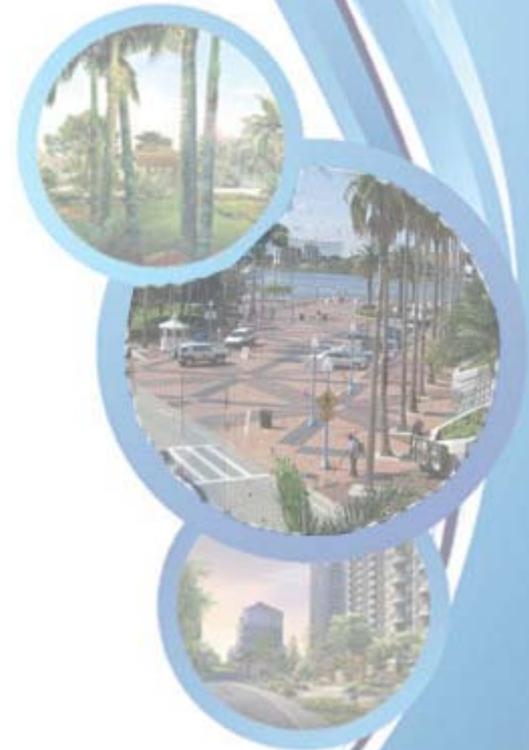
# Public Input Process (2014)

- March 11 – Comp Plan and Zoning Kickoff Meeting
- March thru June – Stakeholder Interviews, Urban Design, Land Use and Zoning Analysis
- July – City Council Interviews
- September 15 – Community Planning Workshop (Downtown/CRA)
- September 22 – Community Planning Workshop (Intracoastal Mall)
- October 6 – Community Planning Workshop (Highland Village)
- October 21 – City Council Planning Workshop (Entire Study Area)
- January 6, 2015 City Council Workshop Comp Plan amendments
- January 12, 2015 – P&Z Comp Plan amendments
- January 20, 2015 – City Council Transmittal Hearing (1<sup>st</sup> Reading) for the Comprehensive Plan amendment
- February 9, 2015 – P&Z for Mixed Use Zoning Code amendments
- February 2 -March 2, 2015 – State-wide Review of Comprehensive Plan Amendments
- March 3, 2015 – City Council First Reading of Zoning Code
- March 17, 2015 – City Council Adoption of Comprehensive Plan Amendments and Zoning Code



The State Agencies had no objections to the proposed plan amendments as submitted.

P&Z proposed one change for Policy 1.8.8 as follows...



# Issues Raised (MU/EC):

- Compatibility with Adjacent Lower Density Residential Development to the west.
- P&Z Direction – provide for low intensity residential (35-foot maximum height) immediately adjacent to Single Family neighborhoods.

## TRANSITIONAL AREA MINIMUM REQUIREMENTS:

### Policy 1.8.8

Design Principles and Procedures....

Land Use Compatibility:

#### 1. Complement and support adjacent existing land uses...

Where a proposed mixed use project is adjacent to SF 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 ("Mixed Use Property") along the property line, between the Mixed Use Property and the Adjacent Lower Density Property...~~
- (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.



# Next Steps for Comprehensive Plan Amendments:

- State Agency Review of Adopted Amendments
- Amendments become effective



# Project Timeline

## Comprehensive Plan Amendment

- March 17** City Council Second Reading
- May 1** Amendments become effective  
(or sooner)
- May 1** Staff incorporates amendments into final format  
(or sooner)

## Zoning Regulations

- March 17** City Council Second Reading
- March 18** Begin adoption process of related code amendments
- May 1** Amendments become effective  
(or sooner)
- May 1** Zoning Text is codified



# THANK YOU

