

(Exhibit 2)

I. 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.

Objective 1.1

Coordinate new land uses and future redevelopment with soil conditions, topography, public services, utility land areas and the public facility system. Measures: Percent of new development required to tie in to the sanitary sewer system (objective – 100%), reduction of neighborhood cut through traffic as the result of traffic control strategies implemented (objective – 0 complaints from residents and or neighborhood associations), and percent of development or redevelopment implemented in accordance with the City's Land Development Regulations (objective – 100%).

Policy 1.1.1

As major new development and/or redevelopment occurs, the City shall continue to use the Land Development Regulations to require a tie-in to the sanitary sewer system if at all feasible.

Policy 1.1.2

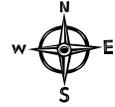
Continue to implement traffic control strategies to minimize through-traffic on residential streets.

Policy 1.1.3

Continue to enforce Land Development Regulations regarding on-site drainage, open space and parking lot- access design standards, soil suitability for septic tanks, and topography.

Policy 1.1.4

The Land Development Regulations shall continue to specify that no development permit shall be issued unless assurance is given that the public facilities necessitated by the project in order to meet adopted level of service standards will be in place within the required time period. A concurrency management system shall be included that specifies the latest DCA criteria for what constitutes assurance other than budgeted projects or signed development agreements.



Policy 1.1.5

The Urban Service Area of the City of North Miami Beach includes but is not limited to all lands within the City's municipal boundaries.

Policy 1.1.6

The City hereby recognizes that the portion of its corporate boundaries that are east of I-95 are an Urban Infill Area (UIA) and a Transportation Concurrency Exception Area (TCEA) in accordance with the Future Land Use Element of this plan and the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Policy 1.1.7

The City through its Land Development Regulations and in coordination with the 10-Year Water Supply Facilities Work Plan will coordinate current land uses and any future land use changes with the availability of water supply system.

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.

Policy 1.1.9

Development, development orders, and permits issued by the City must be specifically conditioned on the availability of facilities and services necessary to serve the proposed development.

Policy 1.1.10

Through the technical review of Applications for Development Process, assure adequate provisions for sewer lift stations in particular and other utility land requirements as necessary for new development.

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 1.2.1

The City shall ensure that infill and redevelopment efforts are balanced with the need to preserve community character, provide affordable housing, and preserve historic resources.

Policy 1.2.2

Attempt to channel adult congregate living facilities into the deteriorating apartment structures in the Government Center Neighborhood through zoning policies (text, permitting and changes).

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 1.2.4

The City shall periodically analyze public and private deficiencies and prepare a redevelopment analysis and timeline for potential redevelopment areas.

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 non-residentially 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

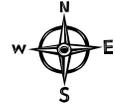
The City's redevelopment strategy shall address the full range of redevelopment impacts, including the displacement of existing populations, the loss of historic structures and neighborhood character, and the overburdening of existing infrastructure.

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 1.2.10

The City and CRA should coordinate efforts to provide public parking as an incentive to encourage redevelopment.

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 1.2.16

The City shall continue to identify areas of slum and blight in the community, rank these areas in order of priority, and develop a schedule which will ensure all such areas are studied and solutions are identified.



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.

Objective 1.3

Encourage elimination of uses incompatible with this land use plan.

Policy 1.3.1

The zoning enforcement process shall diligently monitor non-conforming uses for ordinance compliance by a thorough record keeping mechanism relative to Section 24-34 (E) of the City Code.

Policy 1.3.2

Continue to cooperate with adjacent municipalities in jointly reviewing any new development or redevelopment occurring on the Biscayne Boulevard corridor.

Policy 1.3.3

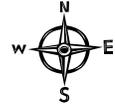
The City's street tree planting program shall concentrate on increasing landscape buffers between residential and commercial.

Policy 1.3.4

Continue to regulate the use of land in the flood zones in accordance with FEMA requirements and the Land Development Regulations, including not permitting variances from required finished floor elevations. Continue to implement programs and procedures which improve FEMA's Community Rating System score for the City in order to reduce the cost of homeowner's insurance by 5% annually. Continue to annually reduce the number of existing structures which do not comply with these requirements and regulations.

Policy 1.3.5

The City shall continue to rectify land use conflicts (such as antiquated subdivisions and vested land uses which do not conform with the City's adopted Comprehensive Plan) through appropriate measures, including the acquisition of such lands through Federal, State, and Local programs when possible and revisions to the Land Development Regulations when appropriate.



Policy 1.3.6

Although there are no military installations within or proximate to the City at present, the City will adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

Policy 1.3.7

New housing in existing neighborhoods shall be compatible with historic structures, landmarks and districts within or adjacent to the neighborhood, and the overall neighborhood character as expressed through prevalent and desired architectural styles or other characteristics.

Objective 1.4

Ensure reasonable protection of natural resources and environmentally sensitive land as new development occurs. Measures: Percent of development implemented in accordance with the Oleta River Zoning Overlay District (objective – 100%), success in acquiring environmentally sensitive land (objective – acquire at least five acres of vacant land along the Snake Creek Canal), percent of development or redevelopment implemented in accordance with the SWIM Plan (objective – 100%).

Policy 1.4.1

Continue to enforce the Oleta River overlay zoning district to achieve maximum reasonable protection of the natural waterfront habitat as development applications are reviewed.

Policy 1.4.2

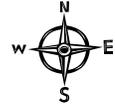
The City shall protect and maintain natural resources and environmentally sensitive lands through the implementation of this comprehensive plan and the land development regulations.

Policy 1.4.3

Coordinate the City's land uses, development, and redevelopment activities with the South Florida Water Management District's Biscayne Bay Surface Water Improvement Plan.

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 1.5.3

The City shall coordinate with the Miami-Dade County and the South Florida Regional Planning Council in implementing the approved Local Mitigation Strategy by: assessing the vulnerability of governmental, medical and public safety sites and structures in the City to storm damage, and; developing an action plan, if necessary, to address wind stability and flood protection for key buildings.

Policy 1.5.4

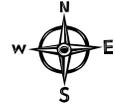
The City shall continue to work with Miami-Dade County to ensure that City employees are well-trained in the programs, procedures and policies required during a disaster emergency and the longer-term post-disaster redevelopment process.

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 affect 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.

Objective 1.7

Protect, enhance and retain the City's limited historic resources by experiencing no demolition of the historically significant structures (1945 NE 167 Street, Fulford-by-the Sea Marker at NE 171 Street and NE 22 Avenue, the Coral Wall located west of NE 20 Avenue at its intersection with NE 169



Street in Victory Park, 1634 NE 171 Street, 1731 NE 171 Street, the Old Spanish Monastery at 16711 W. Dixie Highway) shown on Map 1.5, which is included at the end of this Volume as well as in Volume Four. Measures: No demolition of listed historic structures.

Policy 1.7.1

The City Manager shall monitor all private development applications and City capital improvement plans to assure protection of the historically significant sites and buildings enumerated in this Element.

Policy 1.7.2

Review with federal and state officials the possibility of obtaining funds to place the Monastery property under public ownership for the purpose of preserving the historic structures and developing passive parks along the Snake Creek Canal.

Policy 1.7.3

Protect, enhance, and restore where possible the original settlers' homes.

Policy 1.7.4

By 2015, the City shall amend the Land Development Code to include provisions for the protection and preservation of historic resources. Specific performance standards shall include at a minimum, but may not be limited to:

- Specific review procedures to identify, protect and preserve significant historic resources during the land development process and thus enhance the historical environment in conjunction with the City's creation of the district.
- Protection against encroachment of incompatible activities and land uses.

Policy 1.7.5

The City should continue to identify methods of promoting historic preservation, heritage and history as a tool for community revitalization and economic development.

Objective 1.8

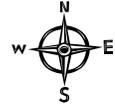
Use the Land Development Code to implement land use policies that correspond to the categories on the Future Land Use Plan Map. Measures: Consistency between the land development regulations and Future Land Use Map.



Policy 1.8.1

Each individual Mixed-Use Project, MU/18-75 MU/12-40, and MU/BO, Mixed Use Business or Office Center PUD project 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: parks, 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.
- (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.

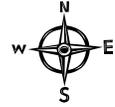
Business: A range of zoning districts from a) the residential-office district with nonresidential uses limited to offices, institutions and community facilities to b) arterial highway districts with automotive and entertainment uses at an intensity whereby the maximum Impervious Surface Area is eighty 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: Business and/or Residential use. 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 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.



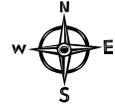
4. Where a proposed mixed-use project is adjacent to residential property located within the City of North Miami Beach of low or medium density (as defined in the Future Land Use Element Policy 1.8.1 of this Comprehensive Plan) zoning or development having lower density than the proposed mixed-use project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



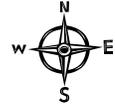
acre, respectively. A minimum of two (2) habitable stories are required. Zoning categories applicable under the MU/18-75, Mixed Use Residential Category are limited to Planned Unit Development (PUD).

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.

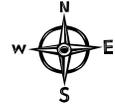
The proportion of the mixed-uses for each individual MU/18-75, Mixed Use Residential Project shall be determined as follows:

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.

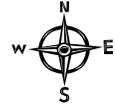
MU/BO, Mixed Use Business or Office Center.

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.

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.



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.

Objective 1.9

Continue to use the Land Development Regulations and the Technical Review of Applications for Development (TRAD) Process to assure adequate provision for utility land areas.

Policy 1.9.1

Through the Technical Review of Applications for Development (TRAD) Process, assure adequate provisions for sewer lift stations in particular and other utility land requirements as necessary for new development.

Policy 1.9.2

Through the Technical Review of Applications for Development (TRAD) ~~Board (TRB)~~ Process, assure adequate provisions for the water supply, treatment, and distribution system are planned for.

Policy 1.9.3

The City shall implement land development regulations to accommodate, regulate, and protect existing and future energy efficient electric power generation and transmission systems, including right-of-way protection, allowing substations and transmission lines in Future Land Use and zoning districts.

Objective 1.10

The City shall maintain and continuously improve neighborhoods through effective code enforcement, neighborhood based planning for capital improvements, community outreach and implementation of neighborhood beautification programs.

Measures: By June 2015, develop neighborhood plans with input from all departments for all neighborhoods.



Policy 1.10.1

Continue to organize to the fullest extent feasible the operations of City-wide neighborhood-based functions in accordance with the Neighborhood Map (Map 1.7, Volume Four).

Policy 1.10.2

Continue to organize the City's Five-Year Capital Improvement Plan by Neighborhood. Prioritize, fund, and implement CIP projects on a neighborhood basis in accordance with neighborhood improvement plans and City-wide infrastructure and beautification programs.

Policy 1.10.3

Continue neighborhood data collection and analysis to be updated upon the receipt of 2010 Census data, including demographic data, property data, and geographic information system based maps which display such information.

Policy 1.10.4

The City should encourage equal access to its residents and encourage participation in community activities from all neighborhoods to ensure that all residents are well represented in affairs affecting the City.

Policy 1.10.5

The City should strengthen its neighborhoods by supporting community policing and community watch organizations to reduce opportunities for criminal activity.

Policy 1.10.6

The City should utilize neighborhood design standards as adopted in the City Code of Ordinances and Zoning and Land Development Code to enhance neighborhood preservation and enhance conditions.

Policy 1.10.7

The City should develop neighborhood entry signs and street location signs in conjunction with urban design guideline efforts that may be conducted.

Objective 1.11

To assist the Miami-Dade County School Board and college level education developers in providing high-quality elementary, secondary and college level education facilities and resources necessary to meet the future needs of North Miami Beach's youth and adult population.

Measures: This objective shall be measured by progress in implementing its policies.

Policy 1.11.1

The City shall continue to coordinate with Miami-Dade County Public School Board, Miami-Dade County, other municipalities of Miami-Dade



County, and the South Florida Regional Planning Council in order to develop alternative solutions to the projected public school siting needs included in the data and analysis. These alternative solutions should include: utilization of existing vacant sites; encouraging collocation of schools with other public facilities, such as parks, libraries, and community centers, when feasible and mutually acceptable; the use of vacant office space; the addition of 2nd stories to existing schools, and; other alternative solutions.

Policy 1.11.2

As provided for in the Interlocal Agreement between North Miami Beach and the Miami-Dade County School Board, the City will work with the School Board to plan future public school sites in the City and ensure adequate lands are available, proximate to neighborhoods, to accommodate the present and future student population of the City.

Policy 1.11.3

Consistent with the provisions of the Interlocal Agreement between the City and the School Board, the City will consider the individual and cumulative impacts of land use plan amendments and rezoning applications that increase residential density on existing and planned public elementary and secondary schools, and solicit input from the Miami-Dade County School Board on local school impacts prior to the hearings for subject amendments or applications.

Policy 1.11.4

The City will provide an expedited development review process for all proposed public schools within North Miami Beach.

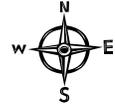
Policy 1.11.5

As part of the Interlocal Agreement between the City and the School Board, the City shall establish a joint process for collaborative planning and decision making on population projections and public school siting to accomplish coordination between the City's adopted Comprehensive Plan and the long range plans of the School Board.

Policy 1.11.6

The City will encourage universities, colleges and non-profit education providers to establish college-level and adult education facilities in North Miami Beach, while continuing to regulate the development of such facilities through the land development regulations and permitting processes.

Policy 1.11.7



The City shall encourage local charter school developers to establish high-quality elementary and secondary education facilities in North Miami Beach, while continuing to regulate the development of such facilities through the land development regulations and permitting processes.

Policy 1.11.8

The City shall encourage the creation of educational campus development plan for Nova Southeastern University and to the extent feasible ensure that plans are consistent with urban design guidelines and uses as outlined in the Future Land Use Map.

Policy 1.11.9

The City shall consider the individual and cumulative impacts of land use plan amendments on existing and planned public education facilities.

Policy 1.11.10

The City shall include a nonvoting representative of the Miami-Dade School Board on the Planning and Zoning Board to review comprehensive plan amendments that may affect residential intensities and densities.

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.

Policy 1.12.1

The City should promote the mixing of income levels in neighborhoods by encouraging the development of affordable housing in new and infill development projects that include a residential component.

Policy 1.12.2

The City should continue to monitor progress and participate with the South Florida Regional Planning Council (SFRPC) in its development of a practical paradigm for considering the ability of a development proposal to provide affordable housing, and quantifiably treat affordable housing as infrastructure, to the extent that the cost of affordable housing is factored into proposed developments that create a need for affordable housing. The City shall consider implementing such a concept once developed and refined by the SFRPC.

Policy 1.12.3



The City should explore the development of an inclusionary housing program that requires an affordable housing set-aside in mixed-use and large-scale market rate housing developments by 2015.

Policy 1.12.4

By 2015, the City's land development code shall be amended to encourage increased use of mixed densities and housing product types within a development to increase the diversity of housing choices.

Policy 1.12.5

The City should encourage subsidized housing to be well-designed and compatible with the surrounding housing.

Policy 1.12.6

The City shall continue to evaluate its existing housing stock conditions, and encourage the provision of housing that is affordable to and appropriate for households of all income levels and needs.

Policy 1.12.7

The City should periodically monitor the range of housing choices provided within its boundaries, and adjust codes, incentives and/or subsidies as necessary to encourage a variety of housing types and price ranges.

Policy 1.12.8

The City should ensure that its programs and the permitted uses and development standards of the land development code adequately address the housing needs of the it's special needs populations.

Policy 1.12.9

The City should evaluate alternative options for independent living for senior populations, including home-based alternatives to nursing homes and amend the land development code to include provisions for such as appropriate.

Objective 1.13

To encourage environmentally responsible development throughout the City and implement green building requirements for development and redevelopment projects to reduce energy usage, landfill waste and emissions, create a healthy indoor environment, conserve building materials and resources, and promote water efficiency.

Measures: Adoption of minimum LEED design and construction standards, and/or any nationally recognized green standards acceptable to the City, by December 2015.

Policy 1.13.1



By December 2015, the City shall adopt minimum requirements for sustainable development by implementing nationally recognized green standards acceptable to the City, and address all resource constraints that may be applicable to its implementation. Prior to the inclusion of these requirements the City shall continue to promote and/or require energy and resource conservation measures (i.e. xeriscaping, landscaping standards) as a component of development and redevelopment to the maximum extent feasible.

Policy 1.13.2

The City shall provide tax incentives, reduced parking requirements, density and height bonuses or expedited permitting for buildings proposed to be built under the adopted green standards referenced in Policy 1.13.1 above.

Policy 1.13.3

The City should encourage all newly developed public buildings to be designed and constructed in accordance with adopted green standards, and all new City funded projects to be certified in accordance with these standards.

Policy 1.13.4

The City should prepare an ordinance in coordination with the Community Redevelopment Agency requiring all buildings in the redevelopment area to have green standard certification, with an allowance for exceptions in cases of undue hardship, as determined by the City Council and/or CRA Commissioners.

Note



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